MEMORANDUM

TO: THE COUNTY OF PLUMAS

FROM: BEST BEST & KRIEGER LLP, SPECIAL COUNSEL TO PLUMAS COUNTY

DATE: APRIL 15, 2024

SUBJECT: REVIEW OF REQUEST FOR DETERMINATION OF VESTED MINING RIGHTS FOR THE ENGELS-SUPERIOR MINES: CALIFORNIA-ENGELS MINING COMPANY (OWNER) / US COPPER CORP (APPLICANT) (ASSESSOR'S PARCEL NUMBERS 007-080-004-000 [ENGELS MINE] & 007-090-003-000 [SUPERIOR MINE])

I. INTRODUCTION

The County of Plumas ("**County**") retained Best Best & Krieger LLP ("**BBK**") on February 6, 2024, to undertake the review of the existing public hearing record for a request for determination of vested mining rights for the Engels-Superior Mines, in Plumas County, California (collectively the "**Mines**"). The purpose of this Memorandum is to document the independent review and analysis by Best Best & Krieger LLP of the request for determination of vested rights. For a summary of the public comments received by the County as of April 12, 2024, 5:00PM PST, please see Exhibit "**E**" and the table attached as Table "**1**."

II. PROJECT BACKGROUND & SUMMARY

A. The Vested Rights Application

On April 25, 2023, U.S. Copper ("**Applicant**") submitted a request, prepared by EnviroMINE Inc., for determination of vested mining rights to the Plumas County Planning Department, which included several parcels owned by California-Engels Mining Company ("**CEMCO**"), as identified by the following Assessor's Parcel Numbers ("**APN**"): 007-160-009-000, 007-160-002-000, 007-170-010-000, 007-170-011-000, 007-160-010-000, 007-160-011-000, 007-180-004-000, 007-180-002-000, 007-080-004-000, and 007-090-003-000. Collectively, these parcels comprise approximately 967 acres.

A historical summary ("**Background Report**"), with documentation including figures and exhibits, was submitted along with the request for determination of vested rights. The Background Report consists of documents and information that forms the basis for the vested mining rights request filed by the Applicant (see Exhibit "**A**").

On June 27, 2023, EnviroMINE Inc., on behalf of the Applicant, sent a letter to the Planning Department (see Exhibit "**B**") amending the April 25, 2023, request for determination of vested mining rights submittal that narrowed the geographic scope of the determination to the following two APNs, comprising 735.98 acres (collectively the "**Proposed Vested Rights Area**"):

1. APN 007-080-004-000 – Engels Mine parcel (509.37 acres)

2. APN 007-090-003-000 – Superior Mine parcel (226.61 acres)

The amended request was made by letter and included no revisions to the Background Report or new (or narrowed) background information relating to the Proposed Vested Rights Area.[1] The amended application for the smaller footprint, which includes the Mines, is herein referred to as the "**Application**."

The Planning Department requested the Applicant provide historical maps for the Mines on the Proposed Vested Rights Area. Two maps were received from EnviroMINE Inc., on behalf of the Applicant, on July 10, 2023 (See Exhibit "**C**").

B. Location & Setting

The Engels Mine parcel (509.37 acres) and the Superior Mine parcel (226.61 acres) encompass in total 735.98 acres in Plumas County, California. More specifically, the Mines are situated in Indian Valley approximately 5 miles north of the intersection of Diamond Mountain Road and Lights Creek Lane, or 11 miles northeast of the Town of Greenville, and approximately 28 miles east of Lake Almanor. These Mines, and other mines located at the convergence of the Cascades and the Sierra Nevada Mountains, produce a range of minerals and rock including gold, copper, silver, aggregate, sand, and gravel.

C. Public Hearing Summary

Plumas County has held two Zoning Administrator public hearings involving the Application. The following is a complete list of the meetings with the topic and topic description.

- Zoning Administrator Regular Meeting: October 11, 2023 @ 10:00 a.m. (Plumas County Permit Center Conference Room, 555 Main Street, Quincy)

Agenda Description: DETERMINATION OF VESTED RIGHTS OF MINING OPERATION(S) AS PER PLUMAS COUNTY CODE SECTION 9-5.05 VESTED RIGHTS - ENGELS-SUPERIOR MINES: CALIFORNIA-ENGELS MINING CO. (owner) / US COPPER CORP (applicant); APN 007-080-004-000 (ENGELS MINE / 509.37 acres) AND APN 007-090-003-000 (SUPERIOR MINE / 226.61 acres); T27N/R11E/Secs.3,4,9,7,8,17,18 MDM

[1] "We have included a map showing the remaining parcels (007-080-004 and 007-090-003) still included in the Application." Source: Quoted from the main body of the letter in Exhibit B. No other materials were provided in the letter.

Topic: Request for determination of vested rights for the Engels and Superior mines located at 9130 Diamond Mountain Road, unincorporated Plumas County, pursuant to Plumas County Code, Title 9 Planning and Zoning, Chapter 5 Permit to Mine and Reclamation, Sec. 9-5.05 (Vested rights). CEQA does not apply to this determination.

- Zoning Administrator Regular Meeting: December 13, 2023 @ 10:00 a.m. (Plumas County Fairgrounds, Mineral Building, 204 Fairground Road, East Quincy)

Agenda Description: CONTINUED PUBLIC MEETING – DETERMINATION OF VESTED RIGHTS - ENGELS-SUPERIOR MINES: CALIFORNIA-ENGELS MINING CO. (owner) / US COPPER CORP (applicant); APN 007-080-004 (ENGELS MINE) & APN 007-090-003 (SUPERIOR MINE); T.27N/R.11E/S.3,4,9,7,8,17,18 MDM

Topic: Request for determination of vested rights for the Engels and Superior mines (located at 9130 Diamond Mountain Road) for US Copper Corp pursuant to Plumas County Code, Title 9 Planning and Zoning, Chapter 5 Permit to Mine and Reclamation, Sec. 9-5.05 (Vested rights). APN 007-080-004 is 509.37 acres. APN 007-090-003 is 226.61 acres. Both parcels are zoned "GF" or General Forest. This item is continued from the October 11, 2023, Zoning Administrator meeting. Note – no decision will be made on this item at this meeting and the public comment opportunity will remain open following the conclusion of the item. Plumas County is in the process of contracting with a consultant with vested mining rights expertise to review the whole of the record. Another public meeting will be scheduled at a future date, time, and location once the consultant review is complete and any and all additional information is provided to the public.

III. APPLICABLE LAWS & LEGAL STANDARDS

A. Guidance on Vested Mining Rights

Over the years, several California courts have provided guidance regarding the determination of vested mining rights. In addition, various state and local laws will also apply to such determinations. A zoning ordinance usually exempts existing nonconforming uses because of financial hardships imposed on immediately ceasing a nonconforming use and the constitutional concerns with compelling their immediate discontinuance.[2] Nevertheless, when an existing use is permitted to continue as a nonconforming use, it must be similar to the use existing when the zoning ordinance became effective. (See *Hansen Brothers Enterprises, Inc. v. Board of Supervisors of Nevada County* (1996) 12 Cal.4th 551, 552 ("***Hansen Brothers***").) The date that the ordinance became effective upon the nonconforming use is typically referred to as the "vesting date" and it establishes the guidepost for determining whether a particular mining activity is vested and is allowed to continue without compliance with the zoning enactment.

[2] See *McCaslin v. City of Monterey Park*, 163 Cal. App. 2d 339, 329 P.2d 522 (2d Dist. 1958), holding that 60 days is too short a period to amortize a nonconforming use.

An exception exists when the nonconforming use is a mining operation. Progression of the mining activities into other areas of the property is not considered a prohibited expansion or change of location of the nonconforming use if there is objective evidence that the mine owner, at the time the zoning ordinance was enacted and the mining use became nonconforming, intended to expand the mining operation into those areas. (See *Hansen Brothers* at 553.) The rationale for this "diminishing asset" doctrine is that the very nature of an excavating business is continuing use of the entire parcel of land for the exploitation of a diminishing resource. Thus, the nonconforming use activities may involve a vested right to use the entire parcel of land, even though only a portion was used when the ordinance regulating mining became effective. (See *Hansen Brothers* at 557.)

1. Determining Vested Rights for Mining Activities

The determination of whether a particular use is vested can involve a complicated factual analysis because no single evidentiary test exists to determine the existence of active mining on a particular vesting date. Nevertheless, the *Hansen Brothers* court instructed that, "the burden of proof is on the party asserting a right to a nonconforming use to establish the lawful and continuing existence of the use at the time of the enactment of the ordinance. ".[3] *Hansen Brothers* and other cases have similarly provided guidance on the type of evidence that may be considered to determine whether or not an applicant has met its burden to demonstrate a vested mining operation on a vesting date. Such evidence may typically include, but is not limited to, historical accounts, leases and contracts, photographs, legal records, recorded documents, business records, county files, or other relevant and reliable resources. Other court cases have provided guidance on specific factors. These are summarized below:

a. The use of the land, not its ownership, at the time the use becomes nonconforming is paramount and determines the right to continue. Transfer of title does not affect the right to continue a lawful nonconforming use which runs with the land. (*Hansen Brothers* at 540.)

b. A nonconforming mining use includes all activities that were "integral parts" of the mining operation at the time a restrictive zoning ordinance was adopted. This includes "uses normally incidental and auxiliary to the nonconforming use." (*Hansen Brothers* at 565.)

c. Modernization of the mining operation is permitted. Nonconforming mines may change equipment as technology evolves. However, modernization does not authorize or allow an operation to effectively change uses. While replacement of equipment is allowed, the addition of new or use of new equipment that expands product lines or creates a "substantially different and adverse impact on the neighborhood" may be impermissible. (*Paramount Rock Co., Inc. v. County of San*

[3] *Hansen Brothers* at 564, quoting, *Melton v. City of San Pablo* (1967) 252 Cal.App.2d 794, 804.

Diego (1960) 180 Cal.App. 2d 217, 230 (noting that the addition of rock crusher was not part of the original vested right.)

d. Increased production may be allowed. A gradual and natural increase in a lawful, nonconforming use—for example, to meet growing demand—is not necessarily a prohibited expansion or intensification of the use. (*Hansen Brothers* at 573).

e. Vested mining rights are limited to the area into which the operator exhibited an intent to expand at the time the restrictive ordinance was passed. A party who desires to continue and expand excavation operations on property following a restrictive change in zoning of the property must meet a three-pronged test:

First, the party must prove that the excavation activities were actively being pursued when the law became effective; Second, the party must prove that the area they or desire to excavate was clearly intended to be excavated, as measured by objective manifestations and not by subjective intent; and Third, the party must prove that the continued operations do not, and/or will not, have a substantially different and adverse impact on the neighborhood. The mere intention or hope on the part of the landowner to extend the use over the entire tract is insufficient. The intent must have been objectively manifested by the operations in effect at the time of enactment of the ordinance. Thus, the right to expand mining or quarrying operations on a property is limited by the extent that the particular material was being excavated when the zoning law became effective. (*Hansen Brothers* at 533.)

f. The existence of separate parcels and barriers: A lack of extraction on separate "reserve" parcels, or the existence of barriers separating active and reserve areas weigh against finding an intent to mine all parcels. (*Dolomite Prods. Co., Inc. v. Kipers* (N.Y. App. Div. 1965) 260 N.Y.S. 2d 918, 921

g. Allowing non-mining uses on the property may indicate an owner does not intend to mine their entire property. (Hansen Brothers at 557.)

This Memorandum has considered all of these factors to analyze the evidence for vesting submitted in the Background Report for the Application.

B. Applicability of the Surface Mining & Reclamation Act ("**SMARA**")

Mining activities in California are governed by the Surface Mining and Reclamation Act ("**SMARA**"). SMARA was adopted in 1975 and was intended to impose comprehensive mining regulations for California designed to identify and protect valuable aggregate resources for mining use. (California Public Resources Code, Section 2700 et seq.) Section 2770 of SMARA provides that "a person shall not conduct surface mining operations unless a permit is obtained from, a reclamation plan has been submitted to and approved by, and financial assurances for reclamation

have been approved by the lead agency." However, those operating under vested rights are exempt from the SMARA permit requirements. Specifically, Section 2776(a) provides:

> "*No person who has obtained a vested right to conduct surface mining operations prior to January 1, 1976, shall be required to secure a permit pursuant to this chapter as long as the vested right continues and as long as no substantial changes are made in the operation except in accordance with this chapter. A person shall be deemed to have vested rights if, prior to January 1, 1976, the person has, in good faith and in reliance upon a permit or other authorization, if the permit or other authorization was required, diligently commenced surface mining operations and incurred substantial liabilities for work and materials necessary for the surface mining operations. Expenses incurred in obtaining the enactment of an ordinance in relation to a particular operation or the issuance of a permit shall not be deemed liabilities for work or materials*."

Therefore, any person who seeks to mine without a SMARA permit must show that the mining operation was a legal nonconforming use prior to and continuously since the date the mining use became vested (i.e. the vesting date). If there is no applicable local vesting date, the date under SMARA is determined to be January 1, 1976. As discussed elsewhere in this memorandum, the vesting date for this Application is the date that Plumas County applied regulations to this property – July 8, 1958.

Reclamation Plans

For vested mining activities, mine owners or operators are also required to submit annual reports to the Supervisor of Reclamation. (Pub. Resources Code, § 2207, subd. (a).) For mines operated under a reclamation plan, the lead agency must inspect the mine at least once per year. (Pub. Resources Code, § 2774, subd. (b)). If the lead agency's inspection reveals that the mine is not in compliance with SMARA, the agency may issue an order requiring the operator to comply with SMARA, or "if the operator does not have an approved reclamation plan or financial assurances, cease all further activities." (*Id*. § 2774.1, subd. (a))

SMARA's reclamation plan requirements further extend to idle mines. SMARA provides that mines are considered "idle" when they meet the following criteria:

> "*Idle" means that an operator of a surface mining operation has curtailed production at the surface mining operation, with the intent to resume the surface mining operation at a future date, for a period of one year or more by more than 90 percent of its maximum annual mineral production within any of the last five years during which an interim management plan has not been approved*. [Pub. Resources Code, § 2727.1.]

Within ninety (90) days of a mining operation becoming idle, mine operators are required to submit an interim management plan to the lead agency. (Pub. Resources Code, § 2770.) "The approved interim management plan shall be considered an amendment to the surface mining operation's approved reclamation plan. The interim management plan shall only provide for necessary

measures the operator will implement during its idle status, to maintain the site in compliance with this chapter, including, but not limited to, all permit conditions." (*Ibid.*) Mines that fail to comply with these requirements must be considered "abandoned:"

Finally, unless review of an interim management plan is pending before the lead agency or an appeal is pending before the lead agency's governing body, a surface mining operation that remains idle for over one (1) year after becoming idle, as defined in Section 2727.1, without obtaining approval of an interim management plan shall be considered abandoned and the operator shall commence and complete reclamation in accordance with the approved reclamation plan. (Pub. Resources Code, § 2770, subd. (h)(6).)

C. Applicability of the California Environmental Quality Act (CEQA)

A determination of vested mining rights is not a project for the purposes of the California Environmental Quality Act ("**CEQA**"). CEQA applies to discretionary activities. A vested rights determination is not a discretionary project for the purposes of CEQA because the standards that govern the determination for the Proposed Vested Rights Area do not provide the County with the authority or discretion to condition, modify, or deny the Application based on environmental concerns. Thus, this determination can be deemed statutorily exempt pursuant to Section 15378 of the CEQA Guidelines.

While a vested rights determination for the Application is not a discretionary project under CEQA, we note that future actions to approve a reclamation plan or other land use entitlements (including a conditional use permit subsequently filed because the County found that no vested mining rights exist) will likely be subject to environmental review pursuant to CEQA and the CEQA Guidelines. Nothing in this memorandum should be construed to prejudice any such future CEQA analysis or determinations.

D. Possibility of Abandonment

A vested right to mine without a permit may be abandoned. Courts have routinely acknowledged and found that nonconforming uses are not intended to be perpetual. "That policy necessarily applies to attempts to continue nonconforming uses which have ceased operation."[4] Similarly, to determining the scope a vested right, analyzing whether a vested right has been maintained, or was abandoned, courts look to the objective manifestations of intent by the owner or owners of the property.[5]

In *Hansen Brothers*, the Supreme Court described the legal requirements for abandonment of a vested mining right as follows: "[A]bandonment of a nonconforming use ordinarily depends upon a concurrence of two factors: (1) An intention to abandon; and (2) an overt act, or failure to act, which carries the implication the owner does not claim or retain any interest in the right to the

4 *Hansen Brothers*, 12 Cal.4th at 568.
5 *Ibid.*

nonconforming use. (*Hansen Brothers* at 569.) Further, while the Applicant bears the burden of establishing their vested right by a preponderance of the evidence ("more likely than not"); if the Applicant meets their initial burden, and the County asserts that the vested rights have been abandoned, the County likely bears the burden of proving abandonment by clear and convincing evidence ("evidence is highly and substantially more likely to be true than untrue").[6]

Unfortunately, the Supreme Court's discussion in *Hansen Brothers* regarding the factual elements which demonstrate abandonment was not exhaustive and, instead, offered minimal legal standards for abandonment beyond the two-factor test of (1) intent to abandon and, (2) an overt act or failure to act. Nevertheless, other cases have provided some guidance. These include the following:

1. While cessation of a nonconforming use alone is not determinative of abandonment, the period of time the nonconforming use was discontinued is relevant to abandonment and the likelihood of abandonment increases the longer the nonconforming use was ceased. (*Hansen Brothers* at 569; *Stokes v. Bd. of Permit Appeals* (1997) 52 Cal.App.4th 1348, 1354

2. In order to avoid a finding of abandonment, the property owner must be able to identify evidence of their objective manifestations of intent to resume the nonconforming use throughout the period the nonconforming use was discontinued. (*Hansen Brothers* at 569; *Stokes* at 1354.)

3. The court in *Hansen Brothers* further explained that, despite episodic cessations of the nonconforming mining activities during economic downturns, they (the Hansen Brothers) continued to operate their business by selling from stockpiles and maintaining their operations in working order to resume mining activities when the market became economically viable again. (*Hansen Brothers* at 570-571.) So, while *Hansen Brothers* does not require that nonconforming mining activities have been continuously performed in order to avoid abandonment of the vested right, it does require that the intent to resume said activities be demonstrated throughout the period of cessation.

This memorandum has considered all of these factors to analyze the evidence for whether a vesting right was subsequently abandoned by Applicant or their predecessor.

[6] We note that while *Hansen Brothers*, does not explicitly state which party has the burden of proving abandonment of a vested right. However, other cases have implied such burden on the entity making that argument.

IV. ANALYSIS OF HISTORICAL EVIDENCE

A. Historical Summary

The Engels Copper Mining Company, incorporated in 1901, initially began operation on copper ore deposits of the Superior mine in 1880 by Henry Engels and his sons. In the early decades of the 1900s, the Mines were the largest producers of copper in California. However, declining prices soon paused production leading to a selloff of the equipment and infrastructure. From 1938 through present day, leases have allowed for further exploration, planning, and excavation of certain areas within the Mines footprint and the surrounding area.

As part of their Application, the Applicant, included a historical record in the Background Report, Section 2. "Summary of Supporting Facts" on report pages 7-13 or pdf pages 10-16. A selection of twenty-seven relevant supporting facts is reviewed below in light of the supplied evidence included as exhibits to the Background Report.

B. Review and Analysis of Applicant Supplied History

1. 1880: "Henry Engels and his sons (Charles and William) acquire the Superior Mine from the For Brothers on September 1, 1880."

The referenced acquisition is generally supported from the historical accounts included as exhibits. More specifically, Exhibit 2 to the Background Report references the 1880 date and inclusion of Henry Engels' sons as part of the operations.

2. 1883: "The Engels begin work on the Superior Mine as early as 1880 and discover the Engels Mine in 1883. Development at the Mines would continue over the next 30 years, including driving five adits into the deposits."

This information is taken from Exhibit 3 to the Background Report. Generally, the information would indicate that the Mines were developed from around 1880 through 1910s. Development, in this case, is not used as a synonym to mine, as the referenced report states that mining activities continued past the 1910s. Most likely, development refers to building the support features, bunks, offices, out buildings, etc. for the purposes of mining.

3. 1889: "The United States granted Henry Smith patent to APN's 007-160-10, 007-160-011, 007-170-101, and 007-170-011 on April 4, 1889."

The referenced patent is not included as supporting evidence to the claim. The listed APNs are not a part of the vested rights determination request.

4. 1901: "The Engels brothers incorporate Engels Copper Mining Company (E.C.M.Co) on June 19,1901."

This information is taken from Exhibit 3 and is supported by the documentation provided.

5. 1910: "Upper Camp was constructed at the Engels Mine to support mining operations. It contained bunkhouses/boarding houses, as well as a company store, hospital, school, and post office."

This description is taken from Exhibit 3. The only discrepancy being that the Post Office was established in 1916 and not as part of the original camp in 1910.

6. 1914: "The first mill in the United States to use the flotation process for copper concentration was built at the Upper Camp at the Engels Mine. The mill was originally designed to produce 150-tons per day but reached 400-tons per day by 1919."

This statement is a slight misstatement of the information provided. Exhibit 3 states that the Engels Mine was the "first mill in the United States to use *only* the flotation process to concentrate its copper ore…" (pdf page 54 of the Background Report). This is a minor misstatement and unrelated to the vesting process.

7. 1916-1938: "Indian Valley Railroad Company was incorporated on June 30, 1916 by E.C.M.Co…."

This statement is a correct statement of fact. Engels Copper Mining Company incorporated the Indian Valley Railroad Company in 1916 to move ore, passengers, and freight the 22 miles from Paxton to Engels. The railroad operated from 1916 until 1938.

8. 1917: "Construction of Lower Camp begins adjacent to the Superior Mine…"

This information was taken from Exhibit 3 which described Lower Camp as a "modern company town, built on Lights Creek beginning in 1917 and completed in 1924."

9. 1917: "The Superior Mill at Lower Camp began operation on November 1, 1917."

Exhibit 3 is the source of the information, which is correctly referenced.

10. 1918: "The United States granted E.C.M.Co patent to a portion of APN's 0007-080-004 and 007-090-030 on May 7 and September 28, 1918."

As these areas of land are of principal importance, copies of these patents should be included for verification purposes. However, the Background Report does not include a copy of the patents but just a reference to the patents.

11. 1919: "On November 1, 1919, the Engels Mill was closed at Upper Camp, and production shifted to the larger and more favorable located Superior Mill. The Superior Mill produced 1,000-tons per day from the consolidated mined materials from the Engels and Superior Mines."

This information accurately restates the description of the activities in Exhibit 3. Note that the reference to a mill is not the same as a mine. The Mines continued to operate as mines, but the material was milled at a centralized location, Superior Camp at Lower Camp.

12. 1914-1930: "Engels and Superior Mines reported total production of approximately 160 million pounds of copper, 23,000 ounces of gold, and 1.9 million ounces of silver. The mines were often the largest annual producers of Copper in California during this time period."

This information restates the description of the activities in the technical report Exhibit 2.

13. 1928: "The United States granted E.C.M.Co. patent to the final portions of APN's 007-080-004 and 007-090-003 on January 25 and 30, and April 19 and 28, of 1918."

As these areas of land are of principal importance, copies of these patents should be included for verification purposes. However, the Background Report does not include a copy of the patents.

14. 1930: "Both the Engels Mine and Superior Mine became idled due to economic conditions following years of low copper prices…"

All of the historical accounts included in the Background Report reference this period as one of a steep decline in mining operations due to the deflated price of copper.

15. 1932: "Following idling, the Mines continued employing a small staff to perform upkeep and maintenance on the Mines' equipment and infrastructure."

This information (as seen on page 15 of Exhibit 1) is taken from a 1932 annual report of the parent company to E.C.M.Co which stated the following "no future seen for mining Engels."

16. 1936: "E.C.M.Co. was merged into its holding company, California Copper Corporation (C.C.C.), on March 3, 1936 to form the California-Engels Mining Company (CEMCO)."

As reference in the 1932 annual report of C.C.C., the purpose of the dissolution of the company was to "dispose of all assets and dissolve."

17. 1937: "CEMCO attempted to restart idled production by selling 144,000 shares of additional stock to raise proceeds to resume operations at the mines….

This information is taken from a newspaper article that does indicate that the Mines would reopen if the funding round was successful."

18. 1938: "The equipment from the mines were removed and stored in the machine shop, warehouse, and storage yards for future use."

This is a correct account of the information provided in Exhibit 5.

19. 1939: "Exploratory work was performed to determine if the site could be dredged for gold production. Exploratory work was favorable…."

The specific article from 1939 does reference exploratory work. However, the work proposed was not part of the entire area, but to a smaller 200-acre gravel deposit area of the 4,500 acres owned at the time. The Engels Mine is referenced for location purposes, but the Superior Mine is not referenced.

20. 1940-1947: "During the 1940's. there was an effort to open previously producing copper mines, include the Mines… By 1944, development work was underway and the mines were considered active. However, the mines were never approved for reopening by the War Production Board…."

The supporting documentation includes various notes in newspaper articles that reference "preliminary" operations or something akin to the potential of restarting operations. Operations are never mentioned as being restarted and the preliminary necessities are never described in particular. Further, no evidence is shown as to what mines would eventually operate or for what purposes.

21. 1947-1951: "Newmont Mining, a large multinational mining company, leased the Mines in 1947. By 1951, Newmont had performed mineral exploration and created a preliminary geologic map of the Lights Creek area in which the Mines are located."

The unsubstantiated referenced lease is not included as evidence in the Exhibits.

22. 1951-1959: "Indian Valley Chemical Company leased the mines in 1951 in hopes of continuing production and possibly making use of the tailings onsite…"

The referenced lease is not included as evidence in the Exhibits. The information is taken from an interview with Norman Lamb, President of CEMCO. This information is of critical importance to the determination of vested rights. However, the lease and information pertaining to the use of the lease is not included. There is a sole reference in the chain of title to a renewal of a lease by Indian Valley Chemical Company in 1959, however, as is shown in this Memorandum, 1959 is too late for the vesting date. The supporting documentation included in the Exhibits does not report if the lease was ever acted on by the company, what activities were performed, nor in what areas. No information has been provided to support the indication that from 1951-1959 the Indian Valley Chemical Company actually took steps to make use of the tailings onsite.

23. 1958: "On July 8, 1958, the Plumas County Board of Supervisors adopted its first comprehensive zoning ordinance. Section 61312.a.3 allowed mining in any zone by acquiring a use permit. The Mine Property was not placed within a specific zoning designation, so they fell into the "U" district which applied to all unincorporated parts of the county."

This is a correct description of the County's first Zoning Ordinance for mining activities.

24. 1960-1964: "Nye & Calhoun leased the site starting in 1960…."

Title evidence included in the Background Report does indicate that a 1960 lease is recorded to the parties indicated. However, the lease is not included as part of the package.

25. 1964: "Nye & Calhoun's lease ends, and CEMCO leased the properties to Placer Amex directly. Placer Amex held the lease until 1993."

Title evidence in the Background Report does indicate that a 1964 lease is recorded to the parties indicated. However, the lease is not included as part of the package.

26. 1993: "Placer Amex cancels its lease for the Mines. Permitting and development of their anticipated open-pit copper mine continued to be uneconomical based on inflation and a decline in copper prices."

Title evidence shows a recorded Release and Quitclaim Deed from 1993 evidencing the above stated facts. However, the quitclaim is not included as part of the package.

27. 2006-Present: "CEMCO leases the Mine Property to Sheffield Resources Ltd… US Copper acquires the mining lease on the Mines…."

The leases and ownership from 2006 through the present are not well documented in the Background Report. The Report references a CEMCO lease to Sheffield, however, the lease is not included. The Background Report states that Sheffield was acquired by Nevoro, which was acquired by Starfield Resources, which was acquired by US Copper Corp. (formerly Crown Mining Corp.) via a bankruptcy asset acquisition in 2013.

C. Basis of Legal Review

As noted previously, the Applicant bears the burden of establishing their vested right by a preponderance of the evidence ("more likely than not"). Thus, the research and documentation responsibility rests not on the County, but rather, the Applicant must produce a factual basis upon which the County can make an informed decision.

The *Hansen Brothers* court clearly stated that, "the burden of proof is on the party asserting a right to a nonconforming use to establish the lawful and continuing existence of the use at the time of the enactment of the ordinance."[7] This Memorandum does not upset this balance and fully relies on the information provided and reviewed above from the Applicant and presented in the Background Report.

[7] *Hansen Brothers*, 12 Cal.4th at 564 (quoting *Melton v. City of San Pablo* (1967) 252 Cal.App.2d 794, 804).

Below is a list of questions to be considered in a determination of vested mining rights. Each question will be reviewed and analyzed in turn based on the information provided by the Applicant in the Background Report and any other reasonably obtainable publicly available resources.[8]

i. What is the Vesting Date?
ii. What activities or evidence of activities were present on the described lands just prior to the Vesting Date?
iii. Could the Mines be considered common law abandoned prior to the Vesting Date?
iv. Is the vesting of mining rights as of July 8, 1958 for the Mines substantiated by the supplied record in the Background Report?
v. Assuming that the requested rights are vested, have the rights been abandoned as a matter of law since 1958?

i. <u>What is the Vesting Date?</u>

ANSWER: July 8, 1958

According to the Background Report submitted with the Application, the vesting date is July 8, 1958 ("**Vesting Date**"). Page 18 of the Background Report provides:

> *"On July 8, 1958, the Plumas County Board of Supervisors adopted its first comprehensive Zoning Ordinance. Section 61312.a.3 allowed mining in any zone if a use permit was obtained. This was the first Zoning Ordinance that required a use permit at the Mines. Since the County enacted the restrictive ordinance before the establishment of SMARA, the vesting date is July 8, 1958."*

This is confirmed by the County, as indicated in the October 11, 2023 staff report;

> "*… Section 61312.a.3 permitted mining activities (removal of natural materials, including building and construction materials) of various types in any District (zone) with a use permit*…"

Thus, this analysis assumes that Section 61312.a.3 is the applicable date that the County first began to regulate mining activities within the jurisdiction and that Section 61312.a.3 is the applicable Vesting Date.

[8] Only one other document outside the Background Report was used for the purpose of this Memorandum. It is the Breach Notice discussed in question *v.* of this section, C. Basis of Legal Review.

ii. What activities or evidence of activities were present on the described lands just prior to the Vesting Date?

ANSWER: The Applicant has not provided sufficient information to make any determination on the type of physical operations that were occurring on the property just prior to the Vesting Date.

The Applicant's Background Report evidences significant mining activities within the subject properties at certain times prior to the Vesting Date. Though the historical accounts provide necessary background, the specific history just prior to the Vesting Date is most determinative to the County's analysis. Mining activities are clearly evident in the record from the early 1880s until the late 1930s. During this 50 year span, there is evidence of excavation, construction, milling, sales, and transportation. Clearly, mining of copper, silver, and gold was well established from 1880 until the late 1930s.

The mid 1930s represents a turning point for the owner/operator of the Mines. As often referenced in the Applicant's materials, the price of copper dropped, during the time of the Great Depression, rendering the Mines uneconomical. As early as 1932, the parent company to E.C.M.Co, California Consolidated, in their eighteenth annual report, reference on page 15 of the Background Report, recognized the decline in prices and its effect on the viability of mining. Copper prices decreased from 18 cents per pound in 1930 to 5.75 cents per pound in 1932.

"Operations closed down in July, 1930; upkeep/maintenance work few caretakers; sluicing soil from hydraulic operations to tailings; soil will be seeded; Calaveras operation closed May, 1930; copper as 5.75 cents, ore reserves at Engels low grade no future seen for mining Engels, possible liquidation." The account from 1932 continues in the Background Report from the April 1932 meeting minutes of E.C.M.Co. "resolution to dissolve California Consolidated Corp, E.C.M.Co to dispose of all assets and dissolve (E.C.M.Co Minutes Vol 4:234)." By 1936, the parent and subsidiary companies had all merged leaving the California-Engels Mining Company, CEMCO, owning the patents to the land but no longer mining the property. From then on, CEMCO positioned itself as a landlord to mining leases rather than an operator.

From 1939 through the 1958 Vesting Date, the Background Report references multiple attempts to restart mining operations at the Mines by CEMCO or other interested parties. Of particular significance is the 1951 lease by Indian Valley Chemical Company (see historical item #22 in the above historical review). The Background Report states on page 9 that the Indian Valley Chemical Company leased the mines in 1951 "in hopes of continuing production and possibly making use of the tailings onsite." Further, the Report states that "Paul Schwartz, president of CEMCO at the time, invested $25,000 into developing a new method to process the tailings."

Exhibit 20 to the Background Report, "Chain of Title History," does not show a record of any lease from 1951 to the Indian Valley Chemical Company. If this lease exists, it is not included in the Background Report. However, the Chain of Title History does reference a recorded "Renewal of Lease" recorded in the Plumas County records on 11/24/1959. Subsequently, there is another recorded document in the Chain of Title History titled "Notice of Breach of Lease of Mining

Agreement of 1954 and resulting action" recorded on the same day 11/24/1959. As descriptive as these 1959 documents may appear, they still do not describe what happened from the execution of the original mining agreement in 1954 to the Vesting Date in 1958.

There are no factual accounts on record in the Background Report that depict any mining activity from 1951 through 1958. This does not mean that no mining activities were occurring during this period. Rather, this conclusion means, specifically, that the evidence, provided in the Background Report, allows for no inference or assumption that mining activities were occurring during the 1950s. In other words, the Background Report does not allow for any informed conclusion on the actual activities, mining or otherwise, occurring at the Mines or the surrounding property just prior to and at the Vesting Date.

iii. Could the Mines be considered abandoned pursuant to common law standards prior to the Vesting Date?

ANSWER: The Background Report provides substantial evidence to support a conclusion that mining activity were common law abandoned by 1936.

The County bears the burden of proving abandonment by clear and convincing evidence (evidence is highly and substantially more likely to be true than untrue) for a conclusion of abandonment.

Evidence of cessation or idling of mining activities is not enough to substantiate a conclusion of abandonment. "Cessation of use alone does not constitute abandonment."[9]

Common law abandonment, as referenced in the *Hansen Brothers* case and describe above, requires two parts, (1) an overt act, or failure to act, which carries the implication the owner does not claim or retain any interest in the right to the nonconforming use; and (2) an intent to abandon.

In the case of *Hardesty v. State Mining & Geology Bd.*, 219 Cal. Rptr. 3d 28, 30 (Ct. App. 2017), as modified (May 31, 2017), the landowner, Hardesty, appealed to Superior Court a decision by the State Mining and Geology Board (Board), which found that there are no vested rights to surface mine at the Big Cut Mine in El Dorado County (Hardesty lost in Superior Court and on appeal again to the Court of Appeals). Hardesty had requested a determination of vested rights for 150 acres of land near Placerville, known as the Big Cut Mine with the SMARA vesting date of January 1, 1976. Until the 1940's the land was mined for gold, and from the 1940's until the 1990's the land was mostly dormant. In the 1990's the mining shifted from hydraulic, drift, and tunnel to unpermitted surface aggregate and gold mining. Though Hardesty argues "the existence of federal mining patents confers vested mining rights forever",[10] the appeals court concluded the Board had

[9] *Hansen Brothers*, 12 Cal.4th at 569.

[10] *Hardesty v. State Mining & Geology Bd.,* 219 Cal. Rptr. 3d 28, 38 (Ct. App. 2017), as modified (May 31, 2017). Note that the *Hardesty* case is unpublished but nevertheless provides guidance on this topic.

ruled properly showing that no evidence of mining was presented on the vesting date and that any rights were abandoned, "a person's subjective 'hope' is not enough to preserve rights."[11]

As described in *Hardesty* case, "[t]he question in such cases is whether there is an intent to abandon or permanently cease operations, or instead a business judgment that a temporary—even if prolonged—hiatus should be made. Otherwise, as *Hardesty* suggests, an operator might be forced to continue operations at a loss—perhaps for decades—in order to await market recovery at some unknowable future point."[12] Prior to the *Hansen Brothers* and *Hardesty* opinions, the Supreme Court of California, in *Gerhard v. Stephens* (1968) opined that "[a]s we shall point out, abandonment hinges upon the intent of the owner to forego all future conforming uses of his property, and the trier of fact must find the conduct demonstrating the intent 'so decisive and conclusive as to indicate a clear intent to abandon * * *.' (*Smith v. Worn*, supra, 93 Cal. 206, 213, 28 P. 944, 945.)"[13]

Intent, however, is difficult to ascertain because it requires knowledge of the mental state of the individual making the decision. Intent is the reason behind the actions. Because the mental reasoning of the individuals is often not part of the record, any conclusion must infer intent from action or lack of action, as a manifestation of intent.[14] Thus any determination of abandonment must be clearly evidenced in the record via action or lack of action. In this instance, the record evidences acts that infer abandonment activities during the 1930s. Each part of the common law abandonment test is discussed below.

(1) Overt Act: Any reasonable interpretation of ending mining operations of any kind or quality could potentially include the selling off of the equipment and assets. The overt act part of the abandonment test does not require certain actions, but takes the record as a whole and judges the actions taken, each in turn, to make a determination. One abandonment determination will look different than another solely based on the differing circumstances. In the case of Mines, overt action may include the closing down of all operations and the resulting "sale and dismantling of the plants, the town site and equipment by 1938." (Background Report, page 2) While the Mines were active, the property hosted "bunkhouses/boarding houses, as well as a company store, hospital, school, and post office" (Background Report, page 7). The breakdown of operations occurred in two phases. The first phase was to shunt all operations but keep the equipment maintained. Operations were concluded in 1930 (Background Report, page 8). In 1932, "the Mines continued employing a small staff to perform upkeep and maintenance on the Mines' equipment and infrastructure" (Background Report, page 8). However, as referenced above, soon thereafter, the mines were completely physically abandoned and even the infrastructure was sold and moved.

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11 *Ibid.*, at 45.

12 *Ibid*., at 44.

13 *Gerhard v. Stephens*, 68 Cal. 2d 864, 889, 442 P.2d 692, 712 (1968).

14 "While abandonment is a matter of intent which may be proved by the acts and conduct of the party who is alleged to have abandoned the property in controversy, a finding of abandonment must be based upon evidence from which an inference of abandonment can reasonably be drawn." *Pickens v. Johnson*, 107 Cal. App. 2d 778, 788, 238 P.2d 40, 46 (1951).

By 1939, the railroad spur that serviced the Mines ceased operating, and even the rails, tracks, and cars were removed and sold (Background Report, Exhibit 1, page 19).

(2) Manifestation of Intent: The manifestation of the intent to abandon may be inferred from the record of events.

First, the action of dismantling the town including the wooden buildings and pulling up the railroad lines is strong evidence to support a manifestation of intent to abandon operations. Physical infrastructure can be sold without the intent to abandon operations. However, the complete removal of all vestiges of the town and transportation points to a larger scale intent to stop operations rather than pause until prices rebound. If only physical equipment, such as engines or haulers, were removed and sold, the intent may not rise to the level of abandonment. However, the added effort necessary to remove buildings is hard to argue down to a temporary idling of operations, because the efforts would be wasted as the buildings would be rebuilt, at least to some degree, when operations resumed.

Second, the Background Report evidences a clear corporate decision to abandon operations at the Mines in the 1932 corporate records of both California Consolidated Corporation and E.C.M.Co. (Background Report, Exhibit 1, page 15). On April 4, 1932 the board of California Copper Corporation wrote into the corporate report that "ore reserves at Engels[15] low grade no future seen for mining Engels, possibility of liquidation." On the same day, the same board members serving for E.C.M.Co. agree to a "resolution to dissolve California Consolidated Corp., E.C.M.Co to dispose of all assets and dissolve (E.C.M.Co Minutes Vol 4:241." There is some confusion in the record on what the corporate relationships were between California Consolidated Corp. and California Copper Company. However, by 1936 all companies had merged into CEMCO, the current existing entity. The phrased used in the 1932 board report is clear, "ore reserves at Engels low grade no future seen for mining Engels." If the liquidation of the assets was made purely on the basis of the current cost of copper on the market, then the board would have no reason to reference the ore grade in the mines. However, the liquidation of the assets and the wrapping up of business and merging of the corporate structures, in light of the phrasing of the corporate records referenced above, give a clear intent on abandonment of the mines not just because of the price of copper, but also because the low grade quality of the ore negated all future mining.

[15] There is conflicting evidence on the extent of mining activities at Superior Mine. The Background Report evidences a shift in focus to the Engels Mine by 1910. The Superior Mine is only referenced in historical accounts such as Exhibit 2 and 3. In the corporate reports of Exhibit 1, the Superior location is referenced as the Superior Mill. References to "Engels" when referencing production numbers seems to reference the Engels Mine.

However, E.C.M.Co also owned interests in mines elsewhere. The corporate reports appear to differentiate between the Calaveras Copper Company assets and the Engels-California Mining Company assets by referring to them as either Engels or Copperopolis (see page 14 of Exhibit 1, see entry for 4/26/30). Reference to "Engels" when discussing all operations seems to reference all mining operations including both the Engels and Superior Mines.

The Background Report provides a basis for determining that the Mines were common law abandoned by the owner / operators by 1939 as indicated by (1) the overt actions of shunting operations and dismantling all of the facilities including the buildings, and (2) the manifestation of intent to abandon the Mines as depicted in the level of physical abandonment and the record of corporate conclusions in the 1932 annual report for the owner / operators of the Mines.

iv. *Is the vesting of mining rights as of July 8, 1958 for the Mines substantiated by the supplied record in the Background Report?*

ANSWER: The Applicant does not provide adequate information on the history of the Mines to substantiate a determination that the mining rights are vested as of the Vesting Date.

Based on the prior discussions, the evidence supports the following supposition:

- The Mines were actively mined for copper, gold, and silver from 1880 through 1930.
- Mining operations were abandoned during the period of 1930-1938.
- Vested rights cannot rely on the prior operations post abandonment regardless of future intentions, actions, or agreements.
- Because the Applicant presents no evidence of physical mining activities up to and on July 8, 1958, including the prior years, no determination can be made based on the evidence provided that any rights have vested, mining or otherwise.

A hypothetical rebuttal, to the above conclusion and prior discussions, could include the following.

First, it is an accepted fact that mining operations were continuous and robust geographically and operationally for the 50 year span from 1880 through 1930.

Second, there is clear evidence of at least sporadic leasing of the property and potential preparations, testing, and exploration during the period of time between 1930 and 1958.

Third, an idling of operation does not inherently evidence an abandonment or lack of mining activity.

Fourth, the prior mining activities and intent to lease and operate at the Vesting Date should substantiate a finding of vested rights to mineral exploitation. To support the hypothetical rebuttal, the argument would quote *Hardesty*, "[t]he question in such cases is whether there is an intent to abandon or permanently cease operations, or instead a business judgment that a temporary—even if prolonged—hiatus should be made. Otherwise, as Hardesty suggests, an operator might be forced to continue operations at a loss—perhaps for decades—in order to await market recovery at some unknowable future point."[16] The activities and operations at the time of vesting would not look at the actions of the parties in the 1950s, but rather, back up in time to when the Mines were last operational, the 1920s, for the scope of the rights vested. Not that there were mining activities

[16] *Hardesty*, 219 Cal. Rptr. at 44.

occurring in the 1950s, but that the sporadic leasing and other activities from 1930 – 1958 carried the operational scope of the 1920s to the Vesting Date.

However, this hypothetical rebuttal is not substantiated by the record or case law.[17]

The *Hardesty* court was clear on the point of idling at the date of vesting. The court stated without any uncertainty:

> [A] use must be present *at the time* a new law takes effect, to be considered a nonconforming use. (*Id.* at pp. 540-568, 48 Cal.Rptr.2d 778, 907 P.2d 1324; see *Communities for a Better Environment v. South Coast Air Quality Management Dist*. (2010) 48 Cal. 4th 310, 323, fn. 8, 106 Cal.Rptr.3d 502, 226 P.3d 985 ["the traditional protection for nonconforming uses established *at the time* zoning restrictions become effective"], italics added; *McCaslin v. City of Monterey Park* (1958) 163 Cal.App.2d 339, 346, 329 P.2d 522 ["A nonconforming use is a lawful use existing *on the effective date* of the zoning restriction and continuing since that time in nonconformance to the ordinance"], italics added.) Neither a dormant nor an abandoned use is a nonconforming use. (*Hansen Brothers,* at p. 552, 48 Cal.Rptr.2d 778, 907 P.2d 1324 ["Nonuse is not a nonconforming use"].) As stated by our Supreme Court, " 'The ultimate purpose of zoning is...to reduce all nonconforming uses within the zone to conformity as speedily as is consistent with proper safeguards for the interests of those affected.' We have recognized that, given this purpose, courts should follow a strict policy against extension or expansion of those uses. That policy necessarily applies to *attempts to continue nonconforming uses which have ceased operation*." (*Hansen Brothers*, at p. 568, 48 Cal.Rptr.2d 778, 907 P.2d 1324, italics added.)[18]

Though the hypothetical rebuttal argument relies on the *Hansen Brothers* court to support the legal theory that idling cannot destroy a prior established operational scope, it is a miss application of law. The *Hardesty* court explains this further. "It was Hardesty's burden to prove he was conducting a nonconforming use at the time the law changed. (See *Hansen Brothers*, supra, 12 Cal.4th at p. 564, 48 Cal.Rptr.2d 778, 907 P.2d 1324; *Calvert v. County of Yuba* (2006) 145 Cal.App.4th 613, 629, 51 Cal.Rptr.3d 797 (Calvert); *Melton v. City of San Pablo* (1967) 252 Cal.App.2d 794, 804, 61 Cal.Rptr. 29 ['The burden of proof is on the party asserting a right to a nonconforming use to establish the lawful and continuing existence of the use *at the time* of the enactment of the ordinance'], second italics added.)"[19] Thus, the discussion on idling of operations cannot be legally used to support a conclusion of vested mining rights unless the idling ended prior to the vesting date and operations recommenced.

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[17] "Further, a person's subjective 'hope' is not enough to preserve rights; a desire to mine when a land-use law takes effect is 'measured by objective manifestations and not by subjective intent.' (Calvert, supra, 145 Cal.App.4th at p. 623, 51 Cal.Rptr.3d 797.)" *Ibid.* at 45.

[18] *Hardesty,* 219 Cal. Rptr. at 42–43.

[19] *Ibid.* at 43.

In this instance, there is no evidence in the record that operations ever recommenced prior to the Vesting Date. Further, the hypothetical rebuttal fails to account for the corporate operation change. The organization that exited the mergers of the 1930s, CEMCO, was no longer a mining operator. CEMCO oversaw leasing of the property. To say that the operations of a closed company created a vested right in a future corporate structure fails to account for the corporate decisions on the record. E.C.M.Co and California Consolidated, concluded and divested, not from ownership of the land, but from the physical ability to mine the land. CEMCO, the resulting ownership entity became a holding company for the land patent, with no inherent ability to operationally exploit the minerals, which is present in its reliance on seeking out other independent operators for the Mines. Any operations that occurred during 1880 through 1920, could not be automatically conferred on any subsequent lessee operator of the Mines, particularly since E.C.M.Co removed necessary equipment and mill works from the property used in their mining operations . In other words, one cannot infer from the mere existence of a lease on the lands by a mining company that the same type of mining would occur as prior operators.

Evidence must be presented by the Applicant that the operator of the Mines at the Vesting Date was actually operating the mines for the purposes of mineral extraction to sustain a determination that the rights to mine for copper, gold, silver, and construction aggregate products were vested. No such evidence has been presented in the record provided by the Applicant.

v. *Assuming that the requested rights are vested, have the rights been abandoned as a matter of law since 1958?*

ANSWER: The Background Report provides substantial evidence that a conclusion could be made that mining activity was abandoned as a matter of law either by 1960 or during the 1993 – 2006 idle period.

Abandonment, as a matter of law, is a factual determination based on the code ordinance at the time of the abandonment. Plumas County has included abandonment of legal non-conforming use in its Zoning Ordinance since the referenced 1958 Plumas County Code of Ordinances. The 1958 and current Zoning Ordinance versions are quoted below:

> Section 61331. Non-Conforming Uses
>
> a. The lawful use of land or buildings existing at the effective date of Plumas County Ordinance No. 368, although such does not conform with the provisions hereof may be continued, but if the non-conforming use is discontinued for a period of one year, any future use shall be in conformity with the provisions of this chapter, unless and until a use permit shall first have been secured. (July 8, 1958 Plumas County Code of Ordinances, Zoning Ordinance)

> Section 9-2.502. General Provisions
>
> (d)(3) The lawful nonconforming use of land or structures, if discontinued for a period of one year, may be resumed only upon the issuance of a special use permit. (Plumas County Code of Ordinances, Title 9 Planning and Zoning, Chapter 2 Zoning § 4, Ord. 86-623, eff. February 6, 1986, as amended by § 1, Ord. 89-719, eff. November 2, 1989, and § 1, Ord. 92-800, eff. January 21, 1993)

Further, there are statutory guidelines in the Surface Mining and Reclamation Act concerning abandonment of a mining claim. Though much of SMARA does not apply when vested rights are granted, mining operators must still comply with certain aspects of SMARA including Article 5. Reclamation Plans and the Conduct of Surface Mining Operations [2770-2764]. Pursuant to Section 2770(b), the lessee of the Mines in 1976 was required to submit a reclamation plan by March 31, 1988, else "the continuation of the surface mining operation is prohibited until a reclamation plan is submitted to the lead agency" (SMARA Public Resources Code Section 2770(b)).[20]

Under Section 2770(h)(1), upon idling of the mine, "the operator shall submit an interim management plan to the lead agency for review." As it pertains to abandonment as a matter of law SMARA states the following in Section 2770(h)(6):

> [A] surface mining operation that remains idle for over one year after becoming, as defined in Section 2727.1, without obtaining approval of an interim management plan shall be considered abandoned and the operator shall commence and complete reclamation in accordance with the approved reclamation plan.

Under the County and SMARA regulatory schemes, only a showing of inaction is required for the determining agency to conclude that the mine has been abandoned. In *Hansen Brothers*, the court weighed the balance between a vested right and the purpose of zoning which is described as reducing "reduce all nonconforming uses within the zone to conformity as speedily as is consistent with proper safeguards for the interests of those affected."[21] Thus, the court recognizes that the abandonment via a zoning ordinance is fundamentally different than from the common law application due to the application of land use development code as opposed to a manifestation of personal intent. "We have recognized that, given this purpose, courts should follow a strict policy against extension or expansion of those uses. (*County of San Diego v. McClurken*, supra, 37 Cal.2d 683, 687, 234 P.2d 972.) That policy necessarily applies to attempts to continue nonconforming uses which have ceased operation."[22] The prior two prong abandonment test for common law

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[20] It is not the prevue of this memo or determination of the County to consider the implications of the Applicant's past operations of the Mines post March 31, 1988 without a submitted reclamation plan to the California Department of Conservation . The State Mining and Geology Board retains jurisdiction over SMARA regulatory delinquencies. Pursuant to Section 3950 "the board shall not conduct vested rights determinations."

[21] *Hansen Brothers*, 12 Cal.4th at 568.

[22] *Ibid.*

abandonment no longer applies. The court in *Hansen Brothers* required only that the determination of cessation of operations under a zoning ordinance not be arbitrary or irrational. "In construing an ordinance which limits continuation of nonconforming uses; however, the court must also assume that the county did not intend an arbitrary or irrational application of its provisions."[23]

Though in *Hansen Brothers*, the court appears to support the 'arbitrary and capricious' standard for a determination of discontinued use for the purposes of zoning ordinances, the court admits that case law is not uniform in its interpretation of discontinued. The nonuse of the property for the specified period in the zoning ordinance could create (i) a presumption of abandonment, (ii) evidence but not conclusive evidence of abandonment, or (iii) a complete termination of the right to engage in the non-conforming use of the property.

The plain reading of the Plumas County 1958 Zoning Ordinance Section 61311 uses the term "discontinued." This analysis interprets the term "discontinued" to mean something more than mere idling or pausing and something less than absolute proof of complete abandonment.

Below is a review of the historical accounts to determine if, as a matter of law, the Mines could be considered "discontinued", or abandoned for the purposes of this discussion, assuming a July 8, 1958, vesting started the one year abandonment timer.

On November 19, 1959, CEMCO filed Notice of Breach of Lease of Mining Agreement of 1954 (included as Exhibit "**D**" and referenced herein as "**Breach Notice**") concerning their lease of the property to the Indian Valley Chemical Company. This notice, among other things, claimed that the Indian Valley Chemical Company had breached the mining agreement in the following specific ways:

1. Failure to diligently operate said property;
2. Failure to operate said property in any fashion whatever;
3. Failure to install any machinery or equipment;
4. Failure to mine or operate said property;
5. Failure to extract any metal or mineral therefrom;
6. Failure to exploit and mine said premises for the purpose of extracting and selling the valuable minerals therein;
7. Failure to operate not less than 120 days per year.

The Breach Notice provides circumstantial evidence that not only did the Indian Valley Chemical Company fail to mine the property in the prior years, that Indian Valley Chemical Company failed to install any equipment on the property, extract, exploit, mine, or sell any valuable minerals. Being that the Vesting Date is July 8, 1958, CEMCO, is declaring in the recorded instrument that as of November 19, 1959, that the Indian Valley Chemical Company failed "to operate said property in any fashion whatever." Further, the Applicant does not offer evidence of any subsequent mining activity on the property until the early 1960s under a new lease with a new operator. Thus, even if

[23] *Ibid.* at 568–69.

there was evidence of vested mining rights at the Vesting Date, any such vested rights could be reasonably seen to have been relinquished within a few years.

Moving forward in time and granting the Applicant the benefit of the doubt and the assumption that if the property was under a lease there was necessarily mining activity, the Background Report still does not evidence that mining has continued since the early 1960s. From 1964 through 1993, CEMCO leased the Mines to Placer Amex (also known as Placer Dome U.S., Inc.) who operated the mines to an unknown or varying degree over almost thirty (30) years. However, as the Applicant described in the Background Report on page 12 under the "1993" listing, "Placer Amex cancels its lease for the mines. Permitting and development of their anticipated open-pit copper mine continued to be uneconomical based on inflation and a decline in copper prices." The Mines would not be under another lease for mining activities until 2006, pursuant to a lease entered into with Sheffield Resources Ltd., thirteen years later.

There are no records provided by the Applicant in the Background Report to indicate that any mining activity occurred during this thirteen year period. What the Background Report does describe on page 2 of Exhibit 20 "Chain of Title History" is a conversion of the land use from mining to timber, quoted below.

> *"The mineral deposits and prospects were not deemed economically feasible under the conditions at the time and so a Non-Industrial Timber Management Plan on the mining properties was approved by the California Department of Forestry (now CALFIRE) and became effective July 2, 1999. Application was made to the California Tree Farm Committee of the American Tree Farm System for approval of its timber lands as a tree farm. This was accepted as California Tree Farm No. 2611 on July 17, 1999."*

As the submitted record, quoted above, reads, the Applicant openly states that instead of pursuing any mining activity, the lands were instead used for timber. This analysis acknowledges that both mining uses and timber uses are permitted uses in the county code. However, for practical purposes, the Background Report contained no information that the timber operation was planned to accommodate the potential or existing mining operations. The plain reading of the words state that the land was utilized for timber. The words do not, in any plain reading, indicate that timber operations commenced in such a way that they would not interfere with mining, nor do they indicate that the timber was done in such a way that more mining areas would be open. Again, the plain reading of the words is taken at face value to indicate that the land was solely being used as a timber operation and nothing else.

The conversion of the property from the mining industry to the lumber industry without filing the SMARA required interim management plan evidences an intent to abandon any mining operations on the property. The timber and mining operations are inherently functionally different such that it is reasonable to assume that, to a certain extent, they are mutually exclusive when trying to occupy the same lands, not adjacent lands. The Background Report does not include information to explain the potential incompatibility of uses.

Moreover, SMARA does not afford an operator the opportunity to substitute a Non-Industrial Timber Management Plan for the interim management plan required to be approved. The Applicant does not claim in the Background Report that the 1993-2006 period was exempt from SMARA requirements. Nor does the Applicant argue or present evidence that the other documents could be used to satisfy the SMARA requirements in light of the lack of filing of any interim management plan.

The plain reading of SMARA and the application of Plumas County Zoning Code requirements would indicate that any vested rights were relinquished during the thirteen year period of discontinued use from 1993-2006.

V. IMPACT OF THE NUMBER 10-LEVEL MINE MATTER

A. Procedural History of the Number 10-Level Mine Matter

The Background Report includes information relating to a vested rights opinion provided by the County Planning Director as part of a request for approval of a reclamation plan. Specifically, Plumas County Planning & Building Services, on Thursday October 20, 2011, received a letter from CEMCO, represented by Travis Deem, for the determination of vested rights for an aggregate source located near the Number 10-Level of the Engels mine, named the Indian Valley Rock Mine.

On Friday October 21, 2011, the Planning Director for the Plumas County Planning & Buildings Services responded, via letter, stating that he agreed with the presented arguments that the aggregate site is vested. However, the Planning Director indicated that a reclamation plan for the operations would still need to be filed pursuant to SMARA. Soon thereafter, Turner Excavating, Inc. filed the Number 10-Level Mine Reclamation Plan ("**Reclamation Plan**"). The Reclamation Plan was approved and went into effect on September 1, 2012.

BBK has reviewed the information in the Background Report concerning the circumstances surrounding the Planning Director's letter and has determined that it likely does not represent a formal decision to grant vested mining rights. Generally, a determination of vested rights is based on a factual review of the records with the purpose of applying those facts to define limits on physical operations. While the Planning Director's letter indicates an opinion regarding vested rights, this analysis concludes that it is determinative to establish the substantive and expanded vested rights to mine requested in the Application.

First, the determination was made a part of a request for reclamation plan approval. A request for a determination of vested rights is inherently separate from the determination of the sufficiency of a reclamation plan. Each determination is based on different sections of the law, and each is determined from different records of evidence. An approval of a reclamation does not carry with it a determination of a vested right. Rather, there needs to be a separate and distinct determination for each action.

Second, according to both *Hansen Brothers* and SMARA, such vested rights determinations must be made as part of a public hearing. There is no evidence the vested rights themselves were the focus of any hearing held for the reclamation plan. Indeed, the agenda description for the reclamation plan noted the following:

> "***HEARING – PERMIT TO MINE & RECLAMATION PLAN: TURNER EXCAVATING, INC. (California-Engels Mining Company, Owner): APN 007-080-004; T.27N/R.11.E/S.8 MDM. Planner: Rebecca Herrin***
>
> *Proposal to mine up to 100,000 cubic yards of construction aggregate from an existing previously disturbed overburden pile, including a seasonal rock crushing/screening plan. The total area to be reclaimed is +/- 2.88 acres. The estimated end of mining is January 1, 2032, with timber management as the proposed land use after reclamation. This project is located off Diamond Mountain Road, approximately 11 miles northeast of Greenville. Negative Declaration No. 661 has been prepared for this project*." (See June 13, 2012, Plumas County Zoning Administrator Regular Meeting Agenda.)

As noted in the description, the reclamation plan was approved along with the adoption of a Negative Declaration pursuant to the California Environmental Quality Act (CEQA). The approved Negative Declaration noted that "…the (reclamation plan) project will not have a significant effect on the environment because the initial study uncovered no evidence to the contrary…" (See Approved Negative Declaration dated June 27, 2012.) The initial study includes a detailed "project description" that comprehensively describes the project being analyzed. While the project description assumes that the "Number 10-Level Mine is a vested aggregate mine in Plumas County…" other statements reflect the limited nature of the request and the approval granted. For example, the project description in the Initial Study notes the following:

1. "This proposal to mine up to 100,000 cubic yards of construction aggregate from an existing previously disturbed overburden pile…"

2. "California-Engels Mining Company has maintained records showing these overburden piles have been exploited for aggregate material since at least as early as 1964 by numerous private and public entities. Based upon records provided by the owner it appears that approximately 50% of the original pile has been removed by past operators. Due to this long history of continued use, the site has been declared a vested aggregate operation by the County of Plumas."

3. The objective of the reclamation program is to clean up the pre-SMARA … mine overburden, restore the original surfaces to a stable condition, prevent erosion and ensure public safety."

4. Mining will be conducted with the goal of uncovering the original soil surface already in place. As soon as a section is exposed, a 30ft by 30ft fenced test plot will be set up to determine the viability of the proposed seed mix."

Finally, though not determinative on the intent of the parties at the time, the approved reclamation plan also considered future mining of similar piles of overburden. Instead of inferring that other nearby sites are similarly vested, the reclamation plan assumes additional approvals would be necessary. It notes:

> "The area excavated under this reclamation plan is limited to the pile of tunnel overburden and no material will be left after mining concludes. Other existing piles of tunnel overburden at nearby areas, not associated with this plan may be mined under separate approvals and plans in the future." (See page 13 "Future Mining of Site")

Thus, it appears that to the extent any vested rights determination was granted by the Planning Director's letter or the approved reclamation plan, those vested mining rights were limited to removal of aggregate from existing overburden piles and not the more expansive mining rights requested in the Application.

VI. CONCLUSION ON APPLICANT REQUESTED VESTED RIGHTS DETERMINATIONS

The Applicant, on page 22 of the Background Report, in Section 8. "Requested County Determination," requests the County make the following 5 factual and legal determinations ("**Determination**") with respect to the Engels-Superior Mines vested mining rights.

Each is reviewed considering the (1) supplied record, (2) the Background Report, and (3) the discussions included in this Memorandum.

> *Determination 1: Mining operations commenced at the Mines as early as 1880 with commercial operations occurring and expanding responsive to market demand.*
>
> Response: The Background Report evidences significant mining starting as early as 1880, supporting Determination 1.
>
> *Determination 2: The County first adopted a use permit requirement applicable to mining operations on the Mine Property as of July 8, 1958, which is prior to enactment of SMARA. Thus, July 8, 1958, is the "vesting date" for purposes of evaluating the existence and scope of vested mining rights at the Mines.*
>
> Response: The Background Report and the Plumas County Code of Ordinances supports a determination that the vesting date is July 8, 1958, supporting Determination 2.
>
> *Determination 3: Prior to the vesting date, mining operations occurred at the Mines, encompassing 967 acres. Since operations commenced, evidence shows that mining expanded over time and as necessary to produce multiple materials in*

response to market demand. Mining operations utilized all such mobile and processing equipment as reasonable and necessary to crush, wash, sort, stockpile, load, and otherwise manage copper, gold, silver, and construction aggregate products from the Mines.

Response: The Background Report evidences mining operations prior to the vesting date that naturally expanded due to market demands which utilized extensive digging, sorting, and processing equipment for the exploitation of copper, gold, and silver. The record is not clear about the exploitation of construction aggregate. The aggregate at the time was created as a result of removing it from the tunnels as overburden. There are no records presented that the aggregate was sold as a commodity and that the operation's purpose was for the development of an aggregate mine. The record partially supports Determination 3 as to copper, silver, and gold, but not as to construction aggregate products.

<u>Determination 4:</u> *The Mines became vested in 1958 and the owner has never waived or abandoned its vested right to mine. There is no evidence in the record of an intent or overt act by the owner to abandon the Mines vested rights. Additionally, the vested rights already proven and accepted by the County for the Indian Valley Rock Mine applies to the entire Mine Property.*

Response: The Background Report does not contain enough information to substantiate a vesting as of 1958. Further, the record presents numerous arguments that the mining operations were abandoned by operation of common law by 1938 and as a matter of law by 1960 or during the 1993-2006 discontinuance period. As discussed in this Memorandum, the Indian Valley Rock Mine vesting matter is not determinative of the rights in question for the Engels-Superior Mines. The record does not support Determination 4.

<u>Determination 5:</u> *Evidence in the record establishes an "objective manifestation of intent" to continue mining the Engels-Superior Mines, and a vested right exists allowing mining operations to expand across the entire Mine Property. This vested mining right includes the right to mine, process, sort, stockpile, haul and distribute the materials previously described from the Mines, including all uses typically ancillary to such mining operations. Finally, the vested mining right includes the right to produce material in response to market demand, subject only to the "substantial change" rule established in the Hansen Brothers decision.*

Response: Because the Background Report does not support Determination 4, the argument that the record does not support the objective manifestation to continue mining the Engels-Superior Mines must also apply to Determination 5. The record does not support Determination 5.

Exhibit "A"

US COPPER CORP

VERIFIED REQUEST FOR DETERMINATION OF VESTED RIGHTS OR THE ENGELS-SUPERIOR MINES BACKGROUND REPORT

VERIFIED REQUEST FOR DETERMINATION OF VESTED RIGHTS FOR THE ENGELS-SUPERIOR MINES

Submitted to:

County of Plumas
Planning Department
555 Main Street
Quincy, CA 95971

Submitted by:

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Prepared by:

EnviroMINE, Inc.
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Exhibits

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Exhibit 3 – Brief History of California-Engels Mining Company
Exhibit 4 – Negative Declaration for Indian Valley Rock Mine
Exhibit 5 – Engels Mine Technical Report, 1938
Exhibit 6 – Reno Evening Gazette, May 8th,1937
Exhibit 7 – Nevada State Journal, May 15th, 1939
Exhibit 8 – Nevada State Journal, January 13th, 1943
Exhibit 9 – Reno Evening Gazette, October 2nd, 1943
Exhibit 10 – Nevada State Journal, February 24th, 1944
Exhibit 11 – Report of the State Geologist, 1966
Exhibit 12 – California-Engels Mining Company Corporate Information, 2022
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Exhibit 19 – Mountain Valley Living, Historic Mines in Plumas Copper Belt, 2023
Exhibit 20 – Chain of Title History, 2023

1. Introduction

US Copper Corp ("US Copper") submits this request for a formal determination by the County of Plumas ("County") concerning the existence and scope of vested mining rights at the historic Engels and Superior Mines ("Mines"). The Mines are located in the Lights Creek Mining District, approximately 5 miles north of the intersection of Diamond Mountain Road and Lights Creek Lane, 11 miles northeast of the town of Greenville, and approximately 28 miles east of Lake Almanor. The Mine encompasses 967 acres ("Mine Property"), across multiple named and unnamed parcels, including: the Engels parcel (509 acres), identified as Assessor's Parcel Numbers ("APN") 007-008-004; the Superior parcel (226 acres), identified as APN 007-090-003; the Potts parcels, identified as APN 007-160-009 (13 acres) and APN 007-160-002 (1 acre); the Smith parcels, identified as APN 007-170-010 (23 acres), APN 007-170-011 (48 acres), and APN 007-160-010 (49 acres); the Smith-Potts parcel (27 acres), identified as APN 007-160-011; and an additional two, unnamed parcels identified as APNs 007-180-004 (32 acres) and 007-180-002 (39 acres). US Copper seeks a determination from the County on the following points:

- The Mines' vested mining rights encompass the entire 967-acre Mine Property.
- The Mines' vested mining rights include the right to produce material in volumes necessary to meet market demand, consistent with principles established in California law that mining production is responsive to market demand.
- The Mines' vested mining rights include the right to mine, to utilize all such mobile equipment and processing equipment as reasonable and necessary to crush, wash, sort, stockpile, load, and otherwise manage copper, gold, silver, and construction aggregate products from the Mines.
- All mining operations at the Mines may continue on the basis of the Mines' vested rights, subject to an approved Reclamation Plan and adequate Financial Assurance.

Historical Summary

To properly assess the vested mining rights associated with the Mines, it is crucial to have a clear understanding of the Mines' historical background. The Engels family first became interested in the Lights Creek copper deposits in 1878 and by 1880 had purchased the already-existing Superior Mine from the Ford brothers. By 1883, Henry Engels and his sons discovered the Engels copper deposit and spent the next 30 years further developing the mines. The Engels Copper Mining Company (later known as the California-Engels Mining Company) was incorporated in 1901.

By 1914, the Engels constructed the first flotation mill in the United States to process copper concentration at the Upper Camp of Engelmine. Mining operations were supported by additional infrastructure at Upper Camp, including bunk and boarding

houses for the workers, stores, a hospital, a school, and a post office. Support for mining operations expanded by 1917, when an entire town, Lower Camp, was constructed. Lower Camp also afforded the first direct railroad connection between the Mines and Western Pacific Railroad.

In 1917, the Superior Mill was constructed, and with the infrastructure above, enabled and greatly expanded the copper production from the Mines. The Mines were often the largest producers of copper in California until 1930, reporting a total production over fifteen years, of 160 million pounds of copper, 23,000 ounces of gold, and 1.9 million ounces of silver.

The Mines included underground operations comprised of horizontal adits (tunnels) at different elevations, as well as necessary surface mining features to support such mining, including entrances, stockpiling, and overburden storage. Overburden material and other mining support activities occurred near the adit entrances and remains visible today.

By 1930, declining copper prices made the Mines economically unviable and the Mines were idled. For the next few years, the Mines' owner and operator, the California-Engels Mining Company ("CEMCO"), maintained the infrastructure and equipment onsite so that the mines could resume production when copper prices rebounded. CEMCO sought to reopen the mine by raising capital through the sale of shares during the 1930s; however, low copper prices persisted, and continued on-site maintenance of equipment and infrastructure became economically infeasible, resulting in the sale and dismantling of the plants, townsite and equipment by 1938.

Nonetheless, CEMCO maintained ownership of the Mines and continued to pursuing mining opportunities in line with economics, including persistent interest in the Mines from multiple large mining companies. Multiple parties had options to work the mines during World War II; however, no work ever started because the War Production Board never approved mining and production. After World War II, CEMCO continued mineral development and the Mines were continuously leased from 1947-1993 by mining companies, including a significant, long-term lease by Placer Amex from 1962-1993. These lessees performed exploration work including drilling, economic evaluations, and mine planning.

CEMCO again leased the mines to potential operators in the early 2000's. These lessees continued exploration efforts to determine the quantity and quality of economically recoverable resources within the Mines Property. US Copper acquired the mining lease in 2013 and completed technical reports and resource estimates for the mines. US Copper also continued the extensive history of exploration work by undertaking a drilling program in 2021.

In addition to copper mining, aggregate, rock, sand, and gravel resources have also been mined. For example, CEMCO has sold, since the 1960s, overburden rock material located on the Engels parcel to local aggregate operators and on many occasions, donated this material to the Plumas County Public Works Department. In 2011, the

County deemed this portion of the Mines (known as the “Level 10 Site”) as vested and CEMCO leased it to Turner Excavating Inc.

The United States issued patents ceding the Mine Properties in 1889, 1918, and 1928 from the United States to private parties. Since the creation of the Mines from those patents, CEMCO has held ownership of the Mine Properties and has consistently leased the site to mine operators who continuously pursued mining operations. (See Exhibit 20 for the Chain of Title History)

Mine Location

Portions of Sections 3, 4, 7, 8, 9, 17, 18, and 19, Township 27 North, Range 11 East

Latitude: 40.210090

Longitude: -120.761479

See Figure 1 and 2

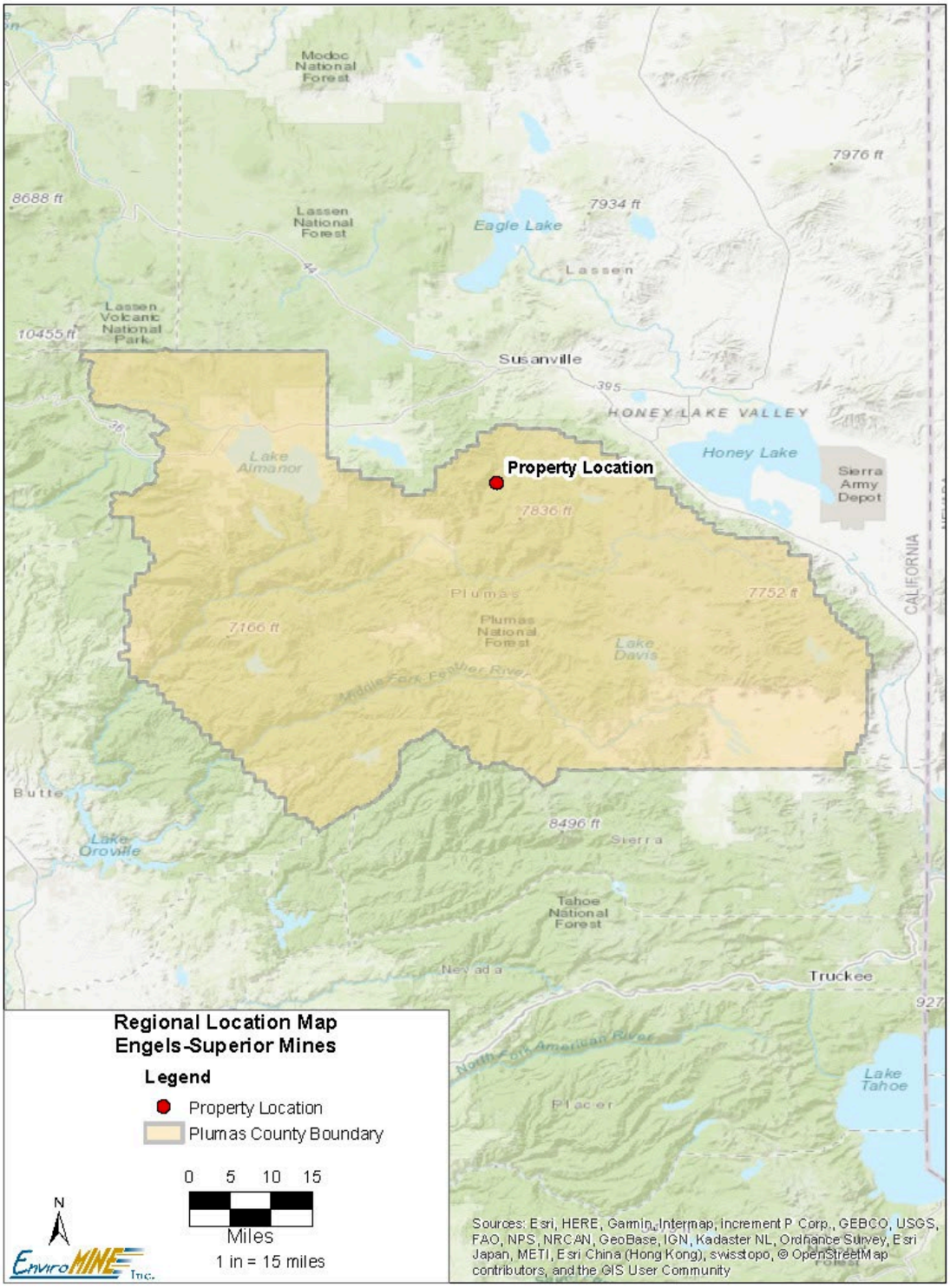


Figure 1. Regional Location Map

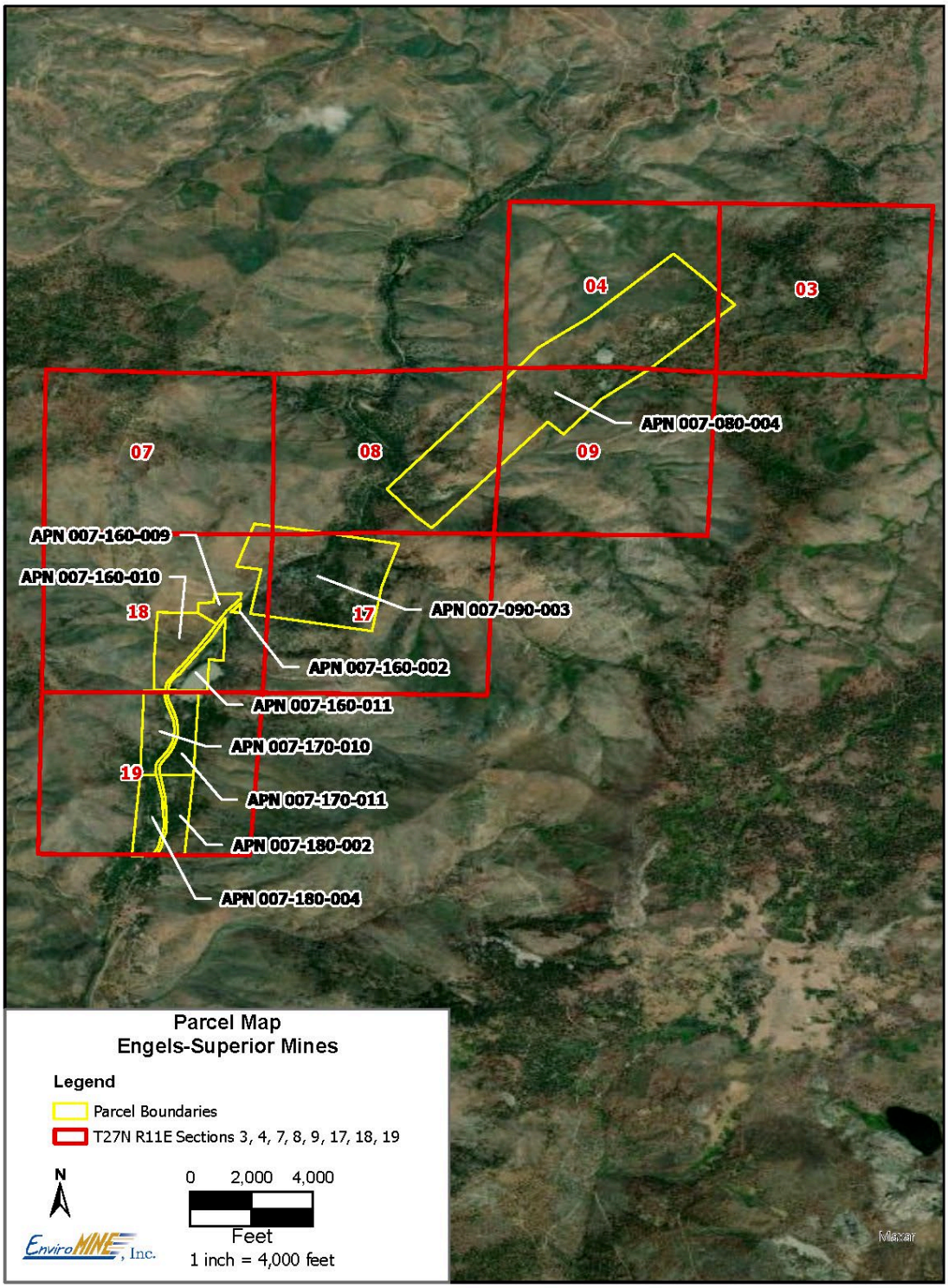


Figure 2. Project Location Map

2. Summary of Supporting Facts

1880	Henry Engels and his sons (Charles and William) acquire the Superior Mine from the Ford Brothers on September 1, 1880. (Exhibit 1, pg. 1)
1883	The Engels begin work on the Superior Mine as early as 1880 and discover the Engels Mine in 1883. Development at the Mines would continue over the next 30 years, including driving five adits into the deposits. (Exhibit 2, pg. 10)
1889	The United States granted Henry Smith patent to APN's 007-160-010, 007-160-011, 007-170-010, and 007-170-011 on April 4, 1889. (Exhibit 20)
1901	The Engels brothers incorporate Engels Copper Mining Company (E.C.M.Co.) on June 19, 1901. (Exhibit 3, pg. 1)
1910	Upper Camp was constructed at the Engels Mine to support mining operations. It contained bunkhouses/boarding houses, as well as a company store, hospital, school, and post office. (Exhibit 3, pg. 5)
1914	The first mill in the United States to use the flotation process for copper concentration was built at the Upper Camp at the Engels Mine. The mill was originally designed to produce 150-tons per day but reached 400-tons per day by 1919. (Exhibit 3, pg. 5)
1916-1938	Indian Valley Railroad Company was incorporated on June 30, 1916 by E.C.M.Co. A standard gauge railroad was built that connected the Mines to the nearby town of Paxton (22 miles away), which had a Western Pacific Railroad station. The railroad was used to transport both the ore concentrates and passengers and operated until 1938, when the equipment was no longer necessary to support the mining operations at the Mines. (Exhibit 3, pg. 9)
1917	Construction of Lower Camp begins adjacent to the Superior Mine. Lower Camp was a modern company town built to support mining operations and included 154 cottages, 10 dormitories, a boarding house, company store, hotel, recreation hall, hospital, school, and post office. The town was divided into three parts known as Engelmine, Hollywood, and Tijuana. (Exhibit 3, pg. 8)
1917	The Plumas County Superior Court distributed the estate of Henry Smith, deceased, granting the Smith Parcels (APN's 007-160-010, 007-

	160-011, 007-170-010, and 007-170-011) to E.C.M.Co. on October 2, 1917. (Exhibit 20)
1917	The Superior Mill at Lower Camp began operation on November 1, 1917. (Exhibit 3, pg. 7)
1918	The United States granted E.C.M.Co. patent to a portion of APN's 007-080-004 and 007-090-003 on May 7 and September 28, 1918. (Exhibit 20)
1918	The United States granted Henry Potts patent to APN's 007-160-002 and 007-160-009 on December 20, 1918. (Exhibit 20)
1919	On November 1, 1919, the Engels Mill was closed at Upper Camp, and production shifted to the larger and more favorably located Superior Mill. The Superior Mill produced 1,000-tons per day from the consolidated mined materials from the Engels and Superior Mines. (Exhibit 3, pg. 7)
1914-1930	Engels and Superior Mines reported total production of approximately 160 million pounds of copper, 23,000 ounces of gold, and 1.9 million ounces of silver. The mines were often the largest annual producers of Copper in California during this time period. (Exhibit 2, pg. 10)
1928	The United States granted E.C.M.Co. patent to the final portions of APN's 007-080-004 and 007-090-003 on January 25 and 30, and April 19 and 28, of 1918. (Exhibit 20)
1930	Both the Engels Mine and Superior Mine became idled due to economic conditions following years of low copper prices. Copper prices had been reduced to a third of their WWI highs due to substantially reduced economic activity experienced during the great depression. (Exhibit 3, pg. 7)
1932	Following idling, the Mines continued employing a small staff to perform upkeep and maintenance on the Mines' equipment and infrastructure. (Exhibit 1, pg. 15)
1936	E.C.M.Co. was merged into its holding company, California Copper Corporation (C.C.C.), on March 3, 1936 to form the California-Engels Mining Company (CEMCO). (Exhibit 3, pg. 1)
1937	CEMCO attempted to restart idled production by selling 144,000 shares of additional stock to raise proceeds to resume operations at the mines. The board of directors estimated only a small replacement of equipment would be necessary to resume activities and the mines, which would employ about 100 people at capacity. (Exhibit 6, pg. 1)

1938	The equipment from the mines were removed and stored in the machine shop, warehouse, and storage yards for future use. (Exhibit 5, pg. 6)
1939	Exploratory work was performed to determine if the site could be dredged for gold production. Exploratory work was favorable, determining that the Mine Property contained substantial resources and was worth additional and thorough prospecting efforts. (Exhibit 7, pg. 1)
1940-1947	During the 1940's, there was an effort to open previously producing copper mines, including the Mines. There were multiple interested parties who held options to work the mines and tried to raise money to resume production. One such party was Bruce McDonnell of Los Angeles and Associates, who reportedly acquired control of the mines in 1943. By 1944, development work was underway and the mines were considered active. However, the mines were never approved for reopening by the War Production Board, which was required for any mining enterprise during World War II, meaning that full production did not resume. (Exhibit 8, 9, and 10, pg. 1)(Exhibit 17)
1947-1951	Newmont Mining, a large multinational mining company, leased the Mines in 1947. By 1951, Newmont had performed mineral exploration and created a preliminary geologic map of the Lights Creek area in which the Mines are located. (Exhibit 17)
1950	In 1950, the United States Geological Survey ("USGS") produced the Greenville Quadrangle California 15 Minute Series Topographic Map. The map identifies surface mining features, including a marker for the Engel Mine (within the Superior parcel) and a mine dump within the Potts parcels. (Exhibit 16)
1950	In 1950, the United States Geological Survey ("USGS") produced the Kettle Rock Quadrangle California 15 Minute Series Topographic Map. The map includes two mining symbols within the Mining Property and identifies the Engel Mine Upper Camp within the Engels parcel. (Exhibit 16)
1951-1959	Indian Valley Chemical Company leased the mines in 1951 in hopes of continuing production and possibly making use of the tailings onsite. Paul Schwartz, president of CEMCO at the time, invested $25,000 into developing a new method to process the tailings. (Exhibit 17)
1958	On July 8, 1958, the Plumas County Board of Supervisors adopted its first comprehensive zoning ordinance. Section 61312.a.3 allowed mining in any zone by acquiring a use permit. The Mine Property was

	not placed within a specific zoning designation, so they fell into the "U" district which applied to all unincorporated parts of the county. (Exhibit 14)
1960-1962	Nye & Calhoun leased the site starting in 1960. In 1962, they would sublease the Mine Property to Placer Amex, a well-known mining and exploration company. (Exhibit 18)
1961-1962	Report 58 of the State Geologist, Division of Mines and Geology reports "small scale activity" at the Mines. A few thousand tons of ore was mined from the Superior Mine by a lessee in the early 1960's. Phelps Dodge, another mining company with interest in the Mines, did some investigations into the copper resource during this time as well. (Exhibit 11, pg. 2)(Exhibit 2, pg. 10)
1961	Placer Amex pursued mineral exploration effort in the Lights Creek area. (Exhibit 2, pg. 10)
1962-1965	Placer Amex performed stream sediment and soil sample surveys that showed high levels of copper in the soils for multiple deposits in the Light Creek area, including the Mines. (Exhibit 2, pg. 10)
1964-1993	Nye & Calhoun's lease ends, and CEMCO leased the properties to Placer Amex directly. Placer Amex held the lease until 1993. (Exhibit 12, pg. 2)
1964-1972	Placer Amex conducted exploratory drilling at the Mines. Results from drilling informed computer models, resource estimates, economic evaluations, and a summary report by 1972. Placer Amex drilled over 400 holes and estimated a resource of four billion pounds of copper at the Mines. Placer Amex notified the Forest Service that they planned to develop an open pit copper mine within the next ten years on both private and public land, which included the Mine Property. (Exhibit 2, pg. 10)
1964-1997	The Level 10 Site contains a large amount of overburden rock which is left over from initial development of Mines. CEMCO begins selling overburden to Placer Amex for road construction through 1975. CEMCO also sells or donates material from the Level 10 Site to various sand and gravel producers including multiple departments of Plumas County beginning in 1964. (Exhibit 4, pg. 80)
1972	In 1972, the United States Geological Survey ("USGS") produced the Kettle Rock Quadrangle California 15 Minute Series Topographic Map. The map identifies two tailings piles and the Engel Mine Upper Camp within the Mine Property. (Exhibit 16)

1974	The Forest Service prepared a Situation Report for Placer Amex's proposed open-pit copper mine. The purpose of the report was to begin to assemble all information about project development since the Forest Service believed the project may be the first of its type to require an environmental statement pursuant to the National Environmental Policy Act of 1969 (NEPA). The report included a detailed description of the project, existing environmental characteristics, and anticipated environmental effects. (Exhibit 15)
1976	In 1976, the Board of Supervisors adopted Ordinance 76-161 which zoned multiple parcels of the Mine Property (APNs 007-080-004/007-090-003/007-160-010/007-160-011/007-170-010/007-170-011/007-180-004/007-180-002) as General Forest (GF). Ordinance 752 defined the General Forest designation as "intended to be applied in the areas of the County which are presently in mining or forest production," with the primary purpose to "provide an opportunity for forest and range management and for mining on parcels which are appropriate for such uses." Section 9-4.2702 defined permitted uses in the General Forest zone include "Mining, quarrying, and commercial excavating and the processing thereof." (Exhibit 13)(Exhibit 14)
1976	The Surface Mining and Reclamation Act ("SMARA") became effective January 1, 1976. SMARA applied state-wide and required all surface mining operations to have either a use permit or vested rights, as well as a reclamation plan and financial assurances. Surface mining operations that have a vested mining right are exempted from the requirement to obtain a permit. Vested mining operations must have a valid reclamation plan and financial assurances.
1979	In 1979, the Board of Supervisors adopted Ordinance 79-322 which zoned multiple parcels of the Mine Property (APNs 007-160-010/007-160-011/007-170-010/007-170-011/007-180-004/007-180-002) as Rural Environment (RE-10) and Secondary Flood Plain (FP-2). (Exhibit 13)(Exhibit 14)
1980	In 1980, the United States Geological Survey ("USGS") produced the Moonlight Peak Quadrangle California 15 Minute Series Topographic Map. The map identifies a tailings pile in both the Engels parcel and the Potts parcel. Multiple mining symbols also identify the Engel Mine in the Superior parcel. (Exhibit 16)
1984	In 1984, the United States Geological Survey ("USGS") produced the Susanville Quadrangle California 30 x 60 Minute Series Topographic Map. The map identifies the Engel Mine Upper Camp and two mining

	symbols in the Engels parcel. The Engel Mine and a mining symbol is also identified in the Superior parcel. The tailings pile is also identified in the Potts parcel. (Exhibit 16)
1985	In 1985, the Board of Supervisors adopted Ordinance 85-604 which rezoned parcels on the Mine Property (APNs 007-080-004/007-090-003) as General Forest (GF). The ordinance also rezoned parcels on the Mine Property (APNs 007-160-002/007-160-009/007-160-010/007-160-011/007-170-010/007-170-011/007-180-004/007-180-002) as Secondary Suburban (S-3), Mobile Home Combining (MH), and Potential High Fire Hazard Combining (FH). Ordinance 84-593 Section 9-2.3302 listed "Mining" as one of the uses permitted subject to issuance of a Special Use Permit in the General Forest zone. (Exhibit 13)(Exhibit 14)
1991	In 1991, the Board of Supervisors adopted Ordinance 91-762 which rezoned multiple parcels on the Mine Property (APNs 007-160-009/007-170-010/007-170-011/007-180-004) as Secondary Suburban (S-3) and Mobile Home Combining (MH). (Exhibit 13)(Exhibit 14)
1993	Placer Amex cancels its lease for the Mines. Permitting and development of their anticipated open-pit copper mine continued to be uneconomical based on inflation and a decline in copper prices. (Exhibit 12, pg. 2)
1994	In 1994, the United States Geological Survey ("USGS") produced the Kettle Rock Quadrangle California 15 Minute Series Topographic Map. Upper Camp is identified in the Engels parcel as well as two mining symbols and two tailings piles. (Exhibit 16)
1994	In 1994, the United States Geological Survey ("USGS") produced the Moonlight Peak Quadrangle California 15 Minute Series Topographic Map. The Engel Mine is identified in the Superior parcel as well as multiple mining symbols. A tailings pile is identified in the Engels parcel as well as a mining symbol and the word mine. The large tailings pile is identified in the Potts parcel. (Exhibit 16)
1996	In 1996, the Board of Supervisors adopted Ordinance 96-858 which rezoned multiple parcels on the Mine Property (APNs 007-160-002/007-160-009/007-160-010/007-160-011/007-170-010/007-170-011) as Timberland Production (TPZ) and some parcels (007-160-011/007-170-011) as Mining (M). Ordinance 86-623 Section 9-2.3402 allowed mining as a use by right in the Mining zone. (Exhibit 13)(Exhibit 14)

2004-2008	Sheffield Resources Ltd. Showed continued mining interest in the region by staking 410 unpatented lode claims within the Lights Creek District. (Exhibit 2, pg. 11)
2006-2008	CEMCO leases the Mine Property to Sheffield Resources Ltd (acquired by Nevoro in 2008). Nevoro drilled 44 holes at the Engels Mine to define high-grade copper. They also performed extensive underground sampling on multiple levels of the Superior Mine. (Exhibit 12, pg. 2)
2007-2011	Nevoro staked an additional 68 unpatented lode claims over the four-year period. (Exhibit 2, pg. 11)
2009-2010	Starfield Resources acquired Nevoro and continued drilling exploration on the Mine Property, drilling ten additional holes at Engels Mine. Starfield also performed an airborne geophysical survey of the Mines in 2010. (Exhibit 12, pg. 2)
2010-2011	Turner Excavating Inc. leases the Level 10 Site with the intention to utilize the overburden for various construction projects. Plumas County approved a Reclamation Plan for the operations and determined that the Level 10 Site was vested in 2011. (Exhibit 4, pg. 78)
2013-Present	US Copper acquires the mining lease on the Mines and completes a Technical Report and Resource Estimate. Detailed surface geologic mapping was completed on the Mines in 2014. The deposits were examined by Anatofasta PLC (mining company) and geologist Richard Sillitoe who determined them to be Iron Oxide Copper Gold Deposits (IOCG). US Copper Corp. continued exploration on the sites including a drilling program in 2021. (Exhibit 12, pg. 2)

3. Vested Mining Rights – General Legal Principles

A vested right is a property right that is protected by both the United States and California constitutions, which allows property owners to continue engaging in certain activities such as mining, even if there are changes to zoning or land-use regulations that would otherwise restrict or prohibit those uses. This legal concept has been formally recognized in American law since the early twentieth century, which coincided with the origin of zoning ordinances.

The Surface Mining and Reclamation Act of 1975 § 2770(a) states that a permit, reclamation plan and financial assurance is required for all surface mining operations:

Except as provided in this section, a person shall not conduct surface mining operations unless a permit is obtained from, a reclamation plan has been submitted to and approved by, and financial assurances for reclamation have been approved by the lead agency for the operation pursuant to this article.

SMARA; however, expressly recognizes that vested rights except a mining operation from the permit requirement, as provided for in § 2776. (a):

No person who has obtained a vested right to conduct surface mining operations prior to January 1, 1976, shall be required to secure a permit pursuant to this chapter as long as the vested right continues and as long as no substantial changes are made in the operation except in accordance with this chapter. A person shall be deemed to have vested rights if, ***prior*** *to January 1, 1976, he or she has, in good faith and in reliance upon a permit or other authorization, if the permit or other authorization was required, diligently commenced surface mining operations and incurred substantial liabilities for work and materials necessary therefore. Expenses incurred in obtaining the enactment of an ordinance in relation to a particular operation or the issuance of a permit shall not be deemed liabilities for work or materials.*

Furthermore, mining operations are unique compared to other non-conforming uses because they require movement across the property (sometimes multiple properties, if each property is "vested"), in order to continue the activity. As a result, vested mining rights are treated differently than other vested rights. The California Supreme Court's landmark decision in *Hansen Bros. v. Nevada County* (1996) ("*Hansen Bros.*") established the legal framework for vested mining rights, which remains the primary authority in California. The *Hansen Bros.* decision defined vested mining rights in terms of their geographic scope, volumetric scope, and operational scope and specifically incorporated the "diminishing asset doctrine," which allows unexcavated portions of a property to be vested. These legal principles continue to guide the determination of vested mining rights in California.

A vested mining operation must comply with SMARA's reclamation plan and financial assurances requirements, as well as federal and state endangered species laws and regulations, Clean Air and Clean Water Act and regulations. Additionally, SMARA reclamation plan approvals are discretionary and subject to the California Environmental Quality Act.

3.1. Vesting Date

In *Hansen Bros.*, the California Supreme Court recognized that a "legal nonconforming use is one that existed lawfully before a zoning restriction became effective and that is not in conformity with the ordinance when it continues thereafter." (*Hansen Bros*, *supra*, 12 Cal.4th at 540, n.1.) Therefore, the "vesting date" refers to the date on which the local land use regulations first required a permit for mining operations. SMARA's

effective date of January 1, 1976 can serve as the vesting date when the city or county had not adopted an earlier ordinance requiring a use permit. As discussed in **Section 4.1**, below, Plumas County enacted land use regulations requiring a mining permit ***before*** SMARA's enactment, and thus the vesting date is consistent with the enactment of that local land use ordinance.

3.2. Geographic Scope

In *Hansen Bros.*, the California Supreme Court recognized the "diminishing asset doctrine" which holds that the whole of a vested mining operation is vested, and can expand across the mining property, even if portions of that property were not actively excavated as part of the mining operation on the vesting date, so long as the mine operator can demonstrate "objective manifestations" (or "objective evidence") of intent to mine the property. (*Hansen Bros.*, *supra*, 12 at 554-556.) The diminishing asset doctrine acknowledges the reality that an owner cannot (and indeed, should not) excavate an entire property at once (whereas a property owner with a building could, in fact, build it all at once), and thus has a right to expand its operation to mine additional areas after the operation becomes a non-conforming use (*Id.* at 554). The diminishing asset doctrine was first articulated in California in the 1950s in *McCaslin v. City of Monterey Park*.

> *The very nature and use of an extractive business contemplates the continuance of such use of the entire parcel of land as a whole, without limitation or restriction to the immediate area excavated at the time the ordinance was passed.* (1958) 163. Cal.App.2d 339, 349.

Interpreting *McCaslin*, the *Hansen Bros.* Court found that "[a]n entire tract [of land] is generally regarded as within the exemption of an existing nonconforming use, although the entire tract is not so used at the time of the passage or effective date of the zoning law." (*Hansen Bros.*, *supra*, 12 Cal.4th at 554.)

The existence of actual mining operations is objective evidence of intent to mine a given property (*Hansen Bros*, *supra*, 12 Cal.4th at 556.) Historically, "objective manifestations of intent" also include various activities such as stockpiling materials, constructing haul roads, setting up supporting infrastructure, preparing the site, conducting exploratory drilling, as well as non-physical activities that also demonstrate an "intent" to mine the entire property, such as identifying mineral reserves, preparing mine plans, and carrying out mineral surveys.

3.3. Operational Scope

Vested mining rights includes the right to "engage in uses normally incidental and auxiliary to the nonconforming use." (*Hansen Bros.*, supra, 12 Cal.4th at 565.) This principle established that the mining operation in *Hansen Bros.* encompassed all the various facets of a mining operation that were integral to the business, such as in-stream sand and gravel mining, hillside hard rock mining, and the use of a rock crushing plant. Additionally, any structures that were necessary or supplementary to these activities are also included in the vested right under this principle. (*Id.* at 566.)

3.4. Volumetric Scope

A vested mining operation has the right to increase production in response to market demand (*Hansen Bros.*, supra, 12 Cal.4th at 573.) Mining is inherently tied to the changing demands of the market, which can vary significantly between years or decades. Responses to production do not represent a "substantial change" of the nonconforming use.

3.5. Abandonment of Vested Rights

Under California law, waiver of vested rights or abandonment, requires **intentional relinquishment**: "Waiver is the intentional relinquishment of a known right after full knowledge of the facts . . . '[t]he pivotal issue in a claim of waiver is the intention of the party who allegedly relinquished the known legal right.'" (*Habitat Trust for Wildlife, Inc. v. City of Rancho Cucamonga et al.* (2009) 175 Cal.App.4th 1306, 1320, citing *DRG/Beverly Hills, Ltd. v. Chopstix Dim Sum Café & Takeout III, Ltd.* (1994) 30 Cal.App.4th 54, 60; *see also City of Ukiah v. Fones* (1966) 64 Cal.2d 104, 107-108 ; *Oakland Raiders v. Oakland-Alameda County Coliseum, Inc.* (2006) 144 Cal.App.4th 1175, 1189). This "knowing waiver" is particularly important when dealing with constitutionally protected rights, and the courts have held that "[a] waiver of a constitutional right requires a knowing and intentional relinquishment of that right, and such a waiver is disfavored in the law." (*Calvert v. County of Yuba* (2006) 145 Cal.App.4th 613, 628.)

The *Hansen Bros.* Court articulated the rules governing waiver of a vested right in the mining context. The Court held that vested mining rights can be considered waived only if two factors are satisfied: (1) actual operator intent to abandon the vested right and (2) an overt act, or failure to act, which implies that the operator no longer claims an interest in the vested right (*Hansen Bros.*, *supra*, 12 Cal.4th at 569). Moreover, under *Hansen Bros.*, an operator must intend to discontinue, and actually discontinue, the entire mining enterprise (not merely one component) to waive vested rights (*Id.* at 566; see also *Pickens v. Johnson* (1951) 107 Cal.App.2d 778, 787). An operator who pauses extraction or sales does not abandon their vested mining right.

A proponent of abandonment must demonstrate these factors by "clear and convincing" evidence to support a finding of waiver (*City of Ukiah v. County of Mendocino* (1987) 196 Cal.App.3d 47, 56 ("doubtful cases will be decided against a waiver"); *Copp v. Paxton* (1996) 45 Cal.App.4th 829, 846). Under these standards, waiver is a question of fact, not law, and can only be proven by facts that demonstrate the clear intent to waive vested rights and an accompanying act borne from that intent (*See Bickel v. City of Piedmont* (1997) 16 Cal.4th 1040, 1052). It is widely acknowledged that the mining property rights do not expire due to the passage of time, physical absence from the mine, or even the failure to extract or sell materials, unless there are other circumstances indicating abandonment. In fact, it is common for mines to remain inactive for extended periods of time and to be purchased and reserved for future use when market conditions

or other factors are more favorable. The British High Court of Chancery, in the case of *Seaman v. Vawdrey*, ruled that the presumption of abandonment based on the absence from or lack of mining activity in a mine ***does not apply to mines***. In this particular case, the court concluded that the failure to work a salt mine for over a century did not constitute abandonment of the mine. The court provided the following explanation for its decision:

> *It is well known that mines remain unwrought for generations; that they are frequently purchased or reserved, not only without any views to immediate working, but for the express purpose of keeping them unwrought until other mines shall be exhausted, which may not be for a long period of time. It is impossible therefore to infer that this right is extinguished, though there is no evidence of the exercise of it since the year 1704.*

There is no precedent for a vested mining right to be abandoned due to the lack of onsite activity. The only example of abandonment of a vested right in California was due to the landowner's direct claim on an official document that mining had ended, and he had "no intent to resume." (*Hardesty v. State Mining & Geology Board* (2017) 11 Cal.App.5th 790, 814.)

While not directly applicable to vested rights, the federal Mining Law of 1872 allows individuals to hold federal mining claims for an indefinite period of time, even if they are not actively extracting or selling materials. The law provides useful guidance and recognizes that simply holding mineral interests is sufficient to maintain mineral rights.

4. Analysis of Engels-Superior Vested Mining Rights

Since enactment of the Surface Mining and Reclamation Act of 1975, courts have looked at whether a non-conforming mining use was established **prior** to the date when a permit was first required in the jurisdiction in question. In cases where zoning required a permit for mining uses prior to January 1, 1976, the establishment of a vested right requires that the non-conforming use must pre-date the restrictive ordinance.

Typically, for a property to be vested, :

1. The legal, non-conforming use must have been in existence prior to the enactment of the restricting ordinance; and

2. The use must have been lawful when begun.

The use of, or expenses or liabilities incurred for the use on the property, must be of a substantial nature so as to warrant constitutional protection of a property right.

Consistent with the above concepts, and as discussed in **Section 3,** above, the requested vested rights determination requires the County to make factual determinations as follows:

1. When did County first require use permits for mining at the Mine Property (*i.e.*, what is the vesting date)?

2. What type of surface mining activities were conducted at the Mines prior to the vesting date?

3. Does objective evidence exist indicating the owner's intent to continue to mine across the Mine Property as of the vesting date?

4. Have the Mine's vested rights been abandoned at any time since their establishment?

4.1. Vesting Date

On July 8, 1958, the Plumas County Board of Supervisors adopted its first comprehensive zoning ordinance. Section 61312.a.3 allowed mining in any zone if a use permit was obtained. This was the first zoning ordinance that required a use permit at the Mines. Since the County enacted the restrictive ordinance before the establishment of SMARA, the vesting date is July 8, 1958.

4.2. Geographic Scope

The 967-acre Mine Property is located in sections 3, 4, 7, 8, 9, 17, 18, and 19, Township 27 North, Range 11 East. As of the vesting date (July 8, 1958), the Mine Property was under the ownership of CEMCO, which had operated the mines and who intended to continue mining operations consistent with economic conditions.

The evidence, detailed in **Section 2**, above, shows that mining activities began on the Mine Property in the 1880's and expanded significantly over the next 50 years (until approximately 1930). During this period, mining for multiple materials was active, consistent with economic demand, until copper prices fell, rendering continued production uneconomical, and causing the Mines to be idled. Regardless of this idling, CEMCO maintained the site, and continued mining operations (including exploration and evaluation of whether mining could continue based on economic conditions) through the 1940s and 1950s. CEMCO owned the Mine Property on the vesting date, had continuously leased and developed the Mine Property, "objectively manifesting" the intent to mine the entire Mine Property as of July 8, 1958.

These pre-vesting mining operations were substantial in nature and included material stockpiling, construction of haul roads, exploration drilling and acquisition of supporting infrastructure throughout the Mine Property. The continuation of mining related exploration activities and mine development evaluation, surveying and planning both pre-and post-vesting further demonstrate and corroborate an intent to mine the entirety of the Mine Property.

These facts are sufficient, under *Hansen Bros.*, to support a determination that the ***entire Mine Property*** is subject to a vested right.

4.3. Operational Scope

Vested mining rights include the right to "engage in uses normally incidental and auxiliary to the nonconforming use." (*Hansen Bros.*, supra, 12 Cal.4th at 565.)

Pre-vesting operations at the Mines were expansive and state-of-the-art, for the time. Two separate mills were constructed for the copper processing, one of which was the first of its kind in the United States. Two separate camps were constructed and eventually grew into a full-fledged mining town (Engelmine) with company stores, a hospital, school, post office, hotel, recreation hall, and over 100 cottages and residences. A railroad line was built between the Engelmine and Paxton to transport both ore concentrates and passengers. Conventional equipment and methods were used to mine and process the material and that material was delivered to market when market conditions were favorable.

These facts are sufficient to support the inclusion of mining, sorting, washing stockpiling and incidental and auxiliary activities in the Mine's vested rights.

4.4. Volumetric Scope

A vested mining operation has the right to increase production in response to market demand. (*Hansen Bros.*, supra, 12 Cal.4th at 573.)

Evidence shows that operational intensity and production from the Mines has always consistent with and responsive to market demand. The Mine has produced millions of tons of copper, millions of ounces of gold and silver, and millions of tons of rock, sand, and gravel over its life span.

This evidence supports a vested rights determination that the Mines may operate and produce material in volumes necessary to meet market demand, consistent with production principles established in California law.

4.5. No Abandonment

Evidence shows that the Mines became a vested mining operation upon the vesting date (1958) since they were mined well before SMARA and or zoning restrictions would require a mining permit. Moreover, since that time, the Mines have been continuously owned by CEMCO and leased to a series of mine operators and exploration companies, all of whom occupied the Mines with the intent to continue the vested mining operation. CEMCO has never acted in any way that suggested they intended to abandon the Mines or waive their vested rights.

Although the burden is not on US Copper, as applicant to prove non-abandonment (that burden is on any party asserting abandonment and they must prove it with "clear and convincing evidence," a very high bar), here there is no evidence that the vested rights

have been abandoned as there has never been an intent or overt act to abandon those rights.

5. Relationship of Vested Rights to the Existing Vested Rights Determination and Reclamation Plan

Turner Excavating Inc. ("Turner") applied for a reclamation plan and vested rights determination by the County in 2011. Activities related to copper mining in the early 1900's left a large stockpile of overburden rock on the Engels property (APN 007-080-004). CEMCO provided records to the County showing that the aggregate stockpile had been sold since the early 1960's, and even donated to the County's public works department on numerous occasions. Plumas County reviewed the historical records and deemed the site had vested rights on October 21, 2011. The Reclamation Plan was also approved and the site is identified as the Indian Valley Rock Mine and assigned California Mine ID # 91-32-0039.

Given the geographic, operational, and volumetric scope of vested rights, the vested right granted to the Indian Valley Rock Mine applies to the entirety of the Mine Property. The extraction, stockpiling, and sale of the aggregate resources at the Indian Valley Rock Mine shows an intent to continue multi-material surface mining operations throughout the site.

Therefore, the case for a vested mining right on the Mines is two-fold: (1) the evidence clearly shows a vested right based on copper, gold, and silver mining at the Mines up to the vesting date (as well as corroborating evidence of similar activities, without County permits, after the vesting date) and (2) the vested right already proven and accepted by the County for the Indian Valley Rock Mine applies to the entire Mine Property. Either factor is sufficient to support this request for vested mining rights.

6. Precedent Vested Rights Cases

A number of California mining sites have obtained vested mining rights status over the past 27 years. Examples include:

- Hansen Brothers (1996), Sand and Gravel – Nevada County
- Parks Bar Quarry (2005), Rip Rap – Yuba County
- Permanente Quarry (2007), Limestone – Santa Clara County
- National Quarries (2008), Granite – San Diego County
- Western Aggregates (2010), Sand and Gravel – Yuba County
- Newman Ridge Quarry (2012), Construction Aggregates – Amador County
- Lone Pine Canyon (2019), Limestone – San Bernardino County
- Chubbuck Mine (2020), Limestone, Sand and Gravel – San Bernardino County
- Spring Valley Quarry (2021), Rip Rap – Yuba County
- Sand Canyon Quarry (2022), Sand and Gravel – Kern County
- Schneider Historic Mine (2002), Sand and Gravel, Gold – Sacramento County

The Lone Pine Canyon and Chubbuck Mine Vested Rights Determinations are similar to the Engels-Superior Mines. Both Lone Pine Canyon and Chubbuck Mine had experienced periods of inactivity for 50 years or more. However, San Bernardino County found that "Because no evidence in the record exists showing intent to abandon the mineral interests and continue mining the Properties, a vested mining right exists…" (San Bernardino County, Recognition and Confirmation of Vested Mining Rights; Applicant: El Cajon Associates LLC., pg. 2).

7. County Obligations Regarding Vested Rights

Under state law, a County fact-finding body, typically the Planning Commission, is obligated to hold a public hearing to verify vested mining rights where the vested mining rights implicate the "diminishing asset doctrine." This is a unique responsibility, limited solely to factual determinations, and the Planning Commission is not tasked with making a discretionary land use decision. Rather, the Commission's role is to review the presented facts using a "preponderance of evidence standard". When applying the preponderance of evidence standard, the party with the burden of proof satisfies the burden by convincing the fact finder that there is more than a 50% likelihood that the claim is true. If the facts support the existence of the vested right, then the commission must confirm it. The Planning Commission's function is analogous to that of a judges or jury who establish the facts and, in turn, affirm and establish the existence of the vested mining right.

8. Requested County Determinations

Based on the facts provided and legal precedents, US Copper Corp respectfully requests that the County make the following factual and legal determinations with respect to the Engels-Superior Mines vested mining rights:

1. Mining operations commenced at the Mines as early as 1880 with commercial operations occurring and expanding responsive to market demand.

2. The County first adopted a use permit requirement applicable to mining operations on the Mine Property as of July 8, 1958, which is prior to enactment of SMARA. Thus, July 8, 1958 is the "vesting date" for purposes of evaluating the existence and scope of vested mining rights at the Mines.

3. Prior to the vesting date, mining operations occurred at the Mines, encompassing 967 acres. Since operations commenced, evidence shows that mining expanded over time and as necessary to produce multiple materials in response to market demand. Mining operations utilized all such mobile and processing equipment as reasonable and necessary to crush, wash, sort, stockpile, load, and otherwise manage copper, gold, silver, and construction aggregate products from the Mines.

4. The Mines became vested in 1958 and the owner has never waived or abandoned its vested right to mine. There is no evidence in the record of an intent or overt act by the owner to abandon the Mines vested rights. Additionally, the vested rights already proven and accepted by the County for the Indian Valley Rock Mine applies to the entire Mine Property.

5. Evidence in the record establishes an "objective manifestation of intent" to continue mining the Engels-Superior Mines, and a vested right exists allowing mining operations to expand across the entire Mine Property. This vested mining right includes the right to mine, process, sort, stockpile, haul and distribute the materials previously described from the Mines, including all uses typically ancillary to such mining operations. Finally, the vested mining right includes the right to produce material in response to market demand, subject only to the "substantial change" rule established in the *Hansen Bros.* decision.

Exhibit 1
California-Engels Company Timeline

BRIEF TIMELINE
ENGELS COPPER MINING CO. (E.C.M.Co.)
CALIFORNIA COPPER CORPORATION (C.C.C.)
CALIFORNIA-ENGELS MINING COMPANY (CEMCO)

1878- Henry A. Engels becomes interested in James and A.J. Ford's Superior Copper Mine in the Lights Creek Mining District, Plumas County, CA.

1880 - Henry A. Engels and his sons acquire the Superior Mine from the Ford Brothers on September 1, 1880.st

1883 - Engels Brothers have been working during the last two or three years... (Greenville Bulletin Vol. 3, #37, 6/6/1883)

1894 – Both Henry A. and his wife Caroline pass away at Lights Creek Canyon and are buried in Taylorsville, CA cemetery.

1901 Arthur Keddie, Field Notes for MS3916 (deeds file #3).
E.C.M.Co incorporated June 19, 1901 (Minutes Vol 1:6)
(Minutes and records from 1901 to 1914 lost)

1908 - William Watson field notes for MS4752 (11/14/1908): "Grantor of claimant took possession of claims Engels #2 &#3 in 1884"; claims in continuous possession but not recorded, original notices destroyed by elements; June 1901 requested survey which was MS3916 (Keddie); original plat in office on April 18, 1906, when it was destroyed by fire, request another survey. Carbonate #2/Engels 3 line - (shake) blacksmith shop (20x25 ft) at entrance to Tunnel #4. Engels #3: Tunnel #1, "the mouth of which bears S13°E, 190 ft from northerly end of the lode line", 90 ft deep. Tunnel #2 "mouth of which bears S16.25°W 250 ft from the northerly end of lode line", 243 ft deep. Tunnel #3 "mouth of which bears S56°W, 420 ft from the northerly end of lode line", 225 ft deep. Tunnel #4 "mouth of which bears S45°W, 875.9ft from Cor No. 4 (Engels #3 claim)", 280 ft deep. Tunnel #5 started January, 1911, "mouth of which bears N35°E, 870.5 ft from Cor. No. 1", 360 ft deep. Watson did survey in 1908 but not filed until 1/2/12. No buildings other than blacksmith shop

noted.

1912 - Quitclaim deed, Thomas Fant to E.C.M.Co for Fant Ditch (Archives, Engels Mine File)

1910-1913 – 500 ton blast furnace built at No 10 level. It was shut down by the USFS

1913 - The smelter is finally finished only to have the then Forest Service outlaw its use because smoke from the smelter would kill trees in the forest. In a report from early 1913 E. L. Sizer, a reputable mining engineer, states that the smelter will not work because there are not enough sulfide ores in the oxidized zone and the Engels Mine is worthless unless sulfide ores are found in large amounts. Within a month William Engels, the Superintendent, finds sulfide ores in Adit #5. He receives instructions from E. L. Sizer to pursue development there and in Adit #4.

1913-The German/Hawaiian investors withdrew their financial support over the smelter issue.

1913- Engels Copper is approached by Minerals Separation American Syndicate (1913) Ltd. to examine the Engels Mine to see if it was suitable for the flotation process to concentrate its copper ore. They sent H.W. Turner another reputable geologist to examine the deposit. His report was favorable and with new financing from Hawaii the first mill in the United States to use the flotation process to concentrate copper ore was built in **1914**.

1913 - May, 1913 Upper Camp Mill begun (Minutes Vol. 1:58).

5/7/13: MS4753 patented (Superior Claims) called Engels # 1 & 2, Ruth #1 & 2 and Superior #1 & 2 claims.

1914 flotation process to concentrate copper ore was built – see 1913

5/14/14: Mine inactive, By laws amended, 400,000 shares stock offering @$.25, E.(Elmer)E. Paxton elected Manager (Minutes Vol 1:4-6).

5/18/14: Officers: Henry Engels, President; F. (Felix) Klamp VP;
Elmer.E. Paxton, Treas.; Landon A. Bell, Secretary (Minutes Vol 1:31).
Plan of operations: Smelter impracticable; Oil Flotation process, build mill at (Engels) tunnel 4; H.E. Bush hired as Mine Superintendent (Minutes Vol 1:33-35).

5/12/14: William Engels will remain at the mines...assessment work & claim locating (Minutes Vol 1:43).

5/18/14: Work to be done - Road from Lower Camp to mines improved; saw mill

moved to Upper Camp; Smelter boiler moved; mining operations Engels Level 4 (Minutes Vol 1:44-45).

6/3/14: License for Mill with Minerals Separation, Inc. approved; Work on mill foundations begun; storehouse moved to Upper Camp; (Minutes Vol 1:52)

6/2/14: Estimate cost of mill total $47,585 (Minutes Vol 1:58).

6/30/14: Two trucks purchased; Sawmill operating; Mining Engels #5,#4; Mill excavation completed; Tramway to mill for ore and concentrates; first load of ore to be shipped; hydro plant construction authorized, water rights from G. Ruffa (Minutes Vol 1:74-75).

6/30/14: Present source of water for Upper Camp Fant Ditch, not sufficient to develop hydroelectric power; Ruffa ditch alternative (Minutes Vol 1:76-77).

8/21/14: European war, smelters closed, copper prices uncertain; contract with smelter in Garfield, Utah, third truck purchased (Minutes Vol 1:80).

8/21/14: Letter to stockholders - Flotation mill cost total $45,000; bldg 50' by 120'; hydro-electric plant, 3.5 miles of flume and drop of 425 ft, cost $24,000; sawmill moved again, lumber for mill, flume mine; track from mine to mill snow-sheds; aerial tram overhauled; ore to smelter (Minutes Vol 1:86-87).

10/9/14: Trucks need strengthening; low copper prices, $25,000 loan needed (Minutes Vol 1:92-93).

11/25/14: Insufficient water for power, mill ready but need auxiliary power to run, 100 hp distillate engine purchased; sell treasury stock to raise funds (Minutes Vol 1:97-99).

1914 - November Upper Camp Mill finished (Minutes Vol 1:122).

1915 - January 1915 Upper Camp Mill commences operation 200 tons/day (Minutes Vol. 1:122).

2/8/15: $10,000 loan needed; mill running, water and engine sufficient; roads too soft to haul with trucks, tractors pulling several trailers option to Crescent Mills then transfer to trucks to Keddie; $3,000 loan (Minutes Vol 1:105-107).

3/5/15: Total shares outstanding 1,333,011, Hawaiian shareholders shares voted by F. Klamp, 775,924 (Minutes Vol 1:121).

3/5/15: Hauling concentrates too expensive roads bad, store concentrates until better weather, loan against stored concentrates $45,000 (Minutes Vol 1:125).

4/22/15: H.E. Bush replaced by Edmund Juessen as Operating Engineer (Minutes Vol 1:137).

6/23/15: Power shortages, discussion of Great Western Power from Butt Lake

(Minutes Vol 1:144, 146).

June 23, 1915 Upper Camp Mill authorized to increase capacity to 300 tons/day (Minutes Vol 1:147).

11/19/15: Great Western construct telephone line between Butt Lake and Engels (Minutes Vol 1:164). (power line already under construction)

11/23/15: Contract with Ward & Hutchins of Taylorsville to haul concentrates to Keddie and freight to mine (Minutes Vol 1:162).

11/27/15: Tailings: Door thickener out of mill to flat, dam below mill and additional dam at mouth of new tunnel; 1.5 miles 6" redwood pipe laid in Fant Ditch; new power line in operation; indebtedness paid off in nine months operations, copper price high (Minutes Vol 1:159-161).

12/8/15: Jussen not rehired, John Reinmiller Superintendent, proposed railroad from Greenville to Lower Camp, either connecting to Southern Pacific line to Greenville or connect with Western Pacific (Minutes Vol 1:152-155).

12/8/15: Resolution to offer 133,395 shares of treasury stock to finance construction of railroad (Minutes Vol 1:165).

Late 1915 Engels Level 6 begun (Minutes Vol. 1:160, 11/27/1915).

11/27/1915 Tailings dam begun at mouth of new tunnel level 6 (Minutes, Vol. 1:159).

1916

2/11/16: 1,398,873 shares outstanding, F. Klamp representing 854,426 shares (Minutes Vol 1:170).

2/14/16: 1915 Second Annual Report: Heavy snow, power interruptions Dec & Jan; Level 6 and Shaft from level 4 to 6 begun; Superior tunnel planned; Upper Camp Mill at 450 ton/day capacity; copper price high (Minutes Vol 1:175).

6/28/16: Stock subscription for Indian Valley Railroad Company, agreement with Western Pacific; 1 1/2% dividend per month declared; new hauling contract with S. Gallegos (Minutes Vol 1:189-190).

6/28/16: estimate cost of railroad $294,000 (Minutes Vol 1:192).

6/30/16: improvements during previous six months: Superior Compressor plant, new water system, tailings dam, 5 new cottages, superior tunnel, etc. (Minutes Vol 1:193).

7/12/16: MS5256 Field Notes completed by William Watson. Claims located various dates 1907 to 1914. Description of Ruffa Ditch (:24). Engels #3 Claim: Wire rope tramway course S46°W 7200 ft, terminal 45 x 52 ft. Carbonate Lode claim: Fant

Ditch (:30) description. At end of ditch "system of pipes & hydrants for protection of numerous mine buildings and domestic use" (:30). Carbonate #2 claim - Tunnel #6, "mouth of which bears N74°E, 605 ft from Cor #4", 1210 ft deep. Other improvements (:31) Flotation Mill, Machine Shop, Assay Office, Bunk Houses, Office and Warehouse, Barn, Compressor building, Planning Mill and Carpenter Shop, Superintendents House.

9/4/16: Paxton proposes new 500 ton mill which can be increased to 2000 tons at Lower Camp financed by treasury stock (Minutes Vol 1:199).

9/28/16: Development on Superior 275 ft in ore; proceed with new mill; additional power from Great Western needed; propose purchase Stark Ranch for tailings ponds; purchase of Indian Lands difficult; railroad progressing rapidly; agreement with F.W. Peters re damages from waste water from mill (Minutes Vol 1:207).

Semi-annual Report to 6/30/16: add 12 cell flotation machine to mill, substitute steel ball "pebs" for rock, add pneumatic cleaning cells to increase recovery; tailings disposal problem solved by dewatering plant at mill which removes 95% of solids, stored at tailings dam just below mill, portion of water recycled, rest impounded in two large settling dams which have been constructed across China Gulch Ravine; large Dorr Thickener and two drag classifiers for dewatering tailings; 10 new cottages & 6 under construction; two bunk houses, steam heated, complete new water system for main camp with four inch mains and equipment for fire protection; Railroad will cost ca $400,000; wire rope tram will be extended to railroad terminal at lower camp; price of copper high, price of supplies increased 50-100%, dividend reduced to 9%; (Minutes Vol 1:209).

7/22/1916 The Post Office at Engels (Upper Camp) was opened July 22, 1916. (Post Offices of Plumas County, in Plumas Memories #46, June 1981) 11/27/16: Total shares outstanding 1,482,846, shares voted by F. Klamp 968,163 (Minutes Vol 1:227).

12/31/1916 Third Annual Report: Excellent description of plans for Superior Mill.

1917 - 1/17/17: New mill site located at elevation to gravity feed concentrates to railroad and tailings removal to Stark Ranch, machinery ordered (Minutes Vol 1:238).

2/20/17 Third Annual Report: Estimated cost of railroad $445,000; now using 1,100 hp from Butt Lake, additional power line from Las Plumas Plant to supply 1,500 hp parallel railroad (Minutes Vol 1:256).

3/31/1917: on 3/21 Sally Garvin's "big house at Lower Camp" boarding house burned, carpenter shop adjacent also burned, develop fire department; ordered new Hardinge Mill; Excavation for Superior Mill progressing; Wire ordered for second transmission line from Lower Camp to Upper Camp; Tom Henry land purchased with land suitable for tailings; Superior in 525 ft,
Engels #6 in 2000 ft (Minutes Vol. 1:261-263).

4/25/17: Purchase Henry Smith property (Minutes Vol 1:273).

6/20/17: Bids for construction of new tram from Engels #6 to Superior awarded to Riblet Tramway Co; new contract with Garfield Smelting Co (Minutes Vol 1:278).

7/20/17: Resolution to build hotel and cottages at Paxton; labor shortage; first mention of plan to build town site at Lower Camp; authorized to build cottages, boarding houses and store buildings at Lower Camp for housing of employees and families "policy to make conditions as pleasant as possible and particularly for those that were married, especially as to housing them" (Minutes Vol. 1:283).

9/11/17: Bid awarded Cahill and Vansano Company contract to build cottages; NOTE: "Engelmine Town site" in 6/30/17 balance sheet (Minutes Vol 1:290-293).

10/17/1917: Labor shortage; New Level 6 Tramway under construction to be completed when Superior Mill started in December; ten additional cottages authorized; new saw mill at Lower Camp working; work started on warehouse at Lower Camp; lime added to tailings (UC); dyke to be built around Smith Field for tailings empoundment; roundhouse and depot in Paxton complete, 8 cottages to be built at Paxton; (Minutes Vol. 2:2-3)

11/17/1917 Purchase of 24" by 36" Blake Jaw Crusher for Upper Terminus of new (Level 6) Tramway (Minutes Vol 2:4).

12/31/1917: 4th Annual Report: Purchased Droege (Becraft) Ranch and several hundred acres of Indian Lands; Great Western Power line from Las Plumas late, transformer station at Veramont incomplete, low voltage; Engels Level 6 is now 3,052 ft. long and will be extended another 500 ft (page 3), shaft from #4 extended to #6. Plan to haul all Engels Mine ore from #6 level to Superior Mill (page 3). New three compartment shaft from surface near #4 Tunnel to be sunk to 200 ft below Level 6 (page 3); mention of plan to construct long tunnel from Lights Creek 800 ft below #6; Superior tunnel 1000 ft long, shaft being

drilled to hoist ore to mill bins, tunnel at creek level connecting with shaft about 200 ft below level 1; new aerial tramway nearly two miles in length, capacity 50 tons of ore per hour, connecting the #6 crushing plant with the new mill; #6 crushing plant 800 ton ore bin, 18x36Blake Crusher, pan conveyors for delivering crushed ore too the buckets of the tramway; new transformer station with 3,500 to 4,000hp capacity (at Lower Camp) to be connected with an additional wire to Upper Camp (page 6); new machine shop, warehouse (LC); 35 six room cottages with electricity & water, central steam heating plant (lc); new mill flume and tailings dam, 3/4 mile 12 acre impoundment, concrete walls to be built; 50 more new cottages needed, plan to build new office, assay office and club house for office employees; IVRR track completed on 4/5/17, operating basis 9/1/17, depot, roundhouse, 8 cottages and hotel complete, 2 locomotives,2 passenger cars, steam ditcher and a few freight cars, ship local freight including livestock, manganese and lumber, depots to be built at Engels and Veramont; new boarding house (LC) (Minutes Vol 2:17).

1918

2/25/18: 1,791,926 shares outstanding, F. Klamp votes 1,218,103 (Minutes Vol 2:10-16).

4/17/18 (Minutes Vol. 2:27-29) Superior Mill equipment, capacity 1100 to 1200 tons/day when completed; organize mercantile dept which will handle store, pool room/recreation hall; concern to keep good workers .

6/26/18: (Minutes Vol 2:33-37) Labor shortage, need 50-75 additional men; 40 additional cottages to be built.

7/16/18: Concrete tailings dam & dewatering plant complete new store & recreation hall started soon (Minutes Vol 2:46).

11/21/18: Influenza epidemic, half employees sick (Minutes Vol 2:72). George Reinmiller dies, new recreation hall just finished used for hospital (Minutes Vol 2:76).

12/31/1918, 5th Annual Report: (Minutes Vol 2:97). Patents granted on 23 claims Engels three-compartment shaft 400 ft. deep with large Nordberg Hoist (page 3). Labor shortage, high costs, war conditions, draft, influenza; Superior Mill in operation February, 1918; Engelmine town site laying out and grading streets, store and hotel, recreation hall 130'by 30' built, 30 new cottages complete making total of 120 cottages, several additional lodging houses, new schoolhouse, new water systems for both camps with fire protection.

1919

Prohibition - 1919 to 1933.

2/2/1919 Letter from Kinzie to Paxton: Dormitory at Upper Camp slow progress.

2/10/19: Outstanding shares 1,853,750, F. Klamp voted 1,2200,456 shares (Minutes Vol 2:88-90).

3/17/19: Great Western power expensive bills$17,000-18,000/month, service poor, interrupted; smelter slow paying; purchase Dorr tank 80 ft diameter for tailings dewatering; price of copper $0.15, reduce wages (Minutes Vol 2:103-104).

4/21/19 quarterly report 3/31/19: End of war adjustments price of copper fell, costs remain high (Minutes Vol 2:114).

6/2/1919: Labor shortage, increase wages and board; Increase capital stock to 5,000,0000 shares (Minutes Vol 2:111).

8/5/19: Stock outstanding 1,996,494 shares; need to increase stock, will need more capital to develop mines, operating losses, considering new smelter; copper prices increased to $0.23, labor conditions improving (Minutes Vol 2:133).

8/6/19: Hire R.A. Kinzie operating engineer; (Minutes Vol 2:139).

8/8/19: proposal to expand Superior Mill concrete foundations 50 ft wide addition, machinery from upper camp mill to be moved (Minutes Vol 2:145).

12/05/19: (Minutes Vol 2:168) Capital Expenditure - dismantling Engels Mill.

December 1919: School house building, hospital building (Minutes Vol 2:179).

12/31/1919 6th Annual Report: (Minutes Vol 2:206) Engels Mill shut down December 1, 1919 (page 8). As of August 1, 1919 the Engels Mine caved from surface to shaft level.

"The situation ...is that all of the hard pioneering work in providing rail transportation, electric power, mill, buildings, tramways and other equipment for extensive operations has been accomplished. It is now therefore simply a question of proper maintenance and operation, coupled with as rapid development of known ore bodies as labor conditions will permit, and I can se no reason why it should not again reach a paying basis in the course of a few months even under present adverse market and cost conditions, barring unforeseen accident or circumstances beyond our control. (Minutes Vol 2:206:10).

1920

3/10/20: Total shares 2,393,584, Voted by Paxton and Klamp 891,539; board of directors increased to nine (Minutes Vol 2:202-203).

6/28/20: (Minutes Vol 2:237) Capital Expense - Tennis court $83.00 (at Engelmine School).

10/13/20: Price of copper fallen to ca $0.16; stop work on tailings flumes, ponds at stark ranch, close sawmill, cease exploration - mines must pay own way or close (Minutes Vol 2:254).

12/31/20 7th Annual Report: costs increasing, copper price declining; labor shortage reduces output, cost of supplies increasing; Great Western Power rates improved; freight rates increase and taxes adjusted; ore reserves increased; preliminary work for tailings flume and ponds at Stark Ranch; sawmill moved from China Creek to 3 miles up Lights Creek; #8 Dormitory at Engels completed in "early part of the year" (page 17); septic tanks (Minutes Vol 2:271).

1921

2/14/21: Total shares 2,596,800 (Minutes Vol 2:267).

3/23/21: Price of copper 11.87cents, operating costs losses $12,000-15,000/month & development losses $25,000-30,000/mo; can't shut down and wait because of costs of restarting, labor lost, fire risk, maintenance costs continue anyway, deterioration; authorized loans from Western Pacific ($350,000) and Canadian Bank of Commerce ($125,000.) (Minutes Vol 2:283-285). Kinzie emphasizes importance of continuing development work.

8/9/21: Operating loss in June $16,772.59; consider shutting down plant until conditions improve; price less than 12cents; running costs too great to shut down, reduce costs, continue work using ore reserves, plan authorized, not implemented (Minutes Vol 3:19). Construction of tailings dams on Stark Ranch approved (E.C.M.Co Minutes Vol 3:20).

9/14/21: August production at Superior Mill 28,055 tons ore treated, 12,121 a tons from Superior and 15,934 tons from Upper Mine. Total copper production 1,040,000 pounds, Silver 15,300 oz, gold 130 oz; Stark Ranch dams to be complete in late September; various savings in costs, price of copper a little better (E.C.M.Co Minutes Vol 3:39). #10 adit to be 8000 ft long, 300 ft per month, surface equipment for driving the tunnel installed, storage battery locomotive ordered, ore cars received, portal of tunnel will be connected with top of ore bin at Superior Mill with electric tram 6500 ft long, water from #10 to mill eliminating need/cost to pump (E.C.M.Co Minutes Vol 3:42).

August 1921: Engels Level 10 begun (Annual Report 1923:9)

12/21/21: #10 adit 1,184 ft from portal, 370-390 ft/month; tailings disposal complete classifiers at tailings relocated to avoid elevating debris; trouble with power interruptions causing Engels level 7 to flood, purchase generator (E.C.M.Co Minutes Vol 3:51). Operating loss for 11 mos $67,817, estimate costs if shut down $200,000 + deterioration, better to continue (E.C.M.Co Minutes Vol 3:53).

1922

2/9/22 1921 8th Annual Report: Production $1,635.055.70, cost $1,689,579. costs reduced; trying year; #10 adit started, will be 8,000 ft to connect with upper workings, 490 ft below #7 level. Gas generator connected to hydro power unit for backup power; labor plentiful; favorable smelting contract reason mine could stay open; Henry Engels, President.

3/8/22 all US smelters closed in March except Garfield and Tacoma. Costs at various smelters investigated, Garfield best, proposal to Anaconda to construct local smelter for Walker and E.C.M.Co mines. Walker excess sulphur and iron, Engels excess silica combined ideal for flux, Anaconda refused cost too high, combined production insufficient, small experimental electric smelting furnace proposed, Garfield smelter contract extended at favorable rate (E.C.M.Co Minutes Vol 3:27-32).

6/30/22 Semi Annual Report: Level 10 at 3,767ft, should be complete, June 1923; copper price improving (E.C.M.Co Minutes Vol 3:156).

7/12/22 California Copper Corporation incorporated as a holding company for the shares of Engels Copper Mining Company (CEMCO 10K)

1923

2/12/23 1922 9th Annual Report: F. Klamp, President; "Water Supply System Superior Mill" $8,392.59 represents partial cost of pipeline from Portal of #10 adit to Superior Mill; copper price up to 13.4cents.

2/12/23: Proxies held by Paxton/Klamp 2,088,597, held by H & W Engels 69,546, present in person 350,193, Total outstanding shares 2,685,454 (E.C.M.Co Minutes Vol 3:157). F. Klamp elected president, Humburg vice pres (E.C.M.Co Minutes Vol 3:173).

3/19/23: stock option 250,000 shares to California Copper Corp (E.C.M.Co Minutes Vol 3:178).

1924 –

2/20/24 1923 10th Annual Report: Robert A. Kinzie, Engineer in Charge; 23 patented claims; 24 claims purchased from Feather River Copper Company for $3845.00 for timber and water supply; Superior Electric Railroad almost complete; total cost of Superior Mill $488,729.90; pipe line for conveying mill water from (#10 Tunnel) to Mill; copper price up to 14.4cents; paid off all indebtedness of the Company, $270,000. Level 10 cost over $400,000.00 paid for from earnings (:12); Superior Mine "A" level started from surface to prospect ground above No 1 level and to furnish a means of communication and ventilation for the stop's above the No 1 level (:17);

3/9/24: Pike experimental process for copper leaching investigated proposed small plot plant & agreement (E.C.M.Co Minutes Vol 3:197-204).

4/28/24: issue $500,000 in 7% convertible debentures (E.C.M.Co Minutes Vol 3:211). Need to do development work, pay for from earnings if price up to 14cents/lb, but no dividend, argument for debentures that can continue to pay dividend and do development work too (E.C.M.Co Minutes Vol 3:214).

6/30/24 semi annual report: #10 tunnel completed, connected with #7 level by two raises; #10 electric railroad completed; program of moving Upper Camp to Lower Camp in progress; extensive exploration program under way; Pike electronic recovery of copper in Oakland; $6,340.60 includes cost of new water supply to Mill from Snowstorm and automatic sprinkler system for Mill, Power plants and Warehouse (E.C.M.Co Minutes Vol 3:273).

9/5/24: already spent $30,700 on Pike copper process, estimate $52,500, most equipment in; dormitory moved from Upper Camp to Lower Camp, second dormitory, new boarding house and hospital under construction, moving cottages from upper camp underway, no further building anticipated, company in strong cash position because of financing; copper at 13 1/4 cents; smelting contract extended; propose to patent lower Engels claims (E.C.M.Co Minutes Vol 3:265-267).

12/31/24: 1% dividend to be resumed; Pike copper plant operation delayed, process more complicated than originally appeared, cost higher, allowed 2 more months (E.C.M.Co Minutes Vol 3:276).

1925

2/23/25 1924 11th Annual Report: #10 Adit tunnel completed and electrified, dismantling cottages at Upper Camp and rebuilding cottages at Engelmine, two

new dormitories, boardinghouses; copper price 14 7/8cents; strong financial position, price stabilized, possible to resume dividends (:12). Upper or Engels Camp abandoned and entire crew now housed and fed at Lower or Superior Camp. New boardinghouse with seating capacity of 368. Old boardinghouse converted to cooks dormitory, housing accommodations for unmarried men increase by addition of two dormitories, one moved from upper camp, the other new. Now three two story modern dormitories as well as several smaller ones. 34 cottages added, old hospital at Upper Camp removed, new one "conveniently located" at Lower Camp; labor supply sufficient; extensive construction and development program of last three years completed (:20).

2/23/25: Pike copper process testing in progress for 2 weeks, funding to expire 3/1/25, needs more time, minor difficulties need to be overcome financed for two more months (E.C.M.Co Minutes Vol 3:295).

3/28/25: Patents pending on Lower Engels and Superior claims, will apply for patent for Ruth 3, Iron Cap 4,5, Cross Lode when above claims patented; deed IVRR right of way when patents granted; proposed IVRR extension to Westwood/Red River Lumber; Pike process experiments ongoing, $63,000 expended, needs more months to determine if works, optimism expressed; Kinzie pressing development work; Paxton reports E.C.M.Co in good position; Paxton allowed 6 mos vacation with pay (E.C.M.Co Minutes Vol 4:2-7).

6/10/25: Pike copper process financed to 9/1/25, results satisfactory (E.C.M.Co Minutes Vol 4:2-7).

10/26/25: Pike Process experimental work needs 2 more months, is satisfactory, needs more data; market for iron by product; if costs prove satisfactory raise money for plant, preliminary design for plant, organize new corporation for process, $92,861 expended to date, authorized expenses to 12/31/25; 1924 bonds to be redeemed; Paxton resigns as Director, General Manager and Treasurer of E.C.M.Co, states E.C.M.Co in good condition, work accomplished, Kinzie can carry on, Paxton does not care to pursue Pike copper experiment, kept extensive diary (E.C.M.Co Minutes Vol 4:18-20).

6/30/25 semi annual report: Dividends commenced beginning of year at 1 cent/share/month, extra 1 cent/share in June to June, 1925 total $897,816.665 distributed to stockholders (E.C.M.Co Minutes Vol 4:25).

12/21/25: Pike copper plant total expense to date $105,759 (E.C.M.Co Minutes Vol 4:34).

1928 Paxton retires

1926

2/23/26 1925 Twelfth annual report: dividends resumed; 1924 bonds issued, partially redeemed 1925; F. Klamp, President; exploration resumed.

3/3/26: Financing of Pike copper process stopped (E.C.M.Co.) Minutes Vol 4:38).

4/29/26 Kinzie report: development work increased resulting in lower grade ore to mill, less copper output for more ore (E.C.M.Co Minutes Vol 4:58).

6/30/26: Consider financial condition E.C.M.Co; Kinzie promised production same as 1925, cannot do; Kinzie states that cannot improve output as promised and maintain mine in efficient operation; William Engels died (E.C.M.Co Minutes Vol 4:66).

7/6/26: resignation of Operating Engineer Kinzie requested; Walter I. Nelson, Superintendent, to be offered Operating Engineer position (E.C.M.Co Minutes Vol 4:68).

7/7/26 Nelson accepts Operating Engineer position (E.C.M.Co Minutes Vol 4:74).

8/5/26: Dividend to be reduced to 1/2 cent/share (E.C.M.Co Minutes Vol 4:76).

10/26/26: Dividend suspended; expensive exploration work (E.C.M.Co Minutes Vol 4:80).

1927

3/22/27 1926 Thirteenth Annual report: Dividends 7.5 cents/share for year; Walter I Nelson, Superintendent; Pike plant feasible, cost great, matter in abeyance; vigorous diamond drilling and exploration, surface and underground.

12/19/27: vote to invest $10.000 in Empire Arizona Consolidated Copper Co.

1928

2/27/28 1927 Fourteenth Annual report: price of copper down 1cent; cash assets improving; total shares outstanding 2,877,563, 82% held by California Copper Corporation, the holding company; reduction of broken ore in stopes, intensive exploration (:6); no new construction during year; #6 aerial tram cable and equipment taken down and stored; buildings and equipment maintained.

3/20/28: Resolve to sell (4100 sh :145) IVRR shares to Western Pacific at $135/share (E.C.M.Co Minutes Vol 4:143).

9/25/28: Survey notes for IVRR right of way (E.C.M.Co Minutes Vol 4:154).

10/6/1928 Henry Engels dies at 74

1929

2/12/29: Proposal to invest in 51% interest in Calaveras Copper Company (C.C.C.), Mariposa County, CA (E.C.M.Co Minutes Vol 4:155).

2/25/29: 1928 15th Annual Report: Average price for copper up to 14.5 cents; no new equipment or construction.

3/18/29: Negotiate offer for Calaveras Copper Co.(E.C.M.Co Minutes Vol 4:165).

12/2/29: Advance up to $100,000 to Calaveras Copper; Capitalize new company Calaveras Consolidated Mining Company Ltd, 5,000,000 shares, same directors as E.C.M.Co (E.C.M.Co Minutes Vol 4:183).

1930

2/11/30: $50,000 more advanced to C.C.C.; Lease of C.C.C. property due (E.C.M.Co Minutes Vol 4:186).

2/24/30: 1929 Sixteenth Annual Report: Combined E.C.M.Co report and California Copper Corporation report. Additions to hoisting equipment, otherwise running well; Calaveras Copper Company property interest acquired; 1929 price for copper up to 18+cents compared to 14.5 cents in 1928; Engels mine to #15 level, Superior to #4 level, "practically all that remains to be mined are a few pillars". Exploration work from level 10 and on Smith Patented land.

2/24/30: $262,500 in bonds outstanding, cash position of E.C.M.Co excellent, resolve to pay off bonds by May 1, 1930 (E.C.M.Co Minutes Vol 4:196).

4/10/30: C.C.C. operations not up to expectation, Walter Nelson to be Superintendent of Operations at both Engels and Copperopolis; Advance more up to $225,000 (E.C.M.Co Minutes Vol 4:199).

4/26/30: price of copper falling from 18 cents to 13 cents, consider closing both Engels & Copperopolis; Engels Mine, development work not finding new ore of consequence; continue work but reduce wages 50 cents/day, discontinue exploration work except at Quigley Prospect, diamond drilling near Paxton Cottage, diamond drilling below Engels Level 16; begin to discontinue at Copperopolis (E.C.M.Co Minutes Vol 4:203-205).

7/5/30: Resolution to close Engels operations cost of production 16.9 cents/lb, selling price 11/5cents. Watchmen, pump men and others necessary to preserve and maintain property; continue employment, stock of mercantile dept to be sold and store closed; operations at Copperopolis to be confined to exploration (E.C.M.Co Minutes Vol 4:207-208).

7/30 **** From 1914 until operations were suspended due to the low price of copper in July, 1930, approximately 4,700,000 tons of ore were mined from the Engels and Superior mines and milled producing 160,170,000 pounds of copper and substantial values in gold and silver (CEMCO 10K).

10/15/1930 The Engelmine Post Office was closed October 15, 1930 (Post Offices of Plumas County, in Plumas Memories #46, June 1981)

8/22/30: Western Pacific RR to be allowed to build line parallel to IVRR, would ruin IVRR, consider suit; Shut down expense: Engels Mine solid, remove all equip below level 10, discontinue pumping; salaries of officers reduced; Copperopolis lease renewed (E.C.M.Co Minutes Vol 4:212).

1931

2/24/31: 1930 Seventeenth annual report; Calaveras Consolidated Mining Company, Ltd incorporated Nevada 2/5/31, all Calaveras Copper assets to be transferred to Calaveras Consolidated; loss at Calaveras for year; Engels operations closed in July (:6); bond issue retired (:9); outlook not promising; exploration not promising (:11) IVRR loss $17,308.

1932

4/4/32: 1931 Eighteenth Annual Report: California Consolidated parent or holding company for Engels; operations closed down in July, 1930; upkeep/maintenance work few caretakers; sluicing soil from hydraulic operations to tailings; soil will be seeded; Calaveras operation closed May, 1930; copper as 5.75 cents, ore reserves at Engels low grade no future seen for mining Engels, possibility of liquidation.

4/4/32: resolution to dissolve California Consolidated Corp, E.C.M.Co to dispose of all assets and dissolve (E.C.M.Co Minutes Vol 4:234).

1933

2/27/33: Resolution no Annual Report (E.C.M.Co Minutes Vol 4:241).

March 3, 1936 merged into its holding company, California Copper Corporation, Company (which was incorporated in California, July 12, 1922 Incorporated in California as Engels Copper Mining Company on June 19, 1901. It's holding company California Copper Corporation, was incorporated in California on July 12, 1922. The operating company, Engels Copper Mining Company was merged into

its holding company, California Copper Corporation, on March 3, 1936 to form California-Engels Mining Company.

1934 - Directors reduced to five (E.C.M.Co Minutes Vol 4:248).
6/6/34: no change in policy re pay and liquidation (E.C.M.Co Minutes Vol 4:253).

1935:

1935: Suit by stockholders, new board of directors, add two directors to 7, add two directors to 9 (1935), annul resolution to dissolve company (minutes)

5/7/35: Motion to search for enterprise that will return large profits (E.C.M.Co Minutes Vol 4:270). Henry Carlisle appointed Consulting Engineer, lot of machinery at mine, some to be sold, need some for mining venture, 6-8 prospective ventures, management to be turned over to Board of Directors, discuss Belmont Osborn< Calaveras County project, adopt; discuss Eagle-Shawmut Mine; discussion of venetian blind company (E.C.M.Co Minutes Vol 4:269-276).

5/9/35 President Herrscher and two directors resign, Venetian blind co rejected (E.C.M.Co Minutes Vol 4:278).

5/16/35: J.W. Mason, Vice president resigns. Wm H. Noble, President. Sale of Becraft Ranch, Indian Valley authorized (E.C.M.Co Minutes Vol 4:281).

5/27/35: Director O.H. Bru resigns (E.C.M.Co Minutes Vol 4:283).

6/5/35: Director Henry C. Carlisle resigns (E.C.M.Co Minutes Vol 4:285).

7/17/35: Sell all shares of Calaveras Consolidated Mining Co ltd (E.C.M.Co Minutes Vol 4:288).

10/23/35: Resignation of V. Pres. Stevenson, Treasurer Stone, President Noble, Directors Garvey, Turner, McKee, and Cyril Stevenson elected President.

11/1/35: Directors reduced from 9 to 5; further appropriations for Belmont Osborn project (E.C.M.Co Minutes Vol 4:297).

2/2/35: Proposed merger with California Consolidatd Co (E.C.M.Co Minutes Vol 4:297).

1936

3/3/36: Engels Copper Mining Company was merged into California Copper Corporation on March 3, 1936, and the name of the merged company was changed to California-Engels Mining Company (CEMCO 10K).

1937

1947

Registrant's mining properties have been continuously leased from September, 1947, to March, 1951 (CEMCO 10K); from March, 1951, to December, 1959; from November, 1960, to October, 1979; from August, 1980, to August, 1990; and from November, 1990, to April 1993. The lessee from 1964 to 1993 was Placer Dome U.S. Inc., San Francisco, Its U.S. subsidiary was Placer Amex Inc., Vancouver, B.C., Canada.–

1980 - San Francisco office closed and moved to Vallejo, CA

1987 – Office moved to Greenville, CA

1999

June 17,1999 “Engelmine Forest” was accepted by American Tree Farm System as California Tree Farm No. 2611. Our Non-Industrial Timber Management Plan (NTMP) was approved by the California Department of Forestry and Fire Protection on July 2,
7/2/1999 Non-Timber Management Plan(NTMP) Approved -

2006

In 2006 Sheffield Resources Ltd., Vancouver, Canada, led by a former Placer Amex geologist, lease-optioned the company property. Then Nevoro Inc., Toronto, Canada acquired Sheffield in 2008.Next Starfield Resources Inc., Toronto, Canada, acquired Nevoro.

2013

July 27, 2013, US Copper Corp. formerly Crown Mining Corp., Toronto, Canada, acquired the mining lease from the bankruptcy of Starfield Resources Inc.

9/3/ to 9/15/2007 Moonlight Fire – burned 65,000 ac. over 90% of company property burned

Over 114,000 seedlings were planted on company property over the next several years

2012 -Turner Excavating leases the No 10 level rock dump– 9-1-2012 to expire on 8-31-2032.

2021

July 13 to Oct 25,2021 – Dixie Fire burned just under 1 million ac. 963,309. Burned down the towns of Indian Falls, Greenville and Canyon Dam.

Aug 4, 2021 – Dixie Fire burned down the town of Greenville – The office was destroyed along with its most current records, maps, etc of the company.

2022- February – office relocated to Roseville, CA

At this time the company is planning to replant its tree farm.

Added notes:

ENGELS COPPER MINE SAWMILLS

1. 1920-1923 - ENGELS COPPER MINING COMPANY SAWMILL ON LIGHTS CREEK OPEREATED
2. 1926 TO 1940 - SAWMILL SOLD TO ENHORNING & HARRISON
3. 1942 TO ?- BELLAMY SAWMILL ON POTTS PARCEL, ENGELMINE, OPERATED

INDIAN VALLEY ROAILROAD 1917 to 1938

June 30,1916 came into being with stock of 2,500 shares,
$100 par value, held by Engels Copper Mining Company,
750 shares held by Western Pacific and
100 shares to E. Paxton for promotional services

21.5 miles long
Hauled both passengers and freight

Connected at Paxton so people could go on to San Francisco

Indian Valley RR Cont.

July 12,1917 first train passed thru Crescent Mills
2 hours and 15 min from Paxton to Engels
2 hours and 30 minutes from Engels to Paxton

Stations were : Engels , Veramont (Taylorsville), Crescent Mills, Indian Falls and Paxton

12/31/1919 Veramont Station burned to ground- located in Indian Valley off Dead Fall Ln.

7/6/1922 IV RR Depot at Engels and freight house both burn to ground

Dec 5,1938 cease to be a carrier

May possible Dec 1939 rails , track removed , track cars etc sold

Exhibit 2

Technical Report and Resource Estimate for the Superior Project

pages 10 & 11

2014

History

This property history is taken and modified from "Report on Exploration at the Moonlight Project 2005-2008 Plumas Co. California" by Robert G. Wetzel, 31 January 2009

Henry A. Engels and his sons acquired the Superior Mine in 1880 and discovered the Engels Mine in 1883. Operations began in 1880 and continued to 1930. The main period of operation was between 1915 and 1930. Operations were suspended in 1930 due to a significant fall in the copper price in response to the Great Depression.

The total reported production from the Engels and Superior Mines was approximately 160 million pounds of copper, 23,000 ounces of gold and 1.9 million ounces of silver recovered from 4.7 million short tons of ore between 1914 and 1930. (Lamb, 2006) Mill recovery averaged about 80% during this period of operation, indicating a feed grade of about 2.2% copper and 0.5opt Ag and 0.005 opt Au.

Since 1930 activity in the Lights Creek District has largely been limited to exploration. Newmont Mining explored the area in 1953-54 and completed a preliminary aerial geologic map of the Lights Creek area. Phelps Dodge conducted some investigations in the early 1960s. Lessees mined a few thousand tons of ore from the Superior in the early 1960s. This ore was shipped directly to the smelter and it was reported often ran more than 10 % Cu and 4 opt Ag.

In 1961 Amex (predecessor to Placer Amex, Placer Dome, Barrick) decided to pursue a general investigation of the Lights Creek District. Reconnaissance surveys were made in 1962-63 and extensive stream sediment and soil sampling surveys were conducted in 1964-65. The Superior, Moonlight Valley, Sulfide Ridge, Engels Mine, Warren Creek and Blue Copper areas all showed plus 1000 ppm Cu anomalies in soils.

Amex signed a sublease on the California-Engels property in July 1964 and began drilling at the Superior in September 1964. Drilling at Superior was completed in January 1967 and the results indicated a considerable tonnage of low-grade disseminated copper. The first hole in the Sulfide Ridge soil geochemical anomaly was drilled in December 1964 and the first claims in Moonlight Valley were staked in December 1964. The first holes in the Engels Mine and Warren Creek anomalies were drilled in September and October 1965. A total of 47,289 meters of core and 1,165 meters of rotary drilling had been completed in the Lights Creek district by the end of 1967. In total Placer Amex drilled approximately 96 drill holes or approximately 16,470 meters of diamond drilling (including 1,165 meters of rotary drilling) at Superior from 1964-1968.

Extensive errors were discovered in the drill core assays conducted by the Amex lab at the Golden Sunlight project in Montana and the process of re-assaying all the pulps at Union Assay in Salt Lake was begun in October 1967. This re-assaying was completed

in April 1968 and included third party QC assays by Hawley and Hayley and the Amex lab in Vancouver.

Drilling continued in 1968, 1969 and 1970. Preliminary metallurgical investigations were begun and the first of many deposit modeling and economic evaluations was begun in 1968. Computer models, a resource estimate, economic evaluation and a summary report were completed in February 1972.

Expenditures on the property were reduced and work was largely limited to that necessary to hold the claims through assessment work after 1972. After Placer merged with Dome Mines in 1987 the company began to focus its exploration efforts almost strictly on gold.

Sheffield/Nevoro staked an additional 410 unpatented lode claims in the district between November 2004 and October 2008. In April 2006 Sheffield optioned the California-Engels land consisting of about 894 acres of deeded land covering the historic Engels and Superior Mines.

Sheffield began drilling to confirm and enhance the previously indicated historical resource at Moonlight Valley in December 2005. In 2005, 560 meters of HQ core drilling were completed in 2005. A total of 2,834 meters of core drilling were completed in 2006 with 2,322 meters completed at Engels. Sheffield completed 504 meters of core drilling at Engels in May and June of 2008.

Sheffield Resources was acquired by Nevoro Copper in July 2008. Nevoro completed 737 meters of core drilling at Engels from August to November 2008. Additional unpatented lode claims were staked by Nevoro in 2007 (33 total), 2008 (23 total) and 2011 (12 total). The 2011 staking program was designed to cover any un-staked corners and fractions present between the patented and unpatented lode claims at Engels and Superior.

In 2009 Starfield Resources Inc. acquired Nevoro Inc. the parent company of Nevoro Copper Inc., and conducted a limited drilling program at Engels in 2009 and 2010. They also contracted a property-wide airborne geophysical survey conducted by Fugro Airborne Surveys. Starfield dropped the unpatented claims encompassing the Moonlight deposit in 2012.

Crown Gold acquired the property June 27th 2013 from Starfield's subsidiary Nevoro including a minor amount of exploration and office equipment and supplies, the stored core and the complete database held by Nevoro which comprehensively documents all known exploration activity on the property from 1960 to the present time.

Exhibit 3
Brief History of California-Engels Mining Company

A BRIEF HISTORY OF CALIFORNIA–ENGELS MINING COMPANY

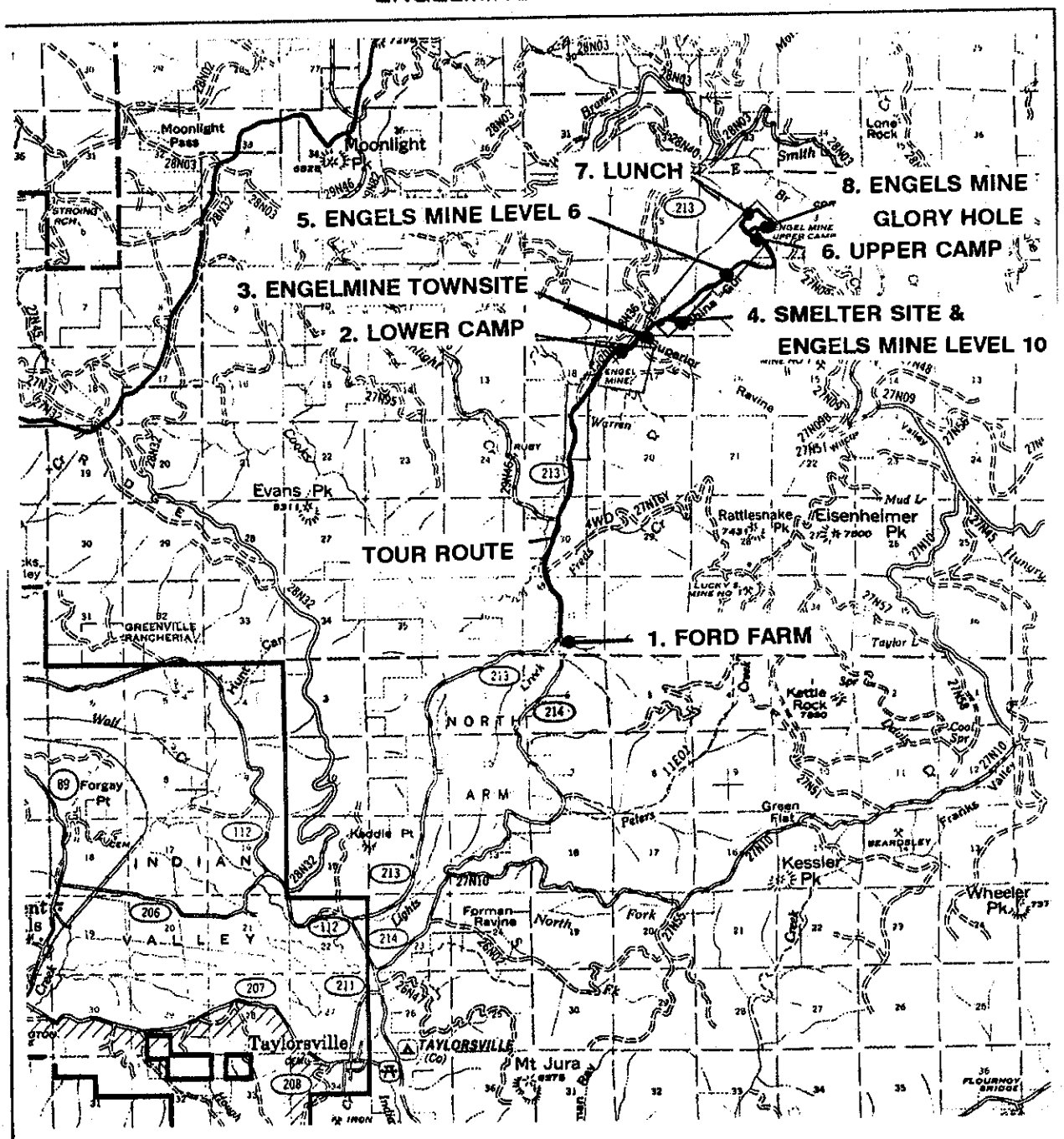
The Engels brothers incorporated Engels Copper Mining Company in California on June 19, 1901. Engels Copper Mining Company was merged into its holding company, California Copper Corporation, on March 3, 1936 to form California-Engels Mining Company.

1905 picture

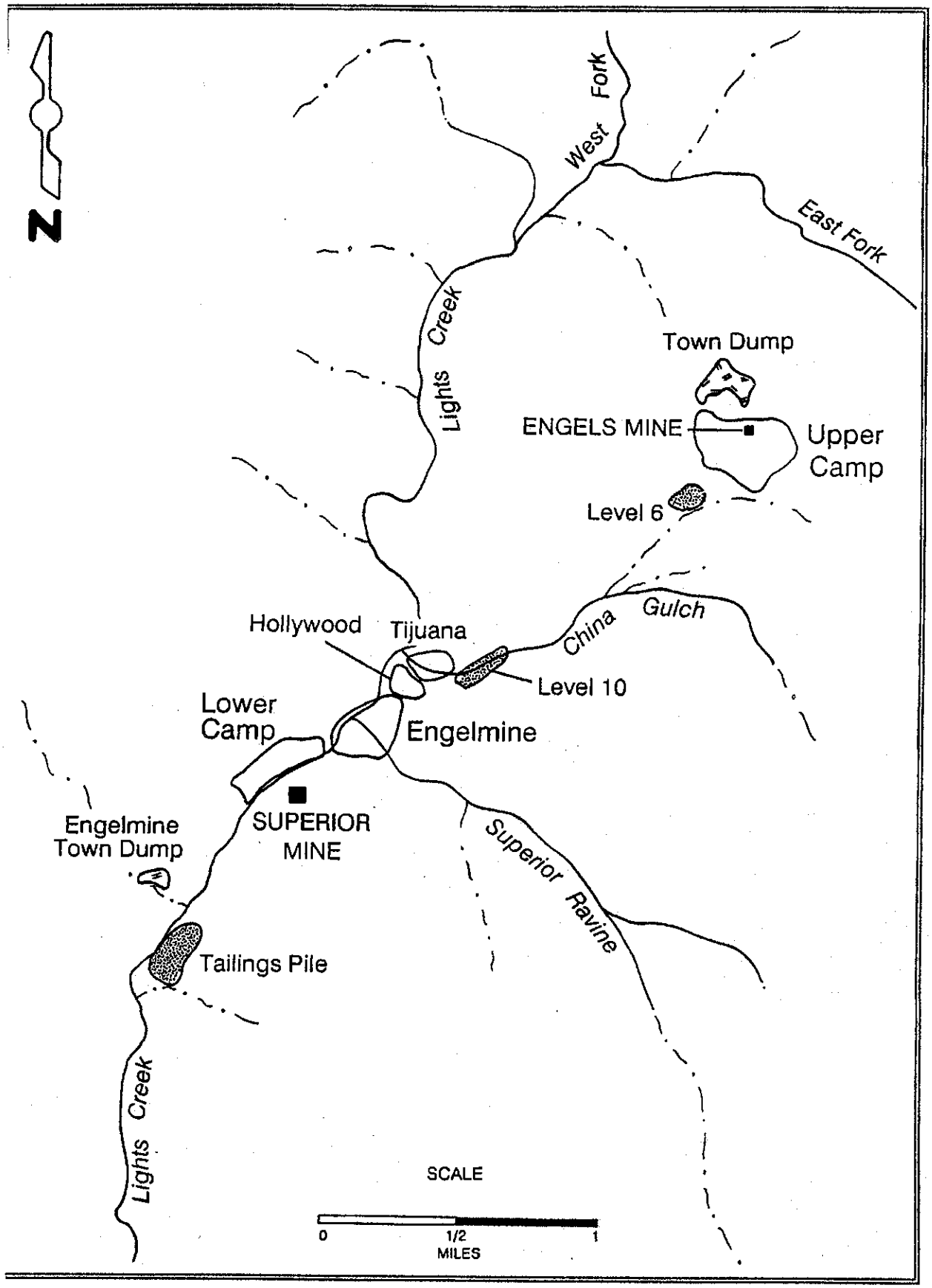
The earliest known photo of Engels or Lower Camp along Lights Creek was taken in 1905. Henry A. Engels and his family settled here in 1880. Henry Engels, Sr. was the manager of the Pacific Brass and Lock Foundry in San Francisco. His copper came from the Lake Superior region and cost him 35 cents to 60 cents a pound. He first came to the Plumas Copper Belt because of his interest in the metal from a manufacturer's standpoint.

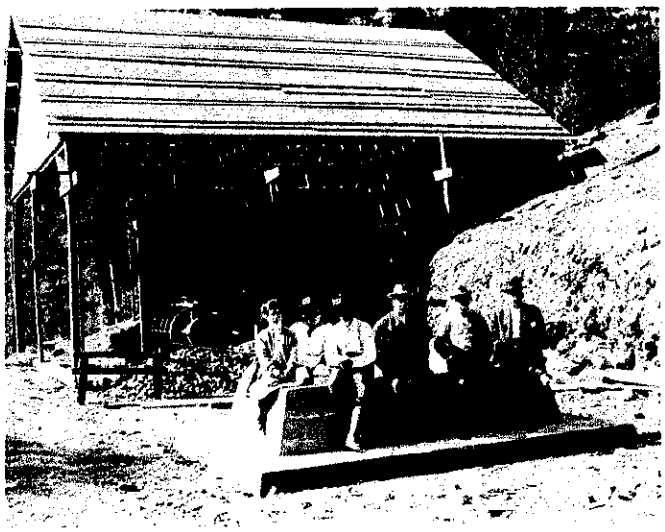
The photo shows the Engels brothers, Charles and William with their sister Emily Engels Cook standing in front of their parent's home. Note the butter firkins stacked outside their carpenter shop at the left and the American flag on the right. The Engels butter firkins were their only mean of support for many years. The picture was taken to facilitate the sale of shares of Engels Copper Mining Company for the construction of a 100-ton blast-furnace to smelt medium-grade carbonate copper ores from the Engels Mine.

ENGELMINE TOUR MAP

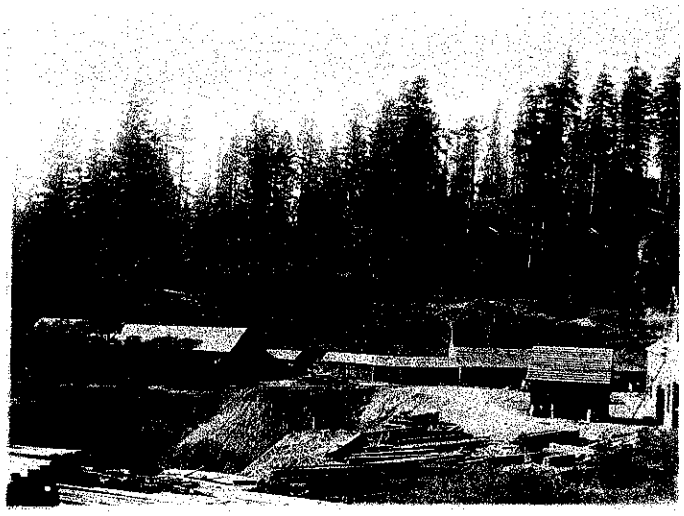


BASEMAP: USDA PLUMAS NATIONAL FOREST

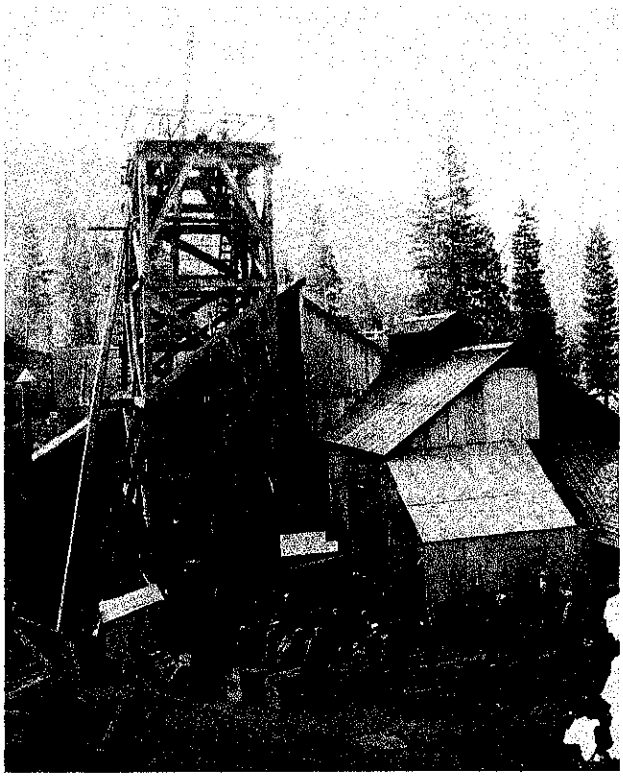

N
West Fork
East Fork
Lights Creek
Town Dump
ENGELS MINE
Upper Camp
Level 6
Hollywood
Tijuana
China Gulch
Level 10
Lower Camp
Engelmine
SUPERIOR MINE
Engelmine Town Dump
Superior Ravine
Tailings Pile
Lights Creek
SCALE
0
1/2
1
MILES



Frederick Klamp, Vice-President of H. Hackfeld & Co. Ltd. a Honolulu based German merchant banking firm and owner of sugar plantations and Elmer Paxton of Alexander & Baldwin, a Hawaiian based owner of sugar plantations, visited the smelter site and Engels Mine in 1910. Frederick Klamp raised the money from his friends and associates in Hawaii to build the infrastructural for the failed smelter project. The persons in this photo taken during the visit to the smelter then under construction are from left to right, Louise Girard, Harriet Paxton, William Engels, Frederick Klamp, Elmer Paxton and Henry Engels, President of Engels Copper Mining Company. It is thought that Louise Girard, age 28, the sister-in-law of Frederick Klamp, came on the trip to meet William Engels, age 52, then thought to be a very eligible bachelor. In 1914 Elmer Paxton became the General Manager and Treasurer of Engels Copper Mining Company with the building of the Engels flotation mill at Upper Camp. Frederick Klamp became President of the Company in 1922 after ousting Henry Engels in a proxy fight.



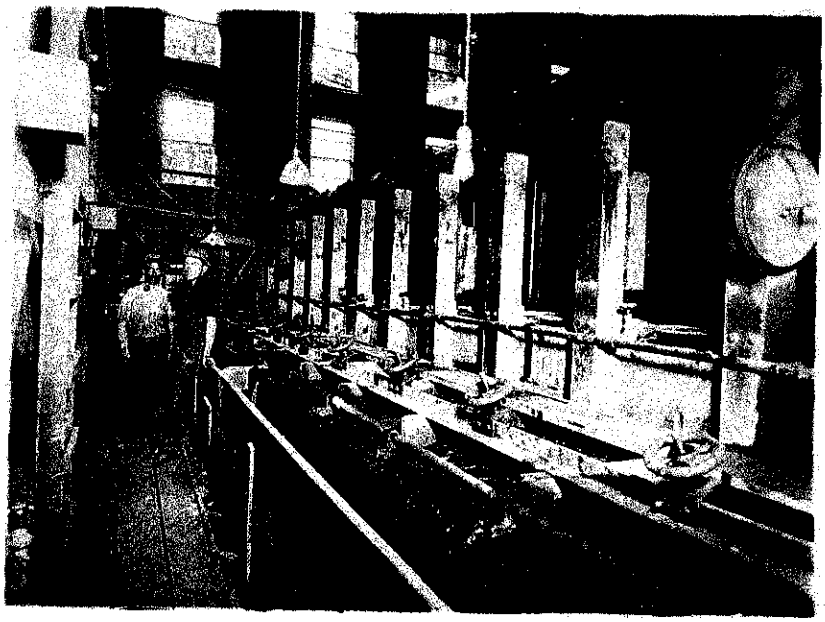
The No. 4 Level of the Engels Mine at Upper Camp in 1915 showing from left to right a boarding house, snow sheds from the No. 4 Level to transport ore to the Engels Mill and the office/warehouse. In the upper right corner is the Engels tramway terminal and in the middle background the assay office. All lumber in the foreground was milled at the Upper Camp saw mill. The first Engelmine, Upper Camp, was established at the Engels Mine in 1910. It was mostly bunkhouses and boarding houses with a few cottages for married men. There was also a company store, a hospital and the Engels School. The Post Office was established in 1916 with the Post Office Department changing the historic name of "Engels" to "Engelmine".



The head-frame over the No. 2 shaft at the Engels Mine in 1916. The day crew is seen getting ready to go on shift. Henry A. Engels is given credit for discovering the Engels Mine in the early 1880's. He and his sons, Charles, Henry and William, over a period of 30 years developed the mine by driving five adits into the oxidized zone of the mineral deposit.

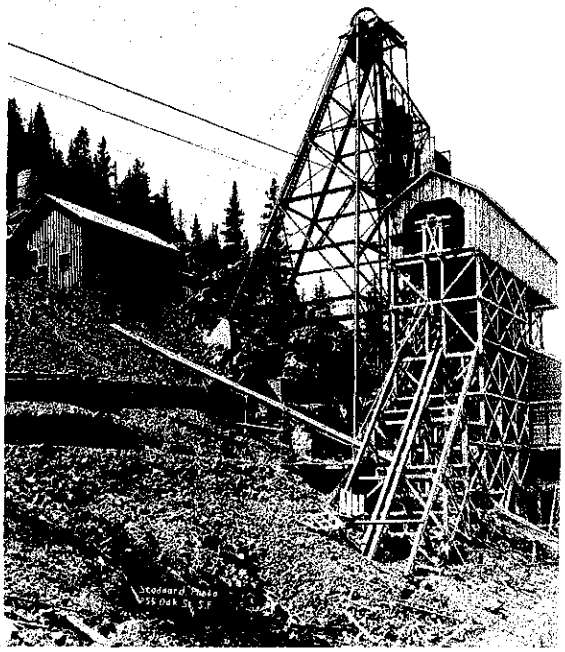
Engels Mill

The first mill in the United States to use only the flotation process to concentrate its copper ore was completed in 1914 at the Engels Mine in Upper Camp. It was built by Minerals Separation American Syndicate (1913) Ltd. The mill was originally designed at 150 tons-per-day and was milling 400 tons-per-day when it closed on November 1, 1919 in lieu of the larger and more favorably located Superior Mill at Lower Camp.



The flotation cells in the Engels Mill at Upper Camp

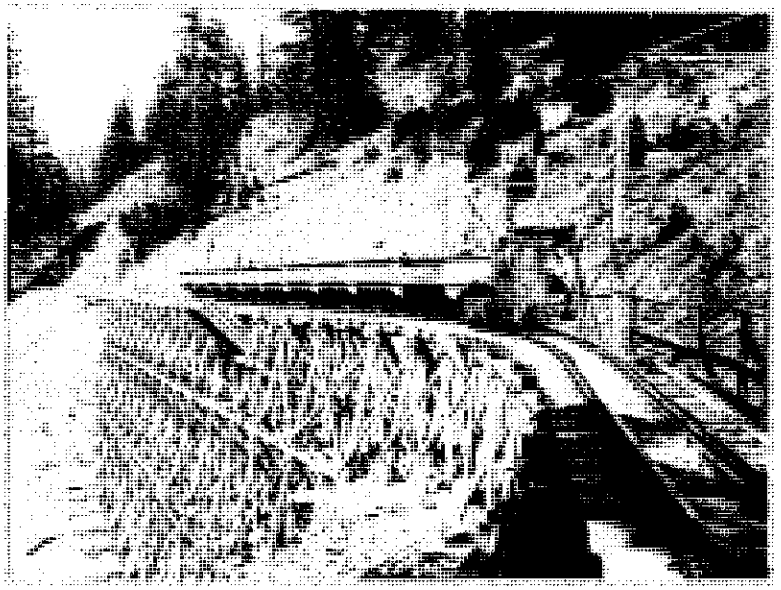
Flotation was the most important development of the 20th century for the mining industry. It opened new mineral resources and averted an industrial crisis with the exhaustion of high-grade mineral deposits. Basically flotation "floats" the minerals on a water bath where it is collected and dried then sent to the smelter for final processing. In this photo from left to right are Will Gruss and Charles Scott Haley.



The 108 foot high steel head-frame over the vertical three-compartment Superior shaft was built in 1917. Five-ton steel skips hoisted through this main shaft dumped directly into the coarse-ore bin at the head of the Superior Mill. Ore was also delivered by the two mile long No. 6 Level aerial tramway from the Engels Mine Crushing Plant to the tramway terminal and into a separate storage bin above the mill.

Superior Mill
Engelmine, Lower Camp, 1923
(1) Superior Mine (2) Superior Mill (3) Machine Shop
(4) Office and Warehouse (5) Indian Valley Railroad Depot (6) Power House

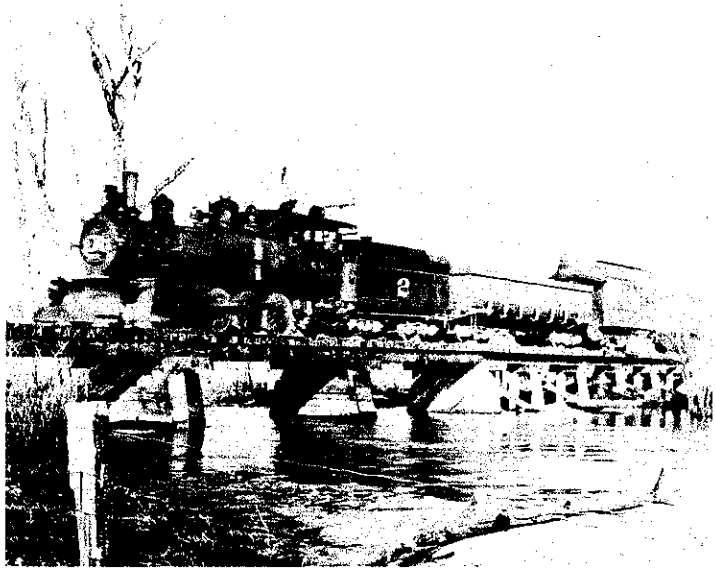
The Superior Mill at Lower Camp began operation on November 1, 1917. The Engels Mill at Upper Camp closed on November 1, 1919. The consolidated operation milled 1,000 tons-per-day from the Engels and Superior mines until July 15, 1930 when the mines and mill were closed due to the low price of copper. Ore was delivered to the mill from the Engels Mine first by the No. 6 Level aerial tramway then by the Superior Electric Railroad. From the adjacent Superior Mine ore was hoisted directly from the mine to the mill. During their operation from 1914-1930 approximately 4,700,000 tons were mined from the Engels and Superior mines and milled producing 160,170,000 pounds of copper and substantial values in gold and silver. Engels Copper Mining Company was a substantial employer during World War I and the 1920's, supported the local economy and paid dividends to its shareholders.



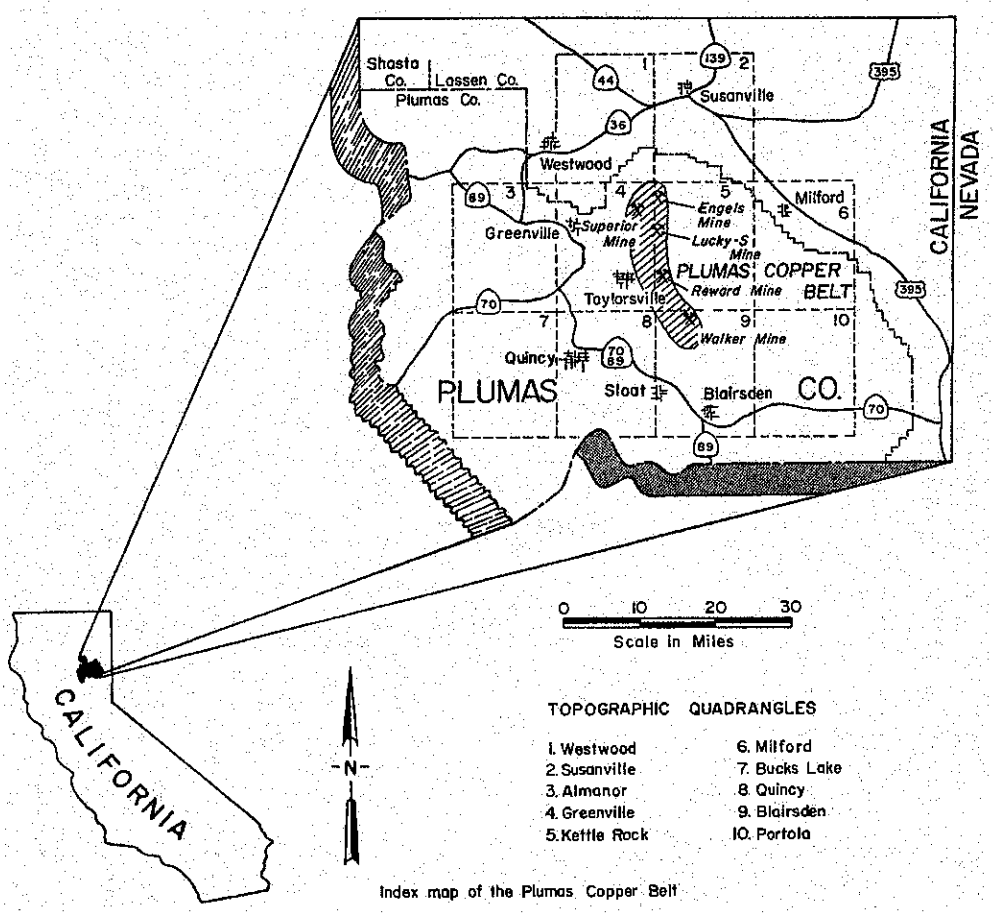
Superior Electric Railroad

The Superior Electric Railroad connected the No. 10 Level of the Engels Mine with the Superior Mill. The railroad ran 8,300 feet underground and 6,500 feet above ground crossing 1,180 feet of trestle. In this photo from 1924 it is carrying 100 tons of ore across the trestle over the Superior Mine Glory Hole to the Superior Mill.

Engelmine, Lower Camp, was for its day, a modern company town, built on Lights Creek beginning in 1917 and completed in 1924. It was established to attract a stable work force of married men with families. There were 154 well-built cottages of 3 to 5 rooms, 10 dormitories for single men, a boarding house for single men with a seating capacity of 368, a company store and hotel, a recreation hall, a hospital, the Superior School and Post Office. Cottage rents were from $5 to $10 per month and single men paid $ 1 per day for room and board. Health insurance was $1 per month. The town was divided into three parts, Engelmine, Hollywood and Tijuana. The last two names undoubtedly being influenced by silent movies shown weekly at the recreation hall. The company store sold goods at cost plus a handling charge.



Indian Valley Railroad Company was incorporated in California on June 30, 1916 by Engels Copper Mining Company. The purpose was to build a standard gauge railroad from a connection on the Western Pacific Railroad at Paxton to Engels, a distance of 22 miles. This would facilitate the movement of ore concentrates, freight and passengers. In this photo Baldwin locomotive #2 is crossing Indian Creek with gondola and passenger cars. It operated until 1938.



Index map of the Plumas Copper Belt

Exhibit 4

Negative Declaration for

Indian Valley Rock Mine

pages 78 & 80

2012

PLUMAS COUNTY PLANNING & BUILDING SERVICES

555 Main Street
Quincy, CA 95971-9366
(530) 283-7011

www.plumascounty.us

October 21, 2011

Travis Deem
740 Melton Court
Red Bluff, CA 96080

Dear Mr. Deem,

This letter is in response to your letter of October 20, 2011 regarding the vesting of an aggregate source located on APN 007-080-004, which is located in the County of Plumas, California. I have read this letter with your arguments that this aggregate source be vested for mining. I agree with your arguments that this aggregate site is vested. You also indicate in your letter that vesting does not give relief from the requirement for a Reclamation Plan in accordance with the Surface Mining and Reclamation Act (SMARA). Accordingly, an approved Reclamation Plan including all requirements for a Financial Assurance Cost Estimate (FACE) and Financial Assurance Mechanism (FAM) must be in place before additional material is removed from the site.

If you have any questions feel free to contact me at 530-283-6214.

Sincerely

Randy Wilson

Randy Wilson
Planning Director
Plumas County, California

Number 10 Level Overburden History:

1. 1964 - 1975 American Exploration & Mining Company lease and use of overburden for roads.
2. 1965 - No. 10 Level overburden donated to the Plumas County Road Department.
3. June 12, 1970 – 106 cubic yards of overburden from the No. 10 Level sold to McMullen Sand & Gravel.
4. March 29, 1976 – 3,489 cubic yards of overburden from the No. 10 Level sold to Columbia Helicopters, Inc.
5. May 15, 1976 – May 16, 1985 J.W. Fisher Logging Co. No. 10 Level overburden leases – 9,204 cubic yards of overburden.
6. 1986 – 12,120 cubic yards of overburden from the No. 10 Level donated to the Plumas County Department of Public Works for use on Diamond Mountain Road only.
7. 1988 – 564 cubic yards of overburden from the No. 10 Level donated to the Plumas County Department of Public Works for use on Diamond Mountain Road only.
8. 1989 – 3,248 cubic yards of overburden from the No. 10 Level donated to the Plumas County Department of Public Works for use on Diamond Mountain Road only.
9. 1989 – 690 cubic yards of overburden from the No. 10 Level sold to the Plumas County Department of Public Works.
10. 1993 – 2002 – 11,660 cubic yards of overburden from the No. 10 Level sold to McMullen Sand & Gravel.
11. 1995 – 984 cubic yards of overburden from the No. 10 Level sold to the Plumas County Department of Public Works.
12. 1997 – 630 cubic years of overburden from the No. 10 Level donated to the Plumas County Department of Public Works for rebuilding the Lights Creek Bridge resulting from the 1997 flash flood.
13. 2010 - Present - Turner Excavating Inc. No. 10 Level overburden lease.

b. The following pages include a photographic history of the site dating to 1921 which establishes the origin of the material and history of use as an aggregate source.

Exhibit 5

Engels Mine Technical Report

page 6

1938

During the last few years of operation the production tonnage was stepped up to keep the mill going around 1,000 tons per day capacity. To obtain this tonnage, ores of lower grade were sent to the mill for treatment. Also, as depth was reached in the mine a decrease of % Cu. was encountered in the general mass of ore body. However, from assay sheets in the mine office it appears that there were still some high grade pockets in the lower levels, but the general tenor of the ore was not nearly as high as the workings from No. 6 level on up.

The lower workings of the mine make very little water, not more than 15 gallons per minute during the winter months, (wet season). While in production about two hours pumping per 24 hours kept the mine dry. Water was drained out through the No. 10 level haulage tunnel. This tunnel also drains all the upper workings.

The method of mining employed was the shrinkage method with pillar supports. About half of the present ore reserves are already broken in the stopes. The sheet pillar is drilled and ready for mining. Hardly any timber is required in the stopes.

The haulage system of the mine was entirely electrified. Trolley locomotives were employed to haul the ore trains from hoisting station to the mill. Ore cars have six ton capacity. 24" gauge track was used. The total distance from hoist station to mill is a little more than three miles. On the lower levels battery locomotives were employed for hauling of mine cars. The rails along the road-bed have been taken up, but ties are in place and in good shape both inside and outside the mine. With the reduced tonnage under consideration cars under ground will be pushed by hand to hoist and hauling from hoist to mill will be performed by battery locomotive.

Tailings are impounded on Company owned property. Proper retaining walls of concrete prevent the overflow into the Lights Creek water course and valley. The remaining storage capacity behind these retaining walls is more than enough to settle the anticipated tailings from operations to be undertaken.

The equipment inside of the mine has all been removed. In the Company's machine shop, warehouse and storage yard some of this is stored. The property has been idle for six years and a certain amount of re-conditioning will be necessary to such equipment as still remains on the property. A complete inventory of equipment to be employed, with its condition noted, forms part of this data. Everything in the mine was electrically driven. Power was brought in through No. 10 level.

The Company has ample housing facilities. There are three large single mens quarters, with 30 rooms each, a large mess hall with cooking and seating capacity for 150 persons, Cold storage space, oil-burning range and store rooms. There also is a large building which formerly was employed as store and Hotel. There is a Club building with social hall. A good hospital building. Two large steam boilers for heating plants. A post office building. A schoolhouse which is in daily use at this time for local residents. There are about 40 cottages, most of them three rooms - and in fair condition. All buildings are of frame construction, well built for permament use. Most of the buildings have sanitary connections and all of them have running water and are wired for electricity. Roads lead to all portions of the camp and are lighted

Exhibit 6

Reno Evening Gazette

May 8th, 1937

Mines and Mining in Nevada

REPORT IS ISSUED AS TO GETCHELL MINE BY THE PRESIDENT

Vein Is Wide and Ore of Mill Grade But Presents Metallurgical Problem

In commenting on the property of the Getchell Mine, Inc, twenty-five miles north of Golconda, Nev, George Wingfield, president of the corporation, said yesterday that the vein is from forty to fifty feet wide in places, lying very flat on a contact between lime and granite, and carrying low gold values

SULPHIDE ORE RUNS HIGHER

Oxidized material occurs on the hanging-wall side, with sulphide next to the footwall. The sulphide ore carries the better values, but is harder to treat than the oxidized portions on account of the heavy arsenical content. Some arsenic, however, still remains in the oxidized zone.

The ore is very similar to that of the White Caps at Manhattan, Nev., and the actual value as far as it has been developed, is between six and seven dollars a ton.

The company has purchased from the Southern Pacific several thousand acres of railroad land surrounding the scene of activity and has also made a number of mineral locations. The mine is situated on railroad land

UTILITY LINES SURVEYED

Surveys have been made for power and telephone lines, the power line coming in from Winnemucca, a distance of about thirty-five miles to the mine, while the telephone branch will connect with the main line of the Bell Company about four miles west of Red House, the distance to be constructed amounting to about fifteen miles.

Several tunnels have already been driven and it appears that the ores near the surface, to a depth of a hundred feet or more, could be steam-shoveled

Mr. Wingfield said that metallurgical tests are being carried on, in several places, which to date have shown only a low extraction. These tests will be continued in the hope that results may be attained that would justify the erection of a mill on the ground.

METALLURGICAL PROBLEM

The gold is very fine and is covered by some kind of coating, which is possibly carbon, or related to the tungsten minerals, which makes it very difficult to treat, and of course the arsenic present intensifies the difficulty. Because of the fineness of the gold none of it will show in the pan and it does not appear that concentration or flotation could be used with success. It is possible that by roasting the sulphide ores the extraction can be increased to a point where a profit can be obtained by milling them on the ground.

The company has built a good graveled road from the Golconda-Midas highway, and has equipped the camp with a boarding house, three bunk-houses capable of taking care of forty-two men a superintendent's house, a staff house and a small school house for the children whose families live on the property.

There has been a crew of around twenty men working on the ground for some time but the force has been reduced to about seven, awaiting the results of further metallurgical tests. From the information that has been obtained to date the actual building of a milling plant is still some while off, it was said

DRILLING WELL

A well is now being drilled, the purpose being two-fold. First, to try to secure water for the mill in case it is built, and second to determine whether the orebodies go to depth. The well is now down 425 feet, and while some watrr is in evidence the bore does not show any part of the orebody.

In passing Mr. Wingfield said that the elevation at the mine is very high, and it is one of the best feeding grounds in the state, and several hundred head of cattle are being run there at the present time.

The officers and directors of the Getchell Mine, Inc, are: George Wingfield, president; Noble H. Getchell, vice president, and T. L. Willcox, secretary and treasurer. The principal office of the company is situated at 206 North Virginia street, in Reno.

California-Engels Company May Raise Operating Fund And Resume Work This Fall

Engineers Estimate 120,000 Tons of Three Per Cent Copper Ore Remain in Mine, Enough to Feed the 400-Ton Mill for One Year

The Sacramento Bee says that copper mining operations at the Engels mine of the California-Engels Mining Company will be resumed by next August or September if the company is successful in raising $72 000 in new capital through the sale of 144,000 shares of stock.

The reorganized board of directors already has obtained the approval of the California corporation department to issue and sell the additional 144,000 shares of stock to its present shareholders on the basis of one new fifty-cent share for each two shares held.

The company plans to register the new issue with the United States securities and exchange commission at an early date. The date of offering will be announced later.

The proceeds from the stock sale will be used to reopen the Engels mine in Plumas county, closed in 1930 because of the low price of copper

President F. Emerson Hoar says no important additions need be made to the equipment at the company's mine and mill at Engels, but that "a considerable number of minor replacements need to be made"

The replacements include the installation of a hoisting engine at the shaft head inside the 10 000-foot long Engels tunnel, the acquisition of small battery engines to haul the ore trains, the replacement of belts and conveyors in the mill and the erection of new power lines.

The Engels workings below the tunnel level are under water and will be unwatered. Additional pumps will be installed for this purpose

The company engineers estimate that between 120 000 and 138,000 tons of ore averaging about three per cent copper remain in the mine, of which more than 59,000 tons represent broken ore in the stopes. Much of this is above the tunnel level and accessible without unwatering.

The known reserves are declared to be sufficient to permit the operation of the mill at capacity—four hundred tons a day—for about one year

In his report to the stockholders, Hoar declared:

"Other mining operations are scheduled for the year and ample provision is being made for necessary development and exploratory work and for protection of the company's rights and investments"

The company's balance sheet as of December 31, 1936 shows current assets of $7,316 total assets of $609,-421 and current liabilities of $10 603. Total liabilities of $609 421 include capital stock (at $1 a share) of $288,-681 and a "reduction surplus" of $310 137 This latter item was created by reducing the stated value of the capital stock last year.

California-Engels owns fifty per cent of the capital stock of the Indian Valley railroad operating between Paxton and Engels

The members of the board of directors are Joseph J. Dunlop, Sterling Carter, F. L Welfe, William M Metson J. O. Larson, J P. Warren and Hoar.

Hoar estimates about one hundred men will be employed in the mine and mill if the mill is operated to capacity

On the basis of three per cent ore, or around sixty pounds of copper per ton of ore, the yield at present copper prices would approximate $8 70 a ton

In its last year of operation (1930), the company's total operating costs, exclusive of depreciation, averaged $2 51 a ton

WALKER COMPANY REPORTS LOSS LAST YEAR

Operations of the Walker Mining Company at the Walkermine, Plumas county, Calif., last year were conducted at a loss, it is disclosed in the annual report furnished to stockholders by J. R. Walker, president. The loss was given as $30 877 89.

Walker predicted that with the improvements in the physical condition of the mine and mill and the prospects for higher prices for copper than in 1936, the 1937 operations should yield a substantial profit.

Concentrates produced in 1936 by the company brought returns of $1,-220,012 53, while the production and sale costs are given as $1 235 751 05, leaving an operating loss of $15,-738 47.

The report lists other income at $25,422 83 while the depreciation marked off was set at $40,572 25.

Metal paid for is listed as: Copper, 9,612 277 pounds, silver, 268,140 59 ounces; gold 11 666 57 ounces

The production cost for copper, after deducting credits for gold and silver contents and adding smelting, freight and refining charges, but not including depreciation, was .09399 cents a pound. The average price received was .09486 cents

Development during 1936, according to the report, included work on the nine hundred and one thousand foot levels beneath the north orebody, where large blocks of excellent ore were known to exist; the lowering of the 1,032 winze (the hoisting shaft for the lower levels) by 187 feet; an advance for ore developing of 5 585 feet and the driving of 8,322 feet of new workings.

The records indicate the property has produced more than $15 000 000. Some estimates place the ore supply blocked out as sufficient to last the mill for from seven to ten years.

The company's properties consist of thirty-four patented and 202 unpatented claims on 5726 acres of land twenty-seven miles northwest of Portola on the Western Pacific railroad

RAMSEY OPTIONS AURORA GROUND

Harry Ramsey has taken an option on the Live Yankee and Sitting Bull, patented claims, and two unpatented locations, in the Aurora district, one of the old mining areas of the state, situated out from Hawthorne and not far from Bodie, Calif.

He brought to Reno samples from several oreshoots that averaged from $13 to $94 a ton, taken across good widths, and reported that the ledge cropped for two thousand feet on the surface. Several cuts and shallow shafts along its course disclose ore of good grade, it was stated.

Mr. Ramsey said, also, that he had optioned the forty-ton Hardinge ball mill, the only plant in the camp, from the executor of the Aurora Consolidated Mining Company. He left with an engineer for the property Thursday.

STAMPEDE REPORT RECEIVED FROM GOODNEWS BAY

BETHEL Alaska, May 8—(AP)—The Goodnews Bay gold strike developed into an old time Alaskan stampede yesterday with the arrival of the first boat of the season

Between two hundred and three hundred prospectors flocked over the sands of Kuskikwim bay a remote primitive area of southwestern Alaska, where gold platinum and palladium strikes were reported.

Fifty airplane flights bringing prospectors have been made in three days from Anchorage to Goodnews, base of the stampede A tent city of commotion and confusion has sprung up on the sand A United States marshall was called from Bethel to Goodnews to investigate a stabbing during a gambling game between miners C B Worthington, of Seattle, was stabbed and H. T. Miller, who formerly lived in the government's colony at Palmer, was held in jail.

Pilot Oscar Winchell flew to the camp and brought Worthington here. Hospital attaches said he was in a serious condition Miss Alice Forsgreen, Bethel's famous "lady barber," accompanied Winchell as nurse

Visitors here reported the ground at Kuskikwim bay was staked for miles around

Sourdoughs said the beach was a miniature of the early days of Nome when Alaska's sands produced tons of gold Prices were "sky high" and similar to the Klondike days when prospectors paid a double eagle ($20) for a place in line at the post-office

Platinum strikes have been made on a narrow strip of beach at Goodnews. Gold in small quantities was found on the shores of the Eek river and Togiak bay.

Several mining companies have operated extensively in the Goodnews area for several years.

BLACK WARRIOR YIELDS RICH ORE

ELKO, Nev, May 8—(Special)—Declaring that the Black Warrior group of mines will make a mining area that will not only rival but surpass many important districts in Nevada, P. R. Prunty, owner, displayed some ore today from the ground which runs $100 a ton

Leasers are working in the mine at the present time, with J. M Prunty, son of the owner, in charge. Two carloads of ore are awaiting shipment at the present time, Prunty stated.

Consulting Engineer C. E. Coxe made a favorable report upon the mine and said that it has exceptional possibilities. Prunty also reports that F. L. Statter, who owned property in the vicinity, has sold it, although he did not know the purchaser.

A $1,000,000 company of Ecuador will operate a fishing concession in the Galapagos Islands.

PERSONAL NOTES FROM GOLDFIELD

GOLDFIELD, Nev., May 8.—(Special)—Ray Murphy of Salt Lake City and Jack Beets of Goldfield have taken a lease on a block of the Sandstorm at the north end of the Goldfield district.

During the month of April ten cars of ore were shipped out from here, eight from Goldfield and two from Goldpoint.

Albert Silver of Tonopah was a Goldfield visitor Thursday, He is an official of the Bradshaw mill.

MINE ASSESSMENT MORATORIUM TO BE DISCUSSED IN SENATE

WASHINGTON, May 8—(AP)—Senator James E. Murray, Montana Democrat, announced today the senate mines and mining committee will hold a hearing May 20 or 21 on his bill to suspend for the current fiscal year the annual assessment work requirement on lode and placer mines held by location

"Small claim holders throughout the West are seriously worried and urging speedy action by the congress" Murray said. "Enactment of this legislation after June 30 will be too late"

A similar moratorium on the assessment work requirement was approved annually by the last two congresses, but Secretary Ickes is opposed to further suspensions

Representative James G. Scrugham, Nevada Democrat said correspondence reaching Western congressmen was running about eighty per cent" in opposition to another moratorium He said most of the Nevada sentiment for suspension of the requirement originated in the Goldfield section

LEASE IS GRANTED ON GROUND NEAR JUMBO MINE

A six-months' lease was granted yesterday by Dr A J Hood George and Jesse Austin on a portion of their five claims joining and lying to the north of the noted Jumbo mine in the Awakening district out from Winnemucca, to Elwood W Roberts A C Ahlstrom and C H McKendree of Lakeview Ore

The block covers the tunnel driven last year by the Harper-Hoover interests which is in a northerly direction. The tunnel is about four hundred feet long, and the lease begins at the point proceeding in the same direction six hundred feet and has a width of 150 feet on each side. Work is to begin on or before May 15 and at least 120 shifts are to be performed each month.

Royalties run from ten to fifty per cent of the net The lease was signed in Reno and the lessees left the same day for the district

Last fall while the road was being extended over the hill from the Daveytown side to and beyond the Jumbo mine stringers of rich ore were found by George Austin in the excavations very close to the common line and trending toward the lease block in question, and this may have had something to do, it is surmised with the eagerness displayed by the Oregon people to secure a working agreement.

George Austin said that applications had also been received from one or two miners for leases on other blocks of the ground and that there would be granted and that it had been decided to give leases to all responsible miners who apply, and Dr. Hood stated that it was common knowledge that leasers made Goldfield, Tonopah and other Nevada camps, and that a leasing policy would doubtless prove beneficial to the claim owners and miners of the Awakening district

ACTIVITY MARKED IN AWAKENING DISTRICT

There is a great deal of life and activity displayed in the Awakening district home of the Jumbo mine, the discovery of which caused so much interest two years ago, it was said Wednesday by Jay Bettles while in Reno.

Many shafts are being sunk on widely-scattered properties and a great many miners and mine operators "from outside," are looking over opportunities presented. One of the chief centers of interest is the Morgan Huntington lease on the western slope of the area. Bettles said that in a winze sunk from the upper tunnel there is a full face of ore running from forty to fifty dollars a ton, with a stratum on one wall that is of very high grade. Shipments are being made to the Daveytown mill

A lower tunnel is being extended and will soon be under the ore. Several other leasers are working and Bettles said that he had been granted a large block lying between the Huntington lease and the line of the Jumbo ground, and that he will begin work immediately, being backed by a number of Pasadena physicians.

The shaft on the ground of the Jungo Gold Mines Company is down fifty feet and is to be extended to the hundred-foot level prior to drifting. Considerable ore is being hoisted.

PLENTY OF MONEY MADE BY SIERRA NEVADA, LTD.

The Sierra Nevada Ltd, on the north end of the Comstock lode, shipped twenty-nine tons of concentrates to a Salt Lake smelter during the month of April having an estimated value of $22 000, it was reported this week by Arthur Thomas the president It is expected that the net profit for the month will be $13 000, with the cost of operation being placed at $9000

Approximately two hundred tons of material were milled daily, being composed of eroded material and the apex of a vein forty feet wide recently uncovered in the glory hole This ledge was mined in olden times through the Riley tunnel two hundred feet vertically below and the Layton tunnel, further down the hill

The detritus averages about $3 50 a ton in gold and silver while the ore in place is of higher grade Mill heads are averaging around five dollars a ton and one one or two occasions have a saved as high as $15. A ninety per cent extraction is reported and the cost is given as thirty-five cents a ton for mining and a dollar for milling

The concentrates being marketed are of three classes From the flotation machines from the classifier and from the gold traps The latter are the richest, and have given averages as high as sixty-eight ounce gold 320 ounces of silver a ton

The plant was improved during the early spring by the addition of a larger ball mill and other equipment and its capacity is to be [illegible] [illegible] hundred tons daily [illegible] a [illegible] secondary [illegible] orbins [illegible] traps enabling the management to produce a much higher concentrate

Mr Thomas said that the company had vast tonnages of ore and surface material of the same class as is now being treated and also that it owned its ground the mill gas shovel trucks and other equipment with no debts

Blake Thomas is manager G S Cage mill superintendent and Gilbert Blake mine superintendent

HYDRAULIC MEN TO MEET SOON

GRASS VALLEY Calif May 8—(AP)—The California hydraulic mining association organized a year ago February will elect officers by formal ballot at a meeting here May 10

The association which had a charter membership of about 150 per cent claims credit for clearing the way for construction by the federal government of debris control dams costing $6 500 000

J P Hall of Auburn first president of the association has declined re-election and George W. Hallock of Auerbenx and A H Turner of Colfax has been nominated to succeed him

The association's work consists largely of interesting owners of gold bearing gravels to prepare to resume activity in an industry for the upward of half a century—hydraulic mining Due to succeeding generations of owners, this has at times proved difficult

The association has been tacitly recognized by Representative Harry L Englebright of Nevada City and the California debris commission as the recognized representative of the scattered gravel owners

Men Of Mines Are Mentioned And Women Too

Edward C Hammond was at the Overland this week from San Francisco He is interested in the Mountain View gold property near Gerlach which was optioned this week by Carl Stoddard

W H McCarthy was at the Golden Wednesday from the Awakening district.

Elwood W Roberts, A C Ahlstrom and C H McKendree, lumber and business men of Lakeview, Ore, were in Reno this week and may do some work in the Awakening district, out from Winnemucca.

R. Finley, who now controls the Greenback mine on Grave creek near Grants Pass, Ore., was in Reno over the week-end.

John Durkin and Tom Dalton are back in Reno after spending some months in close proximity to Baker, Calif, where they have interests in ground near the John Jaafe property which has been gaining prominence recently because of the width and extent of the ore blocked out.

E. A. ("Bob") Montgomery of the Comstock Keystone Company near Gold Hill, has returned from a prolonged visit to mining country near Las Vegas and Beatty.

J. B. ("Barney") Haffner, manager of Consolidated Coppermines, at Kimberley, was attending to business in Reno during the week.

W. R. McCrea, prospector and miner in Nevada for many a year, and Mrs. McCrea returned this morning to their home in Beatty after visiting their son, Jack, who is a student at the University of Nevada.

Five of six ewes owned by Malcolm Gates of Yankeetown, Ind, gave birth to twin lambs. The sixth had triplets.

Bernard Baruch Pays Visit To New Gold Mine

Bernard M Baruch, New York capitalist spent several days in Nevada this week. He was met at Winnemucca Monday morning by George Wingfield Noble H. Getchell and Roy A Hardy, and taken to the Kelly creek mine of the Getchell Mines, Inc where the party remained until the succeeding day.

Reno was reached Tuesday evening and Wednesday Mr. Baruch continued on to Sacramento and Los Angeles, being accompanied to the former city by Senator Getchell.

Mr Baruch is well-known in the state on account of his activities in Goldfield and other camps in the early days. He was in Goldfield in 1907 after many of the main mines of the district had been merged to form the Goldfield Consolidated, and one of his transactions was the loaning of a million dollars to that company to be used in the purchase of the Combination mine

His investments in the camp are said to have been very fortunate.

LARGER CAPACITY FOR VIRGILIA MILL

The Virgilia Mining Company, situated on the east branch of the Feather river in Plumas county, Calif, is contemplating increasing the capacity of its plant of 125 tons to 250 in the near future During [illegible] period of nine months splendid [illegible] have been made, [illegible]

[illegible] an excellent highway [illegible] parallels the Western Pacific railroad for several miles, the visitor arrives at a small canyon in the entrance of which is located the blacksmith shop and power plant of the company, also the shaft-house. An inclined car tramway delivers the ore, which contains gold associated with iron pyrites, to the mill located a quarter of a mile farther up the hill

The ore is dumped into a coarse ore bin from whence it is fed to a Traylor gyratory crusher. It next goes to a fine bin thence to a Hardinge ball mill which is in closed circuit with a Dorr Duplex classifier The ore is then treated by twelve Kraut and six Agitair flotation cells. The concentrates are then dried by a vacuum filter.

The mine office, bunk and boarding house and several residences have been built in the mountains a mile and a half up the canyon from the mill. Picturesquely situated in a forest of pine trees, the buildings are surrounded by green lawns and flowers, while nearby, a fruit orchard in full blossom presented a very pleasant picture the day of our visit

This branch of the Feather river being so close to Virgilia mine, invites the miners and millmen to test their ability as anglers and already many are responding to the lure. Carl Potter is manager for the corporation

MOUNTAIN CITY POWER SOUGHT

ELKO, Nev, May 8—(Special)—Electric power is being sought for Mountain City according to Walter and Jack Davidson residents of that community who arrived in this city Monday They made the trip here in three hours over the North Fork road

It is believed the power will be brought in shortly by the Idaho Power company which now supplies power to the Rio Tinto mine. It will be necessary to extend the power lines about two miles, Walter Davidson says

Steps are also being taken to secure a phone line from Owyhee to Mountain City, and the poles are practically all in place, he says. The plan is to have the Bell Telephone Company carry the line on to Mountain Home At present Elko has a telephone connection with Mountain City by relaying calls through Tuscarora, but this is not considered satisfactory, particularly as more business makes the use of telephonic communications desirable.

Davidson said things are moving along nicely at Mountain City and that there is a report current there that the Rio Tinto will increase production shortly. Recent announcements to the effect that the Owyhee River Copper company has given an option on 200 000 shares of stock indicates that work will commence on this property in the near future.

Rites Are Held For Tonopah Man

TONOPAH, Nev., May 8.—(Special)—Funeral services were held here Wednesday for Charles Olson, who died at a local hospital Monday following a protracted illness. A native of Sweden, Mr. Olson was seventy years of age. He had spent most of his life in this country and the last twenty years in this state, following mining. No surviving relatives are known. The services were conducted by the Rev. Harold R Baker and interment was in the Tonopah cemetery

Owners of Two Paying Mines wish $10,000 additional capital to develop a third now shipping ore. Write Gazette Box 660.

—Adv m3 t6

FINE ORE STRIKE MADE BY AUSTIN SILVER CO.

AUSTIN, Nev, May 8—(Special)—A fine strike of ore is reported as having been made the first of the week by the Austin Silver Mining Company on the three hundred-foot level of the main Jack Pot shaft on its property immediately south of Austin

A shear zone was encountered which runs parallel to the Jack Pot vein and about fifty feet from it, with direction and dip similar to that of the Jack Pot vein. The mineralization occurs over a width of apparently five to six feet in which there are heavy sulphide mineral deposits. Assays are reported as showing average values of twenty-two ounces of silver and $6.30 gold a ton Drifting on this ore has been started and will be continued in both directions and a crosscut will be run to cut the hanging wall

The discovery of this orebody follows the reaching of the three hundred-foot level in the work of dewatering and reconditioning the Jack Pot main shaft. This work has proceeded very rapidly since below the depth of 242 feet retimbering has not been necessary the old timbers having been found to be sound and in fair alignment On the three hundred-foot level the station was found to be in good condition The dewatering and reconditioning of the shaft is proceeding towards the bottom of the shaft on the four hundred-foot level.

On the two hundred-foot level the north drift is now in 190 feet and the quartz for a width of about six feet is showing more and more mineralization.

The No 3 raise which is being put up from the connecting drift between the Jack Pot and the Buffalo shafts has reached the hanging wall vein and they are now crosscutting to pick up the foot-wall vein The hanging wall vein while narrow is reported as looking as if it were quite as rich as it is above, where highgrade ore was taken from it on the one hundred-foot level. The raise is being continued on the vein The area now being entered lies north of the old stopes in virgin ground

The reopening and reconditioning of the south drift on the two hundred-foot level of the Jack Pot has now continued for a distance of sixty-five feet. It is calculated that another sixty feet will bring this drift through the fault and into virgin ground close to the ore shoot.

The No 1 raise going up from the north drift on the Jack Pot two hundred has, it is calculated, fifty feet more to go to get under the big ore body exposed on the one hundred-foot level.

BATTLE MOUNTAIN SHIPMENTS ARE HEAVY

BATTLE MOUNTAIN, Nev, May 8—(Special)—F. J Landon, truck operator, made a trip to Goldfield early this week and returned with a ten ton hoist which is being installed at the Sweet Marie lease in Copper Basin by Homes Aaron.

Ore shipments from Battle Mountain totaled twenty-three carload lots during April. The greater number of these were from the Johnson and Dalzel lease in Copper Basin. The roads to many of the outlying mines were not open in April and there are large tonnages awaiting removal to the railroad as soon as trucks can reach the mines.

R G. Kirk, who is a mine operator of the Maysville district, returned the first of the week from a business trip to Salt Lake City.

Mr. and Mrs. Cecil Dixon, who spent the winter at the Gray Eagle mine, have left for Twain, Calif.

A. J. Nelson and son, Joe, have gone to Cherry Creek, Nev., to look over mining prospects

Jack Madison, who has been mining in the Fairview district, has returned to Battle Mountain to look after interests in this area.

KINGSTON CANYON LEASE ACTIVE

AUSTIN, Nev, May 8.—(Special)—Much activity is reported from the Buckeye property in Kingston canyon in Smoky valley, where Steve Linka is operating under a bond and lease. Development has been steadily pursued for some time and a considerable amount of ore is said to have been mined, with much more in sight. The ore carries free-milling gold.

There is a small stamp mill on the ground and a compressor and an arrastre have just been installed. Buckeye is one of the Miller properties and is opposite the Victorine, another Miller claim, which has also been under recent development by Colorado mining interests.

1—3x8 Ball Mill
2—Used Flotation Machines
1—Wilfley Table
For Sale Cheap
Reno P. O. Box 2052

PROSPERITY NOTED IN SILVER PEAK DISTRICT

GOLDFIELD, Nev, May 8.—(Special)—The writer visited Silver Peak last Sunday and the clang of hammers, hum of saws and the concrete mixer and cars rushing here and there gave evidence that this is the busiest and most prosperous mining camp in southern Nevada.

Silver Peak is decidedly on the up and up. Fred Vollmar, prominent mine operator, who is the high light in the picture, had returned in his airplane the day before from a mining conference held in Los Angeles. Vollmar now makes all his trips in his five passenger Stinson plane, when weather conditions will permit.

Vollmar is in control of Calumet Gold Mines, Goldwedge Divide Mining Company. Reorganized Silver King Pacific Butte Mines Company and the Nivloc mine, now under bond and option and being operated by Braylorne Consolidated, with Percy Dobson in charge of the work.

Vollmar is also president and general manager of the Black Mammoth mine and mill as well as of many other minor properties A. N. Sweet, E. M. and Basil Prescott, geologist, representing the large Cord interests, are stationed here. The Black Mammoth employs 155 men. There are also many small projects in and near the town and one which excited our interest was being conducted by Harvey Humphrey on the edge of the salt marsh.

It seemed somewhat of a mystery to an onlooker Sunday he was plowing with a team of horses and it might have been inferred that he was preparing to put in a crop of potatoes but that was not the case. He was plowing up an old tailing pond deposited there over forty years ago. After plowing, he hitches the horses to a slip scraper and pulls the tailings up into his small cyanide plant for treatment.

What returns he gets could not be learned but at any rate the process is simple and economical as two men and two horses do all the work. Silver Peak, which is in Esmeralda county, is situated about forty miles west of Goldfield, the county seat, and is the home of one of the county commissioners, Jack Coughlan. Over fifty new homes have been constructed and many others have been remodeled and enlarged but homes and sleeping quarters are still at a premium.

One rather picturesque small house is made with large rocks for the foundation, sand bags for low walls and an old forge ventilator makes the roof Numerous new business buildings have been erected and old ones remodeled and enlarged. At the Vollmar place a new guest house has been completed and a barbecue pit is being constructed and concreted, and the home is being enlarged and remodeled

This place also boasts of the only real lawn in town. Silver Peak has a natural swimming pool fed by a spring in the side of the mountain and approximately 25,000 gallons of pure water pass through the pool every twenty-four hours.

Probably the only privately owned aviary in the state has been kept here by Mrs. Jack Coughlin for many years. She is a lover of canaries and has at times had fully two hundred of the yellow songsters. At Christmas time a tree is put into the bird house.

A great salt marsh lies at the door of Silver Peak and is very beautiful as it looks just like a bed of clean, freshly fallen snow. A few miles out is an extinct volcano, which is also worthy of a visit. A landing field is located on the edge of the salt marsh and the hangar which has been recently completed for Vollmar's plane.

The twenty miles of graveled road from Silver Peak to Coaldale on the main highway has been completed, making travel in and out quite easy.

UTAH TO HAVE MINING CONGRESS

The 1937 metal mining convention and exposition of the American Mining Congress will be held at Salt Lake City, Utah, September 6-10, under the auspices of the western division, of which Oscar N. Friendly, vice president of Park-Utah Consolidated Mines Company, is chairman.

The chairmanship of the program committee has been accepted by Guy N. Bjorge, general manager of the Homestake Mining Company, Lead, S. D, and an industry-wide committee will be appointed to serve with Mr. Bjorge

A feature of this meeting will again be an exposition of mining machinery and supplies, showing the latest types of equipment offered by leading manufacturers.

Mining Machinery
1—I. R. Portable Compressor.
1—4x6 Gould's Triplex Pump.
1—12 H. P. F. M. Gasoline Hoist.
1—4-in. High Head Centrifugal Pump.
1—3-in. High Head Centrifugal Pump.
1—4x4 Mine Cage.
7500 feet 6-in. Slip-Joint Pipe.
5000 feet 4-in. Slip-Joint Pipe.
1—1-yard Diesel Shovel and Drag Line.
1—Ford Tractor with Hoist and Drag Line.
1—7x10 Blake Type Crusher.
1—54-in. x 20-ft. Revolving Trommel.
1—Isbell Vibrating Screen.
Send us your inquiries for anything else wanted.
L. F. CURTIS
MINING MACHINERY
RENO, NEV.

NEWSPAPERARCHIVE
Reno Evening Gazette, May 08, 1937,Pg. 6, Reno, Nevada, US
https://newspaperarchive.com/reno-evening-gazette-may-08-1937-p-6/

Exhibit 7

Nevada State Journal

May 15th, 1939

BELL LEASES OLD BUCKSKIN MINE SECTION

Old-Time Producer To Be Worked By Group

Vernon Bell has taken a lease on the Buckskin National Gold Mining Company property in the old National district of Humboldt county, with profitable operations expected to be resumed, the Humboldt Star reports.

The property consists of two patented and nine unpatented claims on the northeast slope of Buckskin Peak about three miles southeast of Camp National.

The Buckskin company was incorporated in Nevada in 1912 with a capitalization of 1,250,000 shares at a par value of $1. The mine was operated for a number of years by the Lucky Tiger Company which ceased operations in 1937 after the big flotation mill at the mine had been burned down.

The lease acquired by Bell is in the northerly workings of the big mine. Cleaning out of the tunnels in preparation for the start of operations is scheduled to begin in the near future.

The mine was originally located in 1904 by W. J. Bell, father of the new leaser. The discoverer served as president of the Buckskin company.

MERCURY BODY TO BE WORKED

Interest High Around Antelope Springs

Five associates, determined to bring the Antelope Springs quicksilver district 25 miles east of Lovelock back to life are making excellent progress, the Lovelock Review-Miner reports.

The group is headed by O. H. Olesen, with Bud Richards and W. H. Wood of Mina, Ray Garner of Box Canyon and Albert Cabusco of Ely, all veteran mining men, cooperating.

A shipment of metal was made from the district recently, and prospects are said bright. Ore is being taken from the surface north of the Nevada Quicksilver millsite near the Pershing Quicksilver Mine which closed down in 1930.

Indications from the new work now under way are that extensive cinnabar deposits can be opened in the district.

Running east and west through the district is a 40-foot limestone dike in shale. Values have been found on both sides of the dike which runs for miles across the country.

Monitors Set Up

Big Time Operations Planned at Mine

Two hydraulic monitors have been installed at the Eureka Mine seven miles northwest of Downieville preparatory to the start of large scale operations, the Sacramento Bee reports.

The Eureka is owned by Jerry Bickel of Nevada City and is said to contain sufficient profitable gravel for several years of operation. Water is carried to the property through 20 miles of flume and ditch.

16-to-1 Extension Mine Shuts Down Temporarily

The 16 to 1 Extension Mine at Alleghany has been shut down temporarily pending completion of development plans, according to reports from Downieville. A complete survey of the 425-foot shaft and other underground workings on the property was made recently.

Senator Miller Works Pimlico Placer Claims

A group of placer claims below the LaPanta Mine in the Pamlico district has been located by Senator John H. Miller of Hawthorne. Exploratory work to determine the possibility of starting washing operations is contemplated by Miller.

CLAIMS OPTIONED

Stephen Holman of San Francisco is reported to have taken an option to buy on a group of claims located 20 miles southeast of Baker, Calif., from John Durkin of Reno and A. C. Sweet.

RETURN FROM UTAH

TONOPAH, May 14.—Mr. and Mrs. Glenn Jones returned home recently from Salt Lake City where Jones attended a meeting of managers of the J. C. Penny company.

Large Deposits Of Sodium Bicarb Found Under Lake

Thick deposits of pure sodium bicarbonate, believed the first of their kind ever discovered, have been found under the dried bed of Searles Lake in California, according to an announcement made recently by Dr. William F. Foshag, curator of mineralogy.

The compound previously has been manufactured by chemical process and is widely used. Exploratory work to determine whether the newly-found deposits are sufficient for commercial use is now under way.

The lake bed previously has been worked for potash and borax. Small quantities of "burkite," a new chemical compound, have also been found.

ENGELS MINE CLAIM TESTED

Famed Copper Source May Be Dredged

Exploratory work to determine the possibilities of turning the old Engels copper mine, once the largest copper producer in California, into a large gold dredge producer is now being carried on at Engelmine, Plumas county, Calif.

With a Keystone drill and a crew in charge of M. A. Newman, San Francisco mining engineer, 200 acres of a gravel deposit on the California-Engels Mining Company's property of 4500 acres is to be tested to determine whether it a dredging ground.

An ancient river channel traverses the property, which has been fed by a large area of gold bearing veins. At three places, shallow shafts were sunk to the gravel, where fair values were encountered, but no systematic work was done.

After a recent examination by General Manager Roger L. Beals, Vice President A. J. Heller and Engineer Newman, it was decided that the property was worth thoroughly prospecting.

Treat 50 Tons

Mine Large Ore Body In Sonora Area

Fifty tons of ore are being treated daily by the Densmore Gold Mines operating in the Sonora district. A large body of ore is said on hand.

The company has transferred operations to the New York shaft, and considerable exploratory work is being carried on. B. A. Ogden is acting as manager and Thomas M. Baines as superintendent.

Work is also being carried on at the Maryatt property near Sonora by the Tuolumne Mining Company. The shaft is being enlarged and retimbered, and drifting is under way on the 180 and 350-foot levels. Milling grade ore is reported showing beyond the old workings.

Electric Motor to Be Used in Work

A Baldwin electric motor is to be placed in operation on the Lucky Boy ground near Hawthorne, according to L. E. Stein, president of several companies operating in the district. The motor will be used to tower cars being used to clean out the workings.

Work is also progressing at the McCormick raise where a cave-in below the raise has been caught up.

Getchell, Hardy Talk At Institute Meeting

Senator Noble H. Getchell and Roy A. Hardy of the Getchell Mine, Inc., were principal speakers at a recent meeting of the Nevada branch of the A. I. M. E. and the University of Nevada Crucible Club. History of the property and the treatment of ores were discussed.

ENTERTAINS CLUB

CARSON CITY, May 14.—The members of the Tuesday Club motored to Reno and met at the home of Mrs. George Powning, a former member of the club. Mrs. Powning was presented with a gift from her friends. The evening was spent playing hearts, after which refreshments were served Mesdames A. E. Laurent, Allan O'Dell, Ernest Adams, Charles Theis and Richard Gamwell.

BRIDGE FOURSOME

CARSON CITY, May 14.—Mrs. Otto Schulz was hostess to her bridge foursome this past week. High score for contract was held by Mrs. Howard Griffith. Others present were Mesdames Henry Daugherty and Jannett Daniel. Refreshments were served.

Nevada Mining Journal

FRANK SULLIVAN, MINING EDITOR — ESTABLISHED NOV. 23, 1870 — PUBLISHED EVERY MONDAY

LEAD OUTPUT FOR 1938 DOWN

Industrial Conditions Affect Mining

Unfavorable industrial conditions adversely affected the lead industry in the United States during 1938, and as a consequence, consumption, production and prices were lower, according to a report prepared by the U. S. bureau of mines.

Output of refined primary lead from domestic ore in the United States in 1938 amounted to 331,-064 short tons valued at $30,541,-000, compared with 443,142 tons valued at $52,281,000 in 1937, decreases of 25 per cent in quantity and of 42 per cent in value.

The production of refined lead from foreign sources rose to 551,-705 tons from 244,175 tons in 1937. The total output of primary lead from domestic and foreign sources was 383,669 tons in 1938, a decrease of 18 per cent from the output of 467,317 tons in 1937.

The principal sources of production in the United States were Missouri, Idaho and Utah. Of the foreign total, 3562 tons were from Canadian ore, 9745 tons from Mexico, 9887 tons from South America, 7320 tons from Australia and 18,268 tons from Mexican bullion.

My Day

By ELEANOR ROOSEVELT

HYDE PARK.—I have nothing to tell you today except the things which happen to everyone who has a place in the country and who only sees the necessary work done in and out of doors occasionally.

First of all, we changed some curtains in a room which we have decided to use this summer as a work room for an extra secretary and, only in a dire emergency, as a bedroom. I am putting in a day bed which may be none too comfortable, but the guests will know that they are only expected to remain on a temporary basis. It is funny how many little things need to be done even in a cottage, regardless of how little one may live in it.

* * *

Spruce Trees Falling

The robins look fat and prosperous, so there must be plenty of work for them. As we drove in, I saw the loveliest black bird with red wings, and noted with sorrow that a number of Norway spruce trees which my husband had transplanted last fall are apparently not going to live. The soil around this little cottage is very gravelly and everything needs constant watering. The lilies are in bud, but not yet out, so I shall miss them, much to my sorrow, for I think they are among the loveliest of flowers.

A week has made more difference than I imagined possible, but at that, everything is at least three weeks behind last year's spring. We put our chairs out on the lawn yesterday afternoon and sat in the sun for a little while, the first time I have indulged in that lazy occupation this year. This morning Miss Cook showed me all through her garden, and it certainly is very lovely. Protected by a wall all around, it is further advanced than anything else about here.

* * *

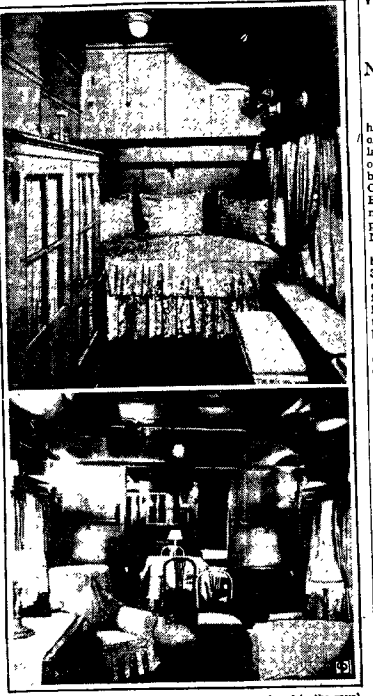
Kipling's Last Book

Just as I was leaving New York my brother gave me a little book which can be read in a half an hour and which any lover of dogs should not miss. It is "Teema," the last thing which Rudyard Kipling wrote. He had a genius for writing about animals and this little book is written in the first person, a dangerous vehicle to try unless you are an expert. Anything more charming than the story of this dog who loved "his art and his bone" has not been written in a long while.

There is no lack of things which I would like to do with my own two hands if I could stay to do them, but alas, this afternoon we must take the train back to Washington. There is no question there will be time to dig in the garden and, besides, it is not my own garden. One need never be idle in either place, however. Here my two hands could be constantly busy, in Washington my feet and mind must be kept in welcoming condition. There one is busy with people, and here one is busy with nature.

Grasshoppers are only able to jump when the temperature is warmer than 63 degrees Fahrenheit.

RAILWAY SUITE, TO QUEEN'S TASTE



The last word in railroad luxury and comfort are found in the royal suite aboard the royal train in which King George VI and Queen Elizabeth of England will tour North America. Top photo shows the queen's bedroom. The king will have a similar room. Lower photo gives a view of the dining room from the sitting room which will be shared by the royal couple.

New Ore Strike in Currant Creek Excites Nevada Mining Circles

Ore assaying as high as $1057 a ton has been opened by Steve J. Pappas and George Gogdanovich, veteran prospectors, in the Currant Creek range in Nye county, about 45 miles south of Ely.

The strike was made about six miles from the Callaway ranch, near the forest service recreation ground and about 1000 feet from U. S. No. 6, a paved highway.

The strike is said to be one of the richest and most extensive made in the district in years. Free gold is found in the quartz, and the deposit has been prospected for more than 100 feet. The croppings are from 20 to 50 feet wide in places.

The two discoverers have located 14 claims, and a number of claims were staked out in the district shortly after announcement of the strike was made. Four samples taken by Pappas were assayed as carrying $125.30, $184.80, $779.75 and $1057 in gold.

GAIN REPORTED IN FLUORSPAR

Nevada Output Shows Heavy Increase

Production of fluorspar in Nevada increased considerably in 1938 when 2909 short tons were mined compared to a 1937 total of 2544 short tons, an advance summary of the fluorspar industry for 1938, prepared by the U.S. bureau of mines, reveals.

Value of the production of Nevada and New Mexico, which are grouped in the report, was set as $127,655, an average of $18.30. Value of the 1937 production was $105,733, an average of $18.02.

Demand for the mineral was sharply reduced during the year. In 1938, consumption of fluorspar in the United States was 115,100 short tons, compared to 194,300 tons in 1937; production, 99,000 tons compared to 183,000 tons in 1937 and shipments from domestic mines, 80,408 tons, compared to 181,230 tons in 1937.

Bralorne Company Opens New Office

Bralorne Gold Mines, Ltd., last week opened offices on South Taylor street in Fallon, with Mr. Davenport, company accountant, and P. G. Dobson, engineer and manager, in charge.

The Bralorne Company recently acquired the Dan Tucker Mine east of Fallon. Three shifts are being worked.

Dan Tucker Heads Investigate Fire

Fire, breaking out from an undetermined cause, recently destroyed a bin, hoist and small hoist building at the Dan Tucker mine 25 miles east of Fallon. An investigation into the fire is being conducted by Percy Dobson, general engineer.

Enlarges Plant

Rabbit Hole District Work Progresses

Considerable activity is under way in the Rabbit Hole district, the Lovelock Review-Miner reports.

Harry E. Barke and Charles Gurnale they are running a 500-yard plant, while Guy Saval is doubling the capacity of his plant to 1000 yards to handle snipers' tailings.

Both Saval and Barke-Gurnale have their own ground upon which they are operating. The ground is said separate and distinct from contested ground upon which snipers have worked for the past five years.

Saval is also developing a deep well water supply. A townsite, to be known as Savalville, has also been set aside.

Sirac Brothers Open Deposit of Fluorspar

A fluorspar deposit opened in the Silver Hill district northeast of Stillwater is being developed by Charles P. Sirac and Leon Sirac of Fallon, who made the discovery last fall. A tunnel is being driven in to cut the deposit. Shippings are expected to be made in the near future.

HALLOCK RE-ELECTED

George W. Hallock of Alleghany was slated to be re-elected president of the California Hydraulic Mining Association at the meeting of the group in Grass Valley over the weekend. He was the only person nominated for the position by the nominating committee.

WEEPAH GROUP TO WORK MILL

Northumberland Ore Tonnage High

Construction of a large mill to handle an immense tonnage of ore blocked out in Northumberland Canyon, 58 miles southeast of Austin, is being contemplated by the Weepah Nevada Mining Company, Walter Haggerty of Beverly Hills, Cal., treasurer and managing director of the company, has informed the Goldfield News.

The mill, it is reported, will have a capacity of from 250 to 300 tons a day, and construction is expected to start in the near future. The company hopes to have the plant, which will use the cyanide process, in operation by fall.

Extent of the Northumberland ore body is unknown, but sufficient quantity is said "in sight" to warrant construction of the plant. The ore does not show colors in the panning.

The property is being held under option from David Neal, who prospected the ground. Neal assayed ore averaging better than $6 a ton in gold in an old 30-foot crosscut tunnel driven into a big deposit of silicified schist lying on lime.

PLANT WORKS RICH GRAVEL

2500 Yards Treated Each Day

TONOPAH, May 14.—With unconfirmed reports placing values as high as 80 cents per yard, the Dodge Bros. Construction Company of Fallon is treating from 2200 to 2500 yards of gravel daily at its large surface placer operations at Round Mountain.

The construction company is working two plants with one on each side of the mountain. The east side plant, formerly conducted by the original Round Mountain Mining Company, works about 1,200 yards daily of bankrun material using a power shovel. The gravel is screened, the coarser rocks rejected, and the smaller stuff run through a crusher and from there into a series of sluice boxes where the gold is recovered.

On the west side of the hill, where the gold bearing material is more or less cemented, a dep-digging scarifier, pulled by a 75 m. Caterpillar, breaks up the material.

A second caterpillar drags the broken material into windrows, and from there it is taken into a screening plant where the operation is similar to that employed on the opposite side of the mountain. From 1,000 to 1,400 yards of gravel are handled daily at this point.

There is said to be enough gravel in sight to continue the present operations indefinitely.

Standard Nevada Suspends Mining

Because of uncertainty over the future price of silver, the Standard Nevada Mining Company, operating near Cherry Creek in White Pine county, recently suspended operations.

The decision to close the mine and mill was made because the margin of profit was too small to risk further operations. The mine is said to have considerable ore reserves.

Rich Ore Shipped From Vernon Lease

Seventeen tons of ore averaging $50 to the ton were shipped recently by Spray Nickerson, J. A. Nickerson and J. A. Wade from a lease at Vernon. The property is in the Seven Troughs district.

Work to Start

Preparation for the start of work on the Silver Bell group of eight claims in the Westgate district are under way, the Fallon Eagle reports. The property is owned by Lynn C. Taylor of Oakland.

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Corns, Bunions, Ingrowing Nails Removed without pain—Weak and Broken Arches Corrected
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Prospectors Find Prehistoric Hoof In Kaolin Deposit

A fossil, resembling the foot or hoof of a prehistoric animal, was uncovered in a kaolin deposit near Crystal, Nevada, recently by "Airport Slim" Faubion and Kenneth Thompson, prospectors, and is now on display at the Nevada Geographical laboratory at Whitney.

The fossil, according to the Las Vegas Review-Journal, is one foot long and eight inches wide, is shaped like a hoof and is covered by what appears to be scales.

MILL PLANNED FOR HUMBOLDT

Plant to Handle 250 To 500 Tons

Plans for the construction of a mill on the Nevada Humboldt Mining Company property 38 miles west of Winnemucca are under way, the Humboldt Star reports.

The proposed plant is to have a capacity of from 250 to 500 tons daily, and a flow-sheet has already been worked out by Hamilton, Beauchamp and Woodruff, San Francisco metallurgists. The mine had been developed as a quartz property, but last fall it was discovered that the immense measures of kaolin present carried sufficient gold to warrant construction of the mill.

Fifty tons have been trucked to an old mill at Auburn, Calif., the Star reported, and the resulting saving was $1.03 a ton while the loss was $1.07 a ton. Thus far, a block 3000 feet long and 800 feet in width of the clay has been prospected by open cuts and shallow shafts, and a series of assays have shown value running from 75 cents to $15 a ton. One block, 60 feet wide, has been sampled at $5 a ton.

The ground is known as the M. J. Kearns property. W. R. O'Keefe is manager, while Roy Hassenstaff is engineer in charge of the ground. P. W. Racey will also oversee the construction.

Bracite Mine to be Placed in Operation

TONOPAH, May 14.—A small crew of men is engaged in clean-up work and installation of machinery preparatory to resumption of work at the bracite mine, 33 miles north of Luning in Nye county, it was reported here Friday.

It is anticipated here that there will be a resumption of general operations at the property during the coming week.

Norman E. Hansen, in charge of operations for Basic Ores, Inc., for some time prior to the suspension during the winter months, recently returned to his headquarters in Mina from southern California and will again be in charge of work for the company.

New machinery and equipment includes a special crushing plant to break down the huge boulders of the non-metallic ore which is mined in open-pit method.

Ohio Mines Make Several Changes

Several changes in policy designed to benefit small leasers have been announced by Otto Dieckmann, manager of the Ohio Mines Company at Goldfield.

The base charge for milling has been set at $3.75 a ton, and is to increase in ratio to the value of the ore. The company is also considering leasing blocks of ground on the split check system.

NEVADA HOLDS MINERAL LEAD

'38 Tungsten Output Tops U. S. Mines

Nevada retained its position as the largest tungsten producer in the United States during 1938, an advance summary of the tungsten industry for the year, prepared by the U. S. bureau of mines, reveals.

Domestic shipments and imports of tungsten concentrates dropped during the year, but domestic production increased. During the year 3044 short tons of concentrates ore were shipped from domestic mines, compared with 3500 tons in 1937. Average value per unit dropped from the 1937 price of $19.50 to $17.31.

Production of tungsten concentrates (reduced to an equivalent of 60 per cent) was about 4,000 short tons in 1938 compared with 3500 tons in 1937. Imports of tungsten ore and concentrates amounted to 462,744 pounds, a decrease of 97 per cent.

Principal sources of the ore in the United States were mines in Arizona, California, Colorado, Idaho, Missouri, Nevada, New Mexico, Utah and Washington.

Leases Open

Black Mammoth Area To Be Worked

TONOPAH, May 14—The Black Mammoth Hill and surrounding ground, adjoining the Gold Metals property in Manhattan has been opened to leasers, according to an announcement made here by H. G. Clifton, owner of the mine.

The property was formerly worked by H. H. Whitley who several years ago drove a new shaft to a depth of 264 feet. The cross cut to the north extends 200 feet toward the rhyolite contact with the face now in lime that is entirely altered to talc, Clinton said. All of the formation carries gold contents.

Clinton said that the work by Whitley also cut three other bodies carrying gold values, the smallest being 8 feet wide and all parallel to and dipping to the contact.

Dredging Planned At Finley Ground

Dredging equipment has been moved to the placer property in Iron Canyon which is being developed by M. H. Finley, and operations are expected to begin in the near future.

Finley is also constructing a pipe line to conduct water to the placer operations.

Jarolmon Visits Mine

I. B. Jarolmon, San Francisco consulting engineer, recently inspected the Bralorne Mines property near Four Peak. He continued from there on to Silver Peak.

NEWSPAPERARCHIVE

Nevada State Journal, May 15, 1939,Pg. 4, Reno, Nevada, US

https://newspaperarchive.com/nevada-state-journal-may-15-1939-p-4/

Exhibit 8

Nevada State Journal

January 13th, 1943

Nevada Mining Journal
C. C. HIGGINS, Mining Editor ESTABLISHED NOV. 23, 1870 PUBLISHED EVERY WEDNESDAY

ORGANIZERS OF MINER MILITIA TRAIN 130 MEN

Tungsten Mines Given Protection From Sabotage

The military has entered the mining industry around Winnemucca this winter and in a big way, says the Humboldt Star. At the Nevada-Massachusetts tungsten properties at Mill City and Golconda there are now a total of 130 mining men, well trained and organized into a smoothly-functioning militia.

The success of the work—and it is proving very successful indeed—is in large part due to Sergeant S. R. Gibbs of the military police, who originally came from Kansas City. Sergeant Gibbs has been in this vicinity ever since the first of October, devoting his time and energies to getting the men at the two locations organized and trained, and he has done a good job of it.

The group of trainees at Mill City consists of about 80 men, and at Golconda there are approximately 50 more. They train in groups of from six to 30 each, depending upon how many men are at work on any one shift. The training periods are one hour long and each man attends one period each week.

The turn-out, moreover, is practically unanimous and it is a credit to the workmen that this is true. They are not paid for training and they do it on their own time, after they have finished their day's job.

It is not easy work, because the sergeant sees to it that they keep busy and get a full hour's training in the 60 minutes that they spend; but they all turn out for every drill, and the results are evidence of the splendid cooperation that is being shown.

Sergeant Gibbs does not have sole responsibility for the project. Lieutenant W. S. Jamison is in charge of the mining militia program for this area and comes here on inspection trips at frequent intervals from his headquarters at Luning.

Thus far the men have been trained in close-order drilling, and were last week outfitted with armbands reading "auxiliary military police." What they want now is guns.

No guns are being issued to the men by the government, but they are needed for drilling purposes. As a result, Sergeant Gibbs is anxious to borrow guns for that purpose from anyone in Humboldt county who will lend one.

The guns, according to the sergeant, will be taken care of and returned to the owners, and will serve a good purpose while they are being used by the militiamen.

Gibbs makes his headquarters at the Nevada-Massachusetts tungsten mine near Mill City. He has a military police office at the mine. On the main street is a flag pole upon which the flag is run up every morning by the sergeant. Anyone who has a gun to lend should get in touch with him or with any of the 130 men in the militia.

MINE ENGINEER ESCAPES JAPS

Douglas C. McKay, well-known mining engineer who has many acquaintances among the mining men of Nevada, is fighting with the American forces in the Pacific now, after having escaped from the Japanese in the Philippines, according to a Humboldt Star report.

According to word recently received by his relatives in this country, the rest of the McKay family is imprisoned. Mrs. McKay and their daughter Mary are interned in a white women's camp maintained by the Japanese in the Philippines, and their son, Robert, who was attending school in Baguio when the war broke out, is in a prison camp somewhere else.

How McKay escaped from the island is not known. It is thought possible that he may have joined the army before the islands were taken. The family went to the Philippines several years ago.

Rocky Mountain Region Prolific

Idaho, Montana and Utah are mentioned by the War Production Board as the three leading states in the production of copper, lead and zinc for the year 1942, while all the Rocky Mountain states combined produced the bulk of all the strategic and critical war minerals.

Production of molybdenum and manganese has increased to such an extent that these two minerals are no longer on the "critical" list.

This country is expected to produce only 1,200,000 tons of copper in 1943 and it is expected the nation will require 2,000,000 tons. South America, Canada, Africa and Mexico are expected to make up the deficit. Tariff reductions have been arranged to encourage the importation of foreign copper.

Sweet Marie Mine Of Copper Canyon Worked by Lessees

A lease on the Sweet Marie copper-gold mine in Copper Basin, seven miles south of Battle Mountain, has been taken by W. A. Smith and Verdal Clark, Lander county miners. The Sweet Marie has been the most productive of the group of Copper Basin mines owned by the Copper Canyon Mining company, and now under lease to the International Smelting & Refining company. It has a 300-foot shaft and some 4,000 feet of lateral work on three levels.

Lost Gold Mine Lies at Bottom Of Nevada Lake

There is nothing strange or surprising about lost mines of the California-Nevada desert country when one stops to consider the fact that it comprises millions of square miles, unmarked and all more or less covered with sand and sage, and all sagebrush looks very much alike, Charles Newmeyer observes in the Mining Record.

A case in point is that of Pete Ressler, better known as Death Valley Pete. Pete knew Death Valley from Grapevine Canyon to Telescope Peak and the Funeral Range. All was as familiar to him as Main street in Joplin, Mo., his own home town.

But the rough country on the north side of the Colorado river above Boulder dam was a different story—one he did not know so well.

As Pete told the story, he was prospecting that volcanic region about 10 miles above Boulder when, in a short narrow canyon, he found a black reef through which ran a streak of gold about two inches wide and imbedded in black quartz.

Night was coming on and he was a considerable distance from his camp, so he stopped only long enough to break off about five pounds of the gold speckled quartz.

As he climbed out of the deep gash in the hills he carefully spotted and noted the surrounding landmarks and he did not anticipate any difficulty in finding the place on his return.

When Pete reached his camp late at night he found his burros had strayed away and he started out in search of them. He trailed them to Eldorado Canyon and rounded them up.

Here he met two prospectors to whom he showed specimens of his new discovery and promised to show them its location in a few days or as soon as he had his claim staked.

He never staked the claim for the reason he could never find it. For many years Pete tramped the forbidding black hills in an unsuccessful search for his golden reef.

When Boulder dam was completed, Death Valley Pete's gold was at the bottom of the lake—just another lost mine added to the mysteries of the desert.

WORK PUSHED ON GABBS ROAD

Construction of the 36-mile highway between the magnesite mines at Gabbs Valley and highway U. S. 50 near Westgate is now under way, it was announced by George P. Coleman, highway department foreman at Fallon, to the Standard.

The job is in charge of the state highway department maintenance division crew number five, Coleman added. It is a force account—no contract. A camp has been established along the south end of the route where the first construction work has started, Coleman said.

Funds for the project have been authorized by the war department on the basis of costs at $3,500 a mile through the state highway department of Nevada. Equipment from a road between Tonopah and the air base there is being moved to the Gabbs Valley job.

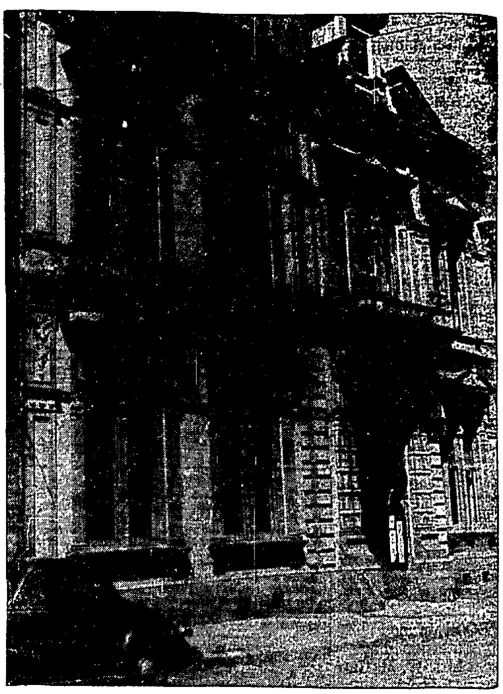
The new road is said to be required largely as war program primarily for movement of fluorspar from the Baxter mines about midway along the route, also for carrying in supplies to the magnesite mines. This route will save eighty miles of round-trip travel compared with the present route by way of Hawthorne and Luning.

Mexico Trade Pact Cuts Metal Duties

The trade agreement with Mexico, signed on Dec. 23, lowers the import duty on slab and zinc contained in ore 50 per cent from the rates imposed under the tariff act of 1930, said an E. & M. J. bulletin. This action establishes the duty at an even lower level than that arrived at in an earlier trade agreement with Canada.

Under war conditions, with import duties on strategic metals exerting no influence on the domestic market, interest in the lower tariff centered chiefly in the post-war outlook.

Pioneers Took Pride in 'Gingerbread' Courthouse



Historic Seat of Justice and Politics for Citizens of Storey County, at Virginia City.

Built to endure, the Storey county courthouse has done just that, in contrast to many substantial and costly structures farther down the slope of Mt. Davidson, even less than a block away, the foundations and walls of which have cracked, in some instances collapsed, as the result of subsidence of underlying ground and rock masses into huge stope excavations of the old bonanza mines.

Erected after the devastating fire that virtually wiped out the then fast-growing Virginia City in 1875, the courthouse was symbolic of the camp's spirit and of the Comstock's "global" preeminence as a producer of precious metal.

Even then, silver had replaced gold in district economic interest and the "crime of '73" was the topic of as much acrimony as a later generation directed at the Volstead act.

By that time, however, bullion was shipped by rail instead of by ox-teams and the flow of coin from the mint and credit from stable banks supplemented the operators' chief source of revenue, the flood of gambling money from all quarters that enabled them to "rig" markets and "clean up" on public buying of their own stocks, stimulated by their "bonanza" reports.

Rival interests, when the courthouse finally took shape, were fighting a "battle of giants," but William E. Sharon, historic hellion of the early Comstock, was losing his strangle-hold to the "Big Four," two miners and two super-astute saloon keepers, Mackay, Fair, Flood and O'Brien, who had opened the world-beating "big bonanza" in their Con. California & Virginia and had the Comstock, the San Francisco stock speculators and the "investing" world at their feet.

After 1875, most of them, of any local importance, saw the interior of the ornate courthouse, with its barn-like courtroom, ceiling mile-high and reverberating to the sonorous oratory of men who were to become national figures in the law and in politics.

In this period some of the "big" companies had dozens of suits and counter-suits pending before the Storey county district court, involving appex rights or title to mining claims and fractional claims.

High above the entrance, holding the inevitable scales and seemingly stepping from her niche for a nose-dive into B street, is Justice, far more comely and jaunty of mien than are the more conventional austere conceptions of the lady. Apparently it was part of the camp spirit to refuse to take justice too seriously.

Production of Sponge Iron Urged by Senator Scrugham; Will Solve Scrap Shortage

Recent editorials appearing in the Hearst papers on the Pacific coast have praised at considerable length the efforts of a certain California congressman to develop the production of sponge iron, as a substitute for scrap, from western ore deposits.

Having secured publication in the Congressional Record of a speech on the subject, this congressman, Rep. R. J. Welch of San Francisco, lately mailed "press release" copies of his address, under his congressional frank, indicating, as have the Hearst editorials, that he was the first to advocate development of the sponge iron process and of steel production in the west.

Commenting on the long-continued efforts of Senator James G. Scrugham in this direction and his success in securing the construction and operation of a sponge iron experimental plant at Boulder City, where the process and its results were investigated lately by engineers acting for Henry J. Kaiser, Editor A. E. Cahlan of the Las Vegas Review-Journal writes:

"Press dispatches record 'an almost revolutionary experiment in modern steel industry' which has been given the go-ahead signal by the War Production Board, and which will result in Republic Steel Company's construction of a plant to provide, in part, a substitute for the high-grade steel scrap essential to the production of electric furnace steel and which is now almost impossible to get.

"The stories concerning the program detail plans for construction of a new plant which will 'turn out the much-maligned sponge iron' which, unlike pig iron, is produced without the enormous and expensive blast furnace.

"Authorization to construct the plant comes from the Defense Plants Corporation following the W. P. B.'s approval that had been delayed for months while other steel-makers called the plan 'unsound' and not likely to succeed, say the dispatches.

"This is of considerable interest to Nevadans generally and particularly those in southern Nevada who realize that nearly a year ago Senator J. G. Scrugham (then congressman) started the fight in congress to bring about experiments in the sponge-iron field.

"Scrugham, a member of the house appropriations committee, managed to get an allotment in the interior department bill to finance such experiments, but pressure from the big steel companies was sufficient to kill it in the senate on the grounds that the process was 'fantastic' and 'unsound.'

"That didn't stop the Nevada congressman, however. He conferred with Secretary of Interior Harold Ickes and as a result experiments were started last fall at the Bureau of Mines station in Boulder City.

"These have been watched with great interest by Henry Kaiser's engineers who are concerned with the source of scrap iron for their Fontana plant.

"The experiments have been successful, and it is quite probable their success has much to do with WPB's approval of Republic Steel's recently announced program.

"If the new process does prove revolutionary, Senator Scrugham can be given the credit for breaking the jam and starting the plan on its way. It is one of many services he has rendered during his years in the national congress."

CAMP IS READY AT ROSE CREEK TUNGSTEN MINE

Buildings Erected at Humboldt County Property

Construction work is progressing on three buildings at the Rose Creek tungsten property in the Rose Creek range some 12 miles southwest of Winnemucca, the Humboldt Star reports.

The job is in charge of R. W. Adams, and at present a house for the compressors and a small office and warehouse have been constructed and a change room is in process of being built.

The buildings are frame and Adams is being helped by three Winnemucca carpenters — Delbert Bradfield, Ross Rojo and Jim Kinsella. The structures are being erected on the mountain side and the building sites had to be leveled off before any construction work could start. This has all been done, and Adams believes the necessary buildings for the mine will be completed within the next 30 days if nothing hinders.

Mr. and Mrs. Adams, whose home is in Tucson, Ariz., arrived here on December 18, and are living in the W. C. Rigg apartment while the Riggs are visiting in California. Adams, who is a mine construction expert, has been connected with Rigg for the past seven years.

He came to Winnemucca from Marshfield, Ore., where he had been engaged on a construction job for the previous three months. He has never before done work in the Winnemucca vicinity but is familiar with Nevada mining, having worked in other parts of the state at various times.

Good progress is being made on the road leading from highway 40 to the Rose Creek property. The shaping up is all finished and one layer of surface material is already in place for the entire length. The surfacing gravel is being obtained from a gravel pit near the road.

The work on the road is being done by the state highway department in conjunction with the government program to aid in the production of strategic minerals. Dodge Construction, Inc., trucks are being used to haul the gravel.

Rigg is superintendent of the Rose Creek and Richmond tungsten properties and Frank Baby is mine foreman.

Hydraulic Mine Hires Aged Men

Provided it employs no men under 55 years of age, the Relief Hill hydraulic mine will be permitted to operate for six months.

This is the message received by C. E. Clark, manager, from the War Production Board in Washington, he reported to the Bee at Sacramento.

The Relief Hill is largely owned by William Taylor of San Francisco. Clark reports he has found employes in the upper age brackets very satisfactory. Most of them are men who live in the vicinity of the diggings and have had many years of experience.

Siliceous Ore Is In Urgent Demand For Smelter Flux

Low-grade ore with a high silica content, some 5,000 tons of which remain on tunnel dumps of an old mine a short distance from Antelope siding on the Western Pacific railroad in southern Humboldt county, may be shipped to the Garfield, Utah, plant of the American Smelting & Refining company. The old mine is now owned by John G. Huntington and Charles H. Griffith of Sulphur, who also own the extensive Sawtooth placer deposits near Sulphur.

Tungsten Ore Is Sent to Toulon Mill for Tests

One hundred tons of tungsten ore per day from its tungsten mine is seen as a possibility of the United Strategic Metals company, according to its superintendent, Ben Jackson, who was in Lovelock last weekend, the Review-Miner stated.

The company has control of the old Fred Nagle-George Copley property in Humboldt canyon. The operators have been shipping to the Getchell mine, but recently they have run a 55-ton test at the Toulon mill of the Rare Metals corporation. In good weather they are getting out 30 tons a day, using open-pit mining, but hauling trouble is holding them back.

It is understood the vein upon which work is being done is 50 feet wide and it is believed that it will run better than one per cent tungstic acid. The Getchell returns were on the basis of one per cent. Assays have been between one and five per cent.

ASK FOR DELAY; GET EXTENSION

Gold mining operators may be allowed to resume mining activity if they will make application to the WPB, is the opinion of Harry W. Marsh, secretary of the Idaho Mining Association.

Marsh calls attention to the fact that the Homestake Mining Company has been granted a six months extension allowing them to operate by employing older men or men unfit for military service. Similar extensions have also been granted the Golden Cycle and to Comstock properties in Nevada.

"I believe that the gold mines could still be in production if the dredges had made application for extension of operations instead of shutting down," Marsh said, and suggested that gold mine owners who desire to resume operations make application to the mining branch of WPB.

"They will have to show that community business is harmfully affected by their shutdown and that men of 45 years of age and above are available to operate their mines," he concluded.

ENGELS COPPER MINE REOPENED

Bruce McDonnell and associates are reported to have acquired control of the Engels copper mine near Portola, said a Bee report from that town.

The property was California's leading copper producer for several years when it was operated on a large scale by the Engels Copper Mining Company.

Old workings are said to contain extensive deposits of copper-gold ore, and it is reported the new operators are planning resumption of extensive operations and early production. A large reduction plant formerly was in operation at the mine.

ORE SHIPMENTS INCREASE FROM SOUTHERN AREA

Tonopah Mines Are Chief Producers In Year

TONOPAH, Jan. 12. (Special)—Ore shipments from the Tonopah district during the year 1942 showed an increase of nearly 100 cars over the year 1941, it was revealed as final shipments for the year were tabulated.

Total shipments from Tonopah and surrounding territory, excluding Goldfield, amounted to 390 cars this year as compared to 290 cars in 1941. Goldfield contributed a total of 76 cars of ore and talc, it was announced.

December shipments were down from previous months with only 11 cars, all from leases on property of the Tonopah Mining Company, moved from here.

Carson Frazzini shipped three cars from Blair Junction during the month and four cars, two of gold ore and two of talc, were dispatched from Goldfield.

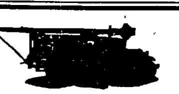
The lessees at the Tonopah Mining company property were the heaviest ore shippers of the year, dispatching a total of 169 fifty-ton cars to the smelters for treatment.

Hall Brothers, Inc., shipped a total of 136 cars of lead-zinc-silver tailings from Tybo to rank second for the year.

Other shippers included: West End Cons. Mining Company, Tonopah Divide, Tonopah Belmont, Hubert Welch (Liberty district), Lone Mountain Development Company, Original Klondyke, Frazzini from Blair Junction and several carloads of diatomaceous earth from the Coaldale deposit.

EXPANDING FIELD

The Willow Creek Mines Inc., a Nevada corporation, has filed to do business in Montana, naming Wayne L. Fenner of Cooke as Montana representative. This concern has mining interests in Nevada and Washington and is headed by Walter L. Brown of San Francisco. Original operations were in California.



DAYTON CONSOLIDATED MINES COMPANY

Has for sale, at its plant at Silver City, Nevada, many surplus items of used mining equipment, of which the following is a partial list:

Air Compressors
Hoists, Single and Double Drum
Deep-Well Pumps
Rock Drills, Drifters and Stopers
Pipe, 1, 1½ and 2-inch.
Rails, 12 and 16 lb.
Mine Cars
Electric Motors, many types and sizes.

Under the provisions of a recent order of the War Production Board, this equipment can only be sold to purchasers approved by that Board. This probably means to operators of strategic metal mines.

Detailed information regarding any of this equipment will be furnished on request, or it can be inspected any business day between 8 A. M. and 4 P. M.

This equipment will be sold for cash on a "where is and as is" basis.

For further information, address:

DAYTON CONSOLIDATED MINES COMPANY
Virginia City, Nevada
Or Telephone Silver City 61

LEGAL NOTICES

SUMMONS

In the Second Judicial District Court of the State of Nevada, in and for the County of Washoe.
No. 73638. Dept. No 2.
MARC A. MIONEY, Plaintiff,
vs.
HELEN WOLFE MIONEY, Defendant.
The State of Nevada Sends Greetings to Said Defendant:
You are hereby summoned to appear within ten days after the service upon you of this Summons if served in said county, or within twenty days if served out of said county but within said Judicial District, and in all other cases within thirty days (exclusive of the day of service), and defend the above entitled action. This action is brought to recover a judgment against you, granting to plaintiff a decree of divorce, forever dissolving the bonds of matrimony now existing between you and the plaintiff on the ground of extreme cruelty, as will more fully appear from the verified complaint on file herein.
Dated this twenty-second day of December, A. D. 1942.
(SEAL) E. H. BEEMER,
Clerk of the Second Judicial District Court of the State of Nevada in and for Washoe County.
By A. O. Caughlin, Deputy.
CLEL GEORGETTA,
15 W. 2nd Street,
Reno, Nevada.
Attorney for Plaintiff. D-23-30-J-6-13 20

ANNUAL STATEMENT of the COPPER MOUNTAIN MINES, INC.

For the year ending December 31st, 1942
Location of principal office, Mountain Home, Idaho.
Location of place of business in Nevada Mountain City, Nevada.

Cash on hand, Dec. 31, 1942	$ 7,140 97
Assets	54,345 00
Liabilities	None
Profit or Loss	None
Income	None
Expenditures	25.00

I, Eugene H. Anderson, secretary, do hereby certify that the foregoing is a true and accurate statement of the business transacted by said corporation in the State of Nevada during the year 1942.
EUGENE H. ANDERSON
J8-15inc.

LEGAL NOTICES

ALIAS SUMMONS

In the Second Judicial District Court of the State of Nevada, in and for the County of Washoe.
No. 72431. Dept. No. 1.
LAURA STIVENS, Plaintiff
vs.
RAY S. STIVENS, Defendant.
The State of Nevada Sends Greetings to the said Defendant:
You are hereby summoned to appear within ten days after the service upon you of this Summons if served in said county, or within twenty days if served out of said county but within said Judicial District, and in all other cases within thirty days (exclusive of the day of service), and defend the above-entitled action. This action is brought to recover a judgment, and decree of divorce from you, said defendant, upon the ground of wilful desertion of plaintiff by defendant for more than one year last past, all as is more fully described in the Complaint.
Dated this 14th day of December, A. D. 1942.
(SEAL) E. H. BEEMER,
Clerk of the Second Judicial District Court of the State of Nevada, in and for Washoe County.
By A. O. CAUGHLIN, Deputy.
M. B. MOORE
Reno, Nevada.
Attorney for Plaintiff.
D-16-23-30-J-6 13

NOTICE OF PETITION FOR CHANGE OF NAME

In the Second Judicial District Court of the State of Nevada, in and for the County of Washoe.
No. 73,759. Dept. No. 1.
In the Matter of the Petition of WALTER ALBERT COHN For Change of Name.
NOTICE is hereby given: That WALTER ALBERT COHN has duly filed his petition in the above entitled Court praying for an order of said Court changing his present name of WALTER ALBERT COHN to WALTER ALBERT COLSEN, which latter name he wishes to bear, and be known by, in the future.
All persons desiring to object to the granting of said petition are hereby notified to file their written objections with the Clerk of the above entitled Court not later than ten days after the last publication of this Notice.
DATED this 5th day of January, 1943.
WALTER ALBERT COHN,
Petitioner.
JOHN BERNARD FOY,
Attorney for Petitioner.
J-6-13 20 27-F-3-10

DEPARTMENT OF THE INTERIOR
General Land Office at Carson City, Nevada
December 17, 1942.
NOTICE is hereby given that Aldo Gori, of Wadsworth, Nevada, one of the executors of the Estate of Giuseppe Gori, deceased, who on August 18, 1941, made preemption application to purchase Lot 30 of Block 17, of Wadsworth Townsite—Serial 021056, has filed notice of intention to make final Proof, to establish claim to the land above described, before E. H. Beemer, County Clerk, at Reno, Nevada, on the 27th day of January, 1943.
Claimant names as witnesses:
Giles C. Hard, Louis Garaventa, Peter Lind Harry Howes, all of Wadsworth, Nevada.
ELIZABETH M. RYAN,
Acting Register.
D-23-30-J-6-13-20

ANNUAL STATEMENT of the PACIFIC STATES LIVESTOCK MARKETING ASSOCIATION

For the Year Ending December 31st, 1942
Location of principal office, 604 Mission Street, San Francisco, California
Location of place of business in Nevada, Minden.

Cash on hand, December 31st, 1942	$ 3,443.83
Assets	8,657.68
Liabilities	18,007.26
Profit or Loss (Nevada)	34 45
Income (Nevada)	177.00
Expenditures (Nevada)	142.55

I, Earl D Schlaman, Secretary-Treasurer, do hereby certify that the foregoing is a true and accurate statement of the business transacted by said corporation in the State of Nevada, during the year 1942.
EARL D. SCHLAMAN.
J-13-20 inc.

ANNUAL STATEMENT

Annual Statement of the ATLANTIC OIL COMPANY for the Year Ending December 31st, 1942.
Location of principal office, 511 N. Carson Street, Carson City, Nevada.
Location of place of business in Nevada, 511 N. Carson Street, Carson City, Nevada.
No business transacted in Nevada during the above period.
I, Chester F Dolley, President, do hereby certify that the foregoing is a true and accurate statement of the business transacted by said corporation in the State of Nevada, during the year 1942.
CHESTER F. DOLLEY.
Jan. 9-16 inc.

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Nevada State Journal, January 13, 1943,Pg. 6, Reno, Nevada, US
https://newspaperarchive.com/nevada-state-journal-jan-13-1943-p-6/

Exhibit 9

Reno Evening Gazette

October 2nd, 1943

Mining

R. L. RICHIE, Mining Editor

Mining Authority Presents Picture of Industry's Ills

Engineer Dolbear, in "Brass Tacks" Analysis, Reveals Major Handicap

Testimony was submitted, by request, at a recent hearing of the Scrugham senate mining sub-committee in a prepared statement by Samuel H. Dolbear, consulting engineer of New York, senior member of the firm of Wright, Dolbear & company, with western offices and formerly active in Nevada mining. Engineer Dolbear has long been prominent both in private practice and government service, notably in the appraisal of mines and mineral resources. In main part, Mr. Dolbear's review said:

During the first thirty years of this century there was a large amount of prospecting, exploration, and development of new mining properties. This activity ceased at the beginning of the depression in 1930. Under normal conditions work would probably have been resumed after a lapse of two or three years of relatively low business activity.

About this time, however, the Federal Trade commission took charge of the licensing of new securities issues and later these activities were taken over by the Securities and Exchange commission.

The law creating this agency and the rules which it adopted, together with similar restrictions adopted in many states, apparently have put an end to public participation in the development of new mining enterprises. Prospectors, heretofore, had depended largely upon public assistance in development and such assistance has since been denied.

As the threat of war approached it was necessary for the government to attempt a remedy of this situation by delegating prospecting and development activities to the United States Bureau of Mines and the Geological Survey.

They have done an excellent job in the limited time available, but they could not be expected to prospect the large mountain and desert areas normally covered by hundreds of prospectors.

I believe that the miners in the west are entirely justified in complaining that the tax agencies of the government are unsympathetic with the risk element involved.

This is evidenced by a statement for example, made by Counsel Randolph Paul of the Treasury department in a hearing before the senate committee considering excess profits taxes on war mineral enterprises. Paul's statement was as follows:

"The development of mining properties in the field of the basic metals has passed beyond the stage of prospecting, risk and adventure, and has settled down to a predictable, scientific and commercial business enterprise involving the use of low-grade ores."

In some cases there apparently is a difference of opinion between government departments as to the needs for some minerals. This may be illustrated by a number of experiences I myself have had.

About two years ago I was informed by an official of the War Production board that the supply of manganese was adequate. However, within thirty days of that time, purchasing agencies of the government increased the price and lowered the specifications on manganese ore.

Not long ago I was advised by a California representative of the Metals Reserve that the price of tungsten ore was unlikely to undergo any change for the duration. Within two weeks after that time the price of new production was raised from $24 to $30 per unit.

It has now been stated that the supply of chromite in the United States is adequate and that certain government-financed operations in Montana have been closed down.

If this is true, then the information should be made public so that miners will not waste their time prospecting and developing other chromite deposits on the Pacific coast.

I have had some close contact with this mineral. I served as chairman of the advisory committee on chromite to the army and navy munitions board and was consultant on the National Defense commission on chromium in 1940.

I have operated a good many deposits on the Pacific coast, but because of these statements I am unable to advise those who consult me as to whether or not further development of chromite deposits is desired.

Some central authoritative agency is needed to meet this deficiency.

Diamond Drill Tungsten Area In White Pine

Federal Bureaus Conduct Work on Mine at Minerva

Diamond drilling operations are being conducted at the Tungsten Metals Corporation mine at Minerva in Spring valley, by the U. S. bureau of mines in cooperation with the U. S. geological survey, and the program of development contemplates the sinking of eight or nine holes to a maximum depth of 500 feet, or an average depth of 300 to 500 feet, the Ely Times reports.

This is the second development of its kind undertaken at Minerva the former one having been started in 1940 and finished in 1941, when twelve holes had been put down

Present operations are designed to develop additional ore reserves by proving extensions of orebodies now being worked by the company

Glenn L Allen, district engineer, U. S. bureau of mines, states that it is expected that from 30,000 to 35,000 tungsten units (20 pounds each) will be developed by this drilling, which is being done in cooperation with the mining company's operations. One unit of concentrates is worth $30.

Drilling is in undeveloped territory and is being conducted in an area on the strike of the vein system, about 500 to 1000 feet from present mine workings. The holes are on an average of about 150 feet apart.

Although there is somewhat less money available for the prosecution of the present drilling program than for the first program, Allen expects that just as much work will be done because they know more about the geology of the district and the character of the ground by reason of experience and study gained in connection with the first development program.

George B. Thatcher, attorney and mining company executive of Reno, is president of the Tungsten Metals Corporation, which was organized several years ago by officers of the Cons. Coppermines Corporation and for some time was the second largest producer of tungsten in Nevada. The property is in southeastern White Pine county, around forty-five miles from Ely.

Medal Awarded Anaconda Head

Cornelius Francis Kelley, chairman of Anaconda Copper Mining Company, received last week the Charles F. Rand memorial medal for distinguished achievement in mining administration, the New York Herald Tribune reports.

The presentation was made at a meeting of directors of the American Institute of Mining and Metallurgical Engineers at the Engineering Societies building, West Thirty-ninth street.

Mr. Kelley is the second recipient of the Rand medal, the first having been awarded in 1941 to Robert C. Stanley, chairman of International Nickel Company of Canada, Ltd.

Mr. Kelley, whose father was a silver-mine superintendent, was born at Mineral Hill, Nevada mining camp in Eureka county in 1875 and at the age of seventeen began his career in the copper industry as a member of a survey crew of Anaconda.

Later he studied law at the University of Michigan and in 1901 returned to Anaconda as a member of the legal department. In 1908 he became the company's general counsel, in 1911 a vice-president and in 1918 president and director.

The citation for Mr. Kelley reads: "For conspicuous success as administrative head of great enterprises engaged in the production of non-ferrous metals at home and abroad; for inspiring leadership of an organization that has trained able engineers for service wherever ores are mined and metals are recovered; for enhancing the prestige of metal mining in the financial and industrial world."

President Plans Food Message

WASHINGTON, Oct. 2 (AP) — A President Roosevelt said today he was going to work over the week-end on a message to congress which legislative leaders have said will deal with the food situation. Asked at a news conference what the subject would be, Mr. Roosevelt grinned and said there were ten or fifteen. He said he had a lot of messages in mind, but none for this week.

Eastern Camps Of Nevada See Bright Future

Director of Mine Bureau Describes Noted Operations

Returning to his office here from a trip to the Pioche and Ely districts, Jay A. Carpenter, director of the state bureau of mines, reported that a more optimistic feeling prevailed in those strategic metal districts since the arrival of substantial numbers of men who have been released from the army to work in mines.

While most of these men are inexperienced and will require some training to become efficient miners, Carpenter said, the group is composed mainly of earnest young married men, glad of the opportunity to work for good pay and to establish homes in the camps.

At Kimberly and Ruth, chief centers of copper production in Nevada, the arrival of these men has enabled resumption of long-neglected development work, lack of which has seriously affected ore production. Numbers of new homes for the miners are being constructed at Kimberly.

Surface stripping for the new open pit near the Emma Nevada mine at Kimberly is progressing rapidly. The work is conducted under contract by the Isbell Construction Company of Reno and the pit is known as the Tonopah pit, named for the claim on which it is opened.

In the manner of disposal of overburden, Director Carpenter pointed out, this pit is unique, as the surface waste material is dumped directly by means of scrapers and trucks into a nearby subsidence area that has been mined underground by the caving method. This ground, he said, is still moving and forming new cavities to be filled from the new pit.

When he was in Pioche last April, Director Carpenter found the big Combined Metals mill operating on part time, a federal housing project completed but only partly occupied and people of the camp complaining of a blue outlook, all because of a shortage of miners

At present, he said, forty apartments are occupied by young soldiers and their wives, said to be tenants of the highest type; a new seventy-man dormitory for single men is half filled and application has been made for forty more apartments.

The efficient Caselton mill of the Combined Metals Reduction Company is operating at capacity of 600 tons per day, ore deliveries including 250 tons daily from the Prince and Ely mines. Current plans and priority applications were believed to ensure an early increase in capacity of the plant to 1000 tons per day.

This increase will be due in large part to results of recent churn drilling that has outlined a newly-discovered faulted block of "C.M." limestone at a high elevation, west of the productive ore zone and above the water table. This block was said to contain a large reserve of excellent sulphide ore.

Merchants, miners and others in Pioche, who have been through many "tough" periods, are now supercharged with optimism and with present assurance of realization of their highest hopes now predict for the near future a population of 5000 for their historic camp.

Boulder dam power, it was shown, has rendered possible the pumping at low cost of 2000 gallons per minute from the deep mines and this power and water will be abundant for the economical operation of the two large mills of most advanced design that ensure successful treatment of the complex ores of the Pioche district.

It was pointed out that, because of their effective efforts in securing Boulder dam power and in developing the district mines, men whose names will be identified with the revival of Pioche include Ed H. Snyder, Jack H. Buehler, the Gemmill brothers, Dave and Paul. John Janney and active members of their staffs.

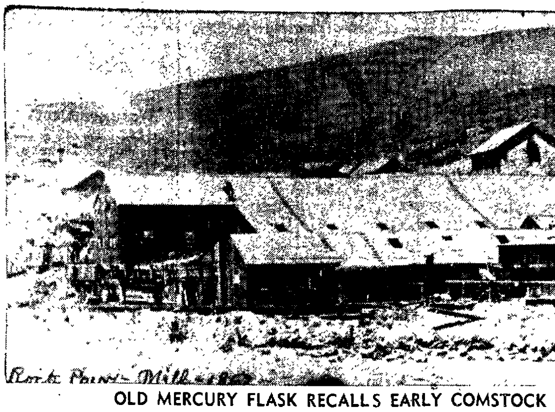
Arizona Workers Get Wage Boost

DENVER, Oct. 2 (AP)—An order granting a wage increase of forty cents per shift to employees of the Mammoth-St. Anthony Ltd, lead and zinc mine at Tiger, Ariz., has been issued by the non-ferrous metals commission of the national war labor board. The increase is retroactive to June 11, 1943.

The directive settled a dispute between Mammoth-St. Anthony Ltd and the Mine, Mill & Smelter Workers Union (AFL), and brought the base pay of the miners to $6.40 a day, the minimum of the wage bracket established for the area.

In another directive, the commission ordered the parties to incorporate in their contract a provision for an annual vacation of seven days with six days' pay for all employees who have forty weeks of employment in the preceding year.

Both orders become final in fourteen days unless a petition for review is filed with the NWLB.



OLD MERCURY FLASK RECALLS EARLY COMSTOCK MILLING

Rock Point mill, pictured in 1862, was one of foremost plants on Carson river treating Comstock ore.

By MRS. PERCY TRAIN
Curator, Nev. State Museum

A quicksilver flask used at the Rock Point mill in the early 1870's by Lucius A. Guild, father of Judge Clark J. Guild, when amalgamator there, has been received at the Nevada state museum and placed on exhibit in the mineral room, gift of Judge Guild.

Mute reminder of busy mining and milling activity along the Carson river above and below Dayton, this interesting relic brings to mind many memories among old timers still living, while research among the pages of Thompson and West's History of the State of Nevada, and Kelly's Second Directory of Nevada Territory in 1863 provides a clear picture of the Rock Point mill.

Situated, according to the directory, on the west bank of the Carson river, a mile and a half below Dayton, this mill was driven by water power and was one of the most extensive in the territory.

Equipped with sixteen Varney grinders and thirty-two amalgamators, each seven feet in diameter, an admirable feature of this mill appeared to be its arrangements for saving labor.

Operating under power obtained from a large breast water wheel, working an average of forty-five tons of ore daily from its own mine, the celebrated Gold Hill proper, this mill employed only eight men on a watch. In 1863 the Rock Point mill was owned by the Imperial Silver Mining company.

Dayton, though possessed of a trading post as early as 1849, visited briefly by weary wagon trains girding for the last struggle over the barrier of the high Sierra, invaded by canny gold washing Chinese as early as 1856, di dnot find itself until the discovery of the Comstock lode in 1859.

While the first hysteria drew off all its mining population and permanent residents as well, Comstock kings soon discovered only the bonanza ores would stand the long trip to California for reduction. Less rich ores required reducing nearer the mines, and cheap power was the first requisite.

Thus the Carson river with its abundant water and power possibilities found itself harnessed to operate the Mexican mill early in the spring of 1860. Building of mills was pushed with energy and Dayton came into its own and boomed with busy industry, for within a short distance of this town, in 1863, twenty-one quartz mills were in operation

In addition to the Rock Point, they included the Eureka, San Francisco, Franklin, Atlantic, Island, Dayton, Lindauer and Hirschman, Solomon and Davis, Sutro's mill, Mineral Rapids, Freeborn and Sheldon, and an arastra mill of four arastras, formerly called the Frothingham mill

A visitor today, exploring along the sagebrush-lined banks of the river between Empire and Dayton, finding here and there tumbled ruins of stone mill foundations, can scarce imagine or credit man's ingenuity in recovering gold, nor realize the noise which must have echoed along canyon walls from powerful turbines, fall of many stamps, and swirl of water in the many flumes. The river has turned through the years from power to irrigation.

Describing the old plant several years ago, the Mining Press of Reno pointed out that operators of the Rock Point mill, built in 1862 and one of the first stamp mills in Nevada, may have realized a profit from its operation, but their customers must have been able to deliver ore of exceedingly high grade to "come out even."

Powered by a water wheel and wood-fueled steam engine, the plant, of archaic design and built on the flat beside the Carson river, had no means of gravity feed for any department, excepting the single elevator that raised the crude ore to a bin above the stamp batteries. Ore was delivered by wagons, dumped and hand-shoveled through the entire circuit.

The latter was simple, as the process was straight amalgamation. Milling charges at this time were, in contemporary language, "all the traffic would bear" and ranged from $30 to $45 per ton, while recovery of gold and silver was rarely higher than fifty-five per cent

A few years later a dozen or more mills operated at points farther up the river and metal recovery was substantially improved with the development by local metallurgists of the "Washoe" process of pan-amalgamation, using salt and bluestone in amalgamating barrels or pans. Still later, toward the end of the century, the Comstock became virtually a world laboratory in development of the cyanide process

On or near the site of the long-abandoned Rock Point mill, a forty-stamp amalgamating and gravity concentrating mill was built in the nineties by the Houghtalings of San Francisco, millionaire liquor dealers, together with an eight-mile aerial cableway extending to the plant from their Haywood and Santiago mines above Silver City.

This mill treated little ore and the cable from the long tramway was removed and disposed of during the first world war. Some of the big steel-shod stamps still remain in the old weather-worn structure, now owned by the St. Joe Cons. Mining company, which maintains an office at Dayton.

Smelter Group Head Approves Bimetallism

Uncertain Status Of World's Money After War Cited

With gold out of circulation, the demand for silver continues to grow and students of finance are becoming more firmly of the opinion that bimetallism is certain to come, the Mining Record declares

Mine operators and smelter experts know that bimetallism would improve metal mining and add to efficiency and economy in production of copper, lead and zinc

Francis H Brownell, chairman of the board of the American Smelting & Refining Company, in his address, "Why the United States Should Advocate International Bimetallism," contributes realistic and factual treatment of a subject so little understood and so savagely opposed by many who fail to analyze such confusing subjects as silver and money. In opening his address, Mr. Brownell asked the question:

"At the close of this war, what will the moneys of France, Germany, Italy, Belgium, the Netherlands, Poland, Norway, Czechoslovakia Denmark, Hungary, Rumania, Greece and Yugoslavia be worth in international trade and even in those nations themselves?

"What of those of China, the Dutch Indies, Japan and the Malay peninsula? Can normal international trade be reestablished and the internal economy of these nations revive unless and until their monies are given stabilized value?"

Most informed readers are familiar, says Editor Newmeyer, with the importance of silver in the production of copper, lead and zinc, but it is interesting to note the manner in which a custom smelter executive expresses the relation of the price of silver to that of the three metals, in contrast to the usual statement that the production of those meals is dependent upon the price of silver. The speaker said:

"It is not generally realized that a higher price of silver causes a lower price of copper, lead, zinc and many other associated metals. In the United States, approximatey ninety per cent of the silver produced comes through smelters treating copper, lead and zinc.

"Less than ten per cent of the silver comes from mines using the cyanide process, often in connection with gold but not affecting the prices of copper, lead and zinc."

Western Council To Hold Meeting

REDDING, Calif., Oct 2—Capt. John D. Hubbard of Butte county and Dudley Seitzer of Redding are planning a meeting of the Western Mining council to be held here on Saturday evening, October 9. The directors of the organization, attending members and all others interested will arrive early enough for a 6:30 dinner.

Reports will be heard from different chapter heads on the progress being made in the survey to determine the extent of northern California iron deposits, the first step in the present move by congress to decentralize the steel business.

Congressman Engle of district 2 has asked the council for complete data for presentation by a special house committee, headed by Representative Boykin of Alabama.

Kennecott Men Get Pay Raise

DENVER, Oct. 2 (AP)—The non-ferrous metals commission of the war labor board has directed a 25-cents-per-shift wage increase for employes at the Ruth and McGill properties of the Kennecott Copper corporation, Nevada mines division.

Charles A Graham, commission chairman, said the increase was made retroactive to December 1, 1942. The directive was issued in connection with a dispute between the corporation and the International Association of Machinists (independent), local 279, and effects all classifications included in the bargaining unit.

"While the wages paid were above the minimum bracket, the case was considered to be of such 'rare and unusual' 'nature that some adjustment was necessary," Graham said.

"This enterprise, the largest copper producer in Nevada with an output of over sixty million pounds annually, was found to be paying wages below those paid by some producers of less needed metals"

Bureau To Begin Eureka Drilling

From Eureka it was again reported that deep diamond drilling is scheduled to be resumed soon in the historic Richmond-Eureka lead-silver properties on Ruby Hill following a government appropriation of $100,000 to finance the project.

Dr. R. R. Sayers, director of the United States Bureau of Mines, announced lately that five holes will be drilled to depths of 2000 feet or more further to establish the extent of orebodies disclosed by previous diamond drilling.

Sinking of the three compartment Fad shaft has passed the 600-foot level. The Richmond-Eureka group and several adjoining properties are under long-term leases and options by Eureka corporation, ltd., a subsidiary of Ventures, ltd., of Canada. William Sharp is the general manager.

Plumas County Mines Produce

Asbestos Among Needed Minerals

In a report from Quincy to the Sacramento Bee it is stated that asbestos has been added to the list of war minerals produced by Plumas county, the output of chrome and manganese is increasing and old copper properties are being rejuvenated

Several strong companies are active in the Crescent Mills, Rock Creek, Taylorsville and other districts long noted for their yield of placer and quartz gold

Gus Matson and Fred Wickstrom have begun shipping high-grade asbestos from their property in the Nelson Point area The mineral is reported by the operators to be worth $400 per ton and is transported more than a mile on pack animals to a logging road, then trucked to a railroad station.

The White Pine Chrome mine in the Rock Creek district has been leased from Ellis R Patterson and E. V Spivey by James Melone, manager of Sundown Mining Company, and Frank Maurizzio. It has produced a substantial tonnage of rich chromite and is credited with containing important reserves. Future activities will be directed by Malone.

Steady chrome production continues from the Cattle Springs chrome property operated in the Rock Creek field by the Sundown company

In the Crescent Mills field Western Manganese Mines is producing profitable manganese from its Lakeview property where extensive development work has disclosed a large tonnage. The corporation is shipping from a new deposit in the Taylorsville sector. O H Griggs is the manager.

Bruce McDonnell and associates are increasing work on the Engels copper-gold mine, preparatory to production The Engels for many years was California's leading copper producer and considerable ore is reported to be blocked in old workings At one time the Engels was equipped with a large concentrating plant

Mine Students On Long Trip

Eight students of engineering at the Mackay School of Mines accompanied Prof Jay A Carpenter, director of the school, on a trip late last week to Pioche and Ely, the first field trip made in several months with facilities provided by the S Frank Hunt foundation, because of the difficulty of wartime travel

Arriving first at the Kimberly properties of the Consolidated Coppermines corporation, the students were shown the extensive Emma Nevada and Morris Brooks underground copper mines and open pit and were overnight guests of the company.

Proceeding south to Pioche, members of the party were taken to the lead-zinc-silver mines of the Combined Metals Reduction company and the Prince Consolidated Mining company and visited the 600-ton Caselton selective-flotation mill of the former company.

Pioche Session Of A. I. M. E. Is Notable Event

Engineer Members Give Information Of Wide Interest

A meeting of the Nevada section of the American Institute of Mining and Metallurgical Engineers, held last Saturday at Pioche, was marked by a large attendance of members, and their wives, the presentation of several papers of interest and by visits to mines of the district and to the six hundred ton selective-flotation mill of the Combined Metals Reduction company, officers of which acted as hosts to the visiting members.

Engineers and others attending the meeting came mostly from Ely, Reno and Boulder City, those from Reno including Robert S. Moehlman, vice-chairman of the Nevada section, and Jay A. Carpenter, director of the state bureau of mines, from whom details of the meeting were obtained in the absence of Engineer Moehlman, who is geologist in Nevada for the Anaconda Copper Mining company.

More than 125 visitors were guests at the dinner preceding the meeting and because of limited seating capacity of the dining room at the Combined Metals mess hall, the dinner was served in two sections The institute meeting, assembling at 10 p. m., was held in the school auditorium.

Presiding at the meeting was Paul J. Sirkegian, chairman of the Nevada section and general superintendent for the Consolidated Coppermines corporation of Kimberly. A. L. Scott, district attorney of Lincoln county read a paper dealing with the history of the Pioche district reading from early-day newspapers and telling of the ups and downs of mining in the region since the early sixties.

Earl B. Young, geologist for the Combined Metals Reduction company, estimated production of the Pioche mines at $45,000,000 and recalled outstanding events in the district, most noteworthy of which had been the arrival in the camp of Edward H. Snyder in 1911 and construction of the six hundred ton Caselton mill in 1940

Most important of coming events, he indicated, would be the projected $3,000,000 plant to treat the vast reserves of oxidized ore in the district, containing lead, zinc, silver, gold and manganese. His explanation of the geology of the area was amplified by drawings illustrating the position of orebodies in the Combined Metals, Prince, Bristol and Comet mines, especially with respect to the extensively faulted limestone bed that carries the several metals.

Ed Snyder, head of the Combined Metals and to whose persistent efforts during more than thirty years the progress of the district is chiefly attributed, in brief comment estimated available reserves of the Pioche mines at 5,000,000 tons of sulphide ore and an equal volume of oxidized ore.

William Rawles, metallurgist at the Boulder City station of the U. S Bureau of Mines, presented a paper describing the process developed by the bureau for recovering magnesium oxide from dolomite. Rawles has been in charge of this experimental work and his paper was described as most interesting.

Near the Basic Magnesium Inc. plant in Clark county, Rawls explained, is a deposit of dolomite of a high degree of purity and estimated to contain 400,000,000 tons of the mineral. It was estimated that a plant based on the bureau's process could produce 300 tons per day of magnesium oxide at a cost of $16 50 per ton, or far below the cost currently achieved in treating magnesite

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Exhibit 10

Nevada State Journal

February 24th, 1944

ZINC FIELD IS ATTRACTIVE TO PRIVATE FUNDS

Investors May Follow Lead of Mining Bureau

When the U. S. Bureau of Mines decided to do some diamond drilling near Metaline Falls, Wash., it was doing with public funds exactly what has been done for ages with the "risk" money of private investors, says the Alaska Weekly.

Frowned upon by the conservative and finally killed by the SEC gestapo, this was the type of gambling investment that brought civilization and prosperity to the west. The existence of large bodies of zinc ore in the Metaline Falls area had long been considered highly probable.

Several small ventures have been promoted for the proper prospecting and developing of the district and have died because of the persecution of the zealots of the SEC who have brought new exploitation of the nation's mining industry to a practical halt, the Mining Record adds.

Now the U. S. Bureau of Mines authorizes the statement that it has found millions of tons of ore in the Washington district and that the prospects are so good that expansion of present development should attract private capital and make it unnecessary to look to the federal government for funds for expanding zinc production.

Concerning that statement, the ultra-conservative Spokesman-Review says: "Such 'selling talk' in a company prospectus would quickly bring a 'stop order' from the Securities and Exchange Commission. That is one reason why private capital has not done much exploration for minerals in the last decade."

There is another and almost equally cogent reason. Since the bungle boys of bureaucracy took over the metal mining industry, the story has been one of vacillation, shifting policies with regard to bonuses, the encouragement of importation of the product of peon labor in the face of vastly increased American labor costs, rulings against marginal producers, unceasing harassment of all those in need of capital, and an apparent studied attempt to put out of business all small mine operators and developers.

It is entirely likely that, now that the taxpayers' money has been used to explore the Metaline deposits, actual development will be undertaken by one of the large mining companies. Even without the risk of prospecting, however, the picture is none too attractive.

What the SEC does to the poor people who try to get into the mining business, the OPA does to the rich. Price ceilings are set which make profits highly problematical and if the ore proves tremendously rich and profits are available in spite of ceilings, the good old excess profits tax moves in and takes the works anyhow.

Tin Reserve Is Still Inadequate

According to the Engineering and Mining Journal's metal report, the WPB stated last week that tin will not be available during 1944 except for essential uses. Production of tinplate is being maintained at a steady rate, and more cans for packing food are being turned out than ever before.

The stockpile of tin is being maintained at a high level, and it was revealed that the reserve remains in excess of 100,000 tons, approximately the quantity on hand when the Japs struck at Pearl Harbor in 1941.

According to trade reports, Patino will ship some tin concentrates to this country this year. Back in 1942, an official of the Bolivian producer declared that shipments scheduled for Great Britain could be diverted to the United States if conditions demand that this step be taken.

Nevada Company Mines Dolomite

Production started on February 1 at the open pit dolomite operation of the Nevada Magnesite Mining Company located eight miles northwest of Hodge, San Bernardino county, Calif., where mining and milling equipment has been installed for handling of 1000 tons of ore per day.

Entire output of the new mill reportedly has : en contracted to the Kaiser Company, Inc., Iron and Steel Division, at Fontana, Calif., dolomite being an essential ingredient in smelting iron ore, says the Mining and Industrial News.

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Old Cuba Mine Is Idle; Will Resume With End of War

Properties of the Ely Gold & Manganese Company, embracing the Cuba gold-silver-manganese mine near Ely, will remain closed down until the war is over, when the gold workings will be reopened, it was stated in a report by Ogden C. Chase, president, now operating in Arizona with headquarters at Tucson. Some production was made during 1942, both by the company and by lessees. Test shipments of manganese ore were reported earlier.

Motion Pictures In War Schools Proves Success

The free educational motion pictures of the Bureau of Mines were given almost 100,000 showings during 1943 before war training classes, army and navy personnel, engineering and scientific societies, schools, colleges, civic groups and other organizations, according to a year-end report by Dr. R. R. Sayers, director of the bureau.

The gross attendance—nearly 8,000,000 persons—was slightly under the previous year, Dr. Sayers said, but the films reached more war workers in all parts of the nation and proved valuable for training men and women in manufacturing plants and for schooling members of the armed forces in maintenance and repair work.

Bookings were made months in advance for films showing production methods, processing techniques and the industrial utilization of such metals as aluminum, nickel, copper, lead and steel.

A heavy demand for pictures depicting first-aid procedures was noted during the year, Dr. Sayers stated, especially by war-training classes in educational institutions, civilian defense groups and various branches of the mineral industries.

The bureau's two new 16-millimeter sound pictures on first aid, "First Steps in First Aid" and "Help Wanted," were shown nearly 8,000 times with a total attendance exceeding 650,000 persons.

In addition to the widespread domestic distribution of the bureau's films, some of the pictures were flown across the Atlantic for showing to aircraft production workers in England. Others were sent to South American republics through arrangements with the state department.

Gold Price Now High at Bombay

The Indian Reserve Bank has fixed the selling price of gold in Bombay at 71 rupees 6 annas (equal to approximately $21.68) per tola (⅜ of an ounce) against the price of 71 rupees at which it stood for many weeks. This is at the rate of $57.81 an ounce, said a London cable.

This is the first upward movement since the start of the sales of gold last October, undertaken with a view to checking inflation and the growth of Indian sterling balances.

Tuesday's sales are reported to amount to a new high of 93,000 ounces and the Reserve Bank's total sales to date are estimated to exceed 1,250,000 ounces.

Brucite Output Heavy at Gabbs

New sources at Luning report that about 6,600 tons of high grade brucite ore is being shipped monthly from the property of Basic Refractories, Inc., near Gabbs. C. E. Schwab of Gabbs is manager of the company's western division.

The ore is mined by open-pit methods, loaded on dump trucks, and delivered to the company's crusher. This is done under contract by the Morrison-Knudsen company.

After crushing, the product is shipped to the Basic Refractories plant at Maple Grove, Ohio. The M-K contractors excavate about 30,000 tons of material monthly, but only about 6,600 tons of the higher grade is milled and shipped, the remaining lower grade being stockpiled for future use.

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Nevada Mining Journal
ESTABLISHED NOV. 23, 1870

ADDED EXPENSE FOR BMI PLANT IS AUTHORIZED

Hot Metal Conveyors Are Similar to Thermos

Included in newly authorized expenditures totaling $217,000 for Basic Magnesium, Inc., is the provision for a method of transporting hot metal from the cells to the refinery crucibles at the company's plant, it was stated in a report to the Mining Journal.

This will eliminate "cheeses" which now are allowed to cool and must be remelted in the refinery. The new method will require vehicles designed by BMI technicians and known as hot-metal cars.

Twelve of them have been ordered at a cost of $108,000. The program is expected to result in increased efficiency and reduced costs.

The hot-metal cars are described by BMI engineers are being literally big thermos jugs mounted on standard truck axles.

The containers, each with a capacity of over two tons of molten magnesium, have both an inner and an outer shell of sheet steel. The five-inch air space between is packed with insulating material. The cars are three feet deep, five feet eight inches wide, and seven feet ten inches long.

Also included in the improvement program is an addition to the hospital, to cost between $50,000 and $60,000. The present wing will be extended to provide 12 private rooms and 14 ward beds. Facilities in the maternity section also will be improved.

The company is producing over 150 tons of metallic magnesium daily at the Henderson plant and orders on hand are said to be sufficient to keep the plant in full production for the next nine months.

The company's research department, under the direction of Charles H. Mahoney, chief metallurgist, is devoting its time to developing new uses for magnesium metal and its alloys.

MILL EQUIPPED FOR FLOTATION

Zinc Concentrates To Be Produced

Additional cells for selective-flotation are reported planned for a 50-ton mill being operated at the old camp of Grantsville, near Ione in northwestern Nye county, by the Rex Mining & Milling Co., says a late report.

Although high-grade silver-lead concentrate is already being produced for shipment to a Utah smelter, the operators, R. B. Dickey and Pete Cladianos, both of Reno, plan to separate the zinc content of the ore, for which no payment is made by smelters when combined with lead in the concentrate.

Ten men are working at the property and the mill is working on sulphide ore from deeper workings, the mine having been opened by early operators to a vertical depth of more than 800 feet.

Present work is conducted through an incline from the tunnel and development is being extended into the sulphide zone. Frank E. Horton, Jr., is mill superintendent and engineering work, both in the mine and mill, has been in charge of Ervin J. Young, Reno mining engineer.

Operators Lose In Tin Project

The Metals Reserve Company's work on the Cajalco tin property located in Temescal district of Riverside county was closed down three months ago, said a Los Angeles report.

It is stated that $125,000 had been expended for the 100-ton pilot plant but that it never was sufficiently equipped to make concentration of tin possible. The work was done by the Dodge Construction, Inc., of Fallon, Nev., as agent for the MRC. The operating force has been disbanded.

Stable Quicksilver Market Forecast for Future; Prices Should Reach Higher Level

Analyzing the current mercury situation, Claude M. Chaplin, editor of the Mining and Industrial News of San Francisco, declares that the war-time boom in quicksilver is over, continuing:

The War Production Board started the quicksilver industry on its way toward peace-time readjustment when it announced that it would terminate all quicksilver contracts on January 31. As a result, the price dropped from approximately $190 a flask to an average of about $130.

A number of marginal mines have already closed and the whole industry is rapidly adjusting itself to new conditions. However, the picture is not as black as might appear at first glance.

The drastic recession in price has all the elements of a peace panic. But the war is not over. In fact, the most difficult, costly and bloody period is still ahead.

While government stockpiling has evidently been built to a satisfactory point and the government no longer needs excess production for munitions and reserves, an enormous amount of quicksilver will be needed for war purposes during 1944 and 1945.

Under these conditions, the market price could recover from the low to about $150 per flask, which, with the $20 adjustment payments provided in cancelled government contracts to December 31, 1944, would give the producer a total price of about $170. At this price all of the lower cost producers can continue to meet the war demand and remain in business.

Production should remain at the 3500 flask monthly figure and while consumption is less than this at the moment, release of additional quicksilver for industrial users should bring consumption in line with production.

It is not unreasonable to expect that production will expand somewhat from the present figure, with possibly an average of 4000 flasks per month during the latter part of 1944. There is a substantial pent-up industrial demand and expanding production should be taken up by the industrial users.

War demand plus a constantly growing industrial demand should provide the means for an orderly transition from war to peace-time basis. Quicksilver refiners have been carrying on extensive research in new and expanded uses for quicksilver in agriculture, fumigation, pharmaceutical preparations, marine paints and other industrial lines.

Reduction in price will make necessary a readjustment in wages and operating costs, which should further aid in maintaining mining operations on a profitable basis.

Some quicksilver operators are of the opinion that the peace-time price will eventually stabilize itself around $115 and that, provided wages and operating costs are reduced in proportion, a substantial production can be maintained at this price.

The government announces that imports from Mexico are now being made at the American price less $19 per flask and freight charges from Laredo to New York.

The quicksilver miners of America have done an outstanding patriotic job for their country. They struggled through the lean years prior to the war, in the face of unrestricted imports. They put their mines and plants into condition to meet the unprecedented demands of war.

They have fulfilled their duty to their country and, now that the readjustment to peace-time conditions has started, they deserve full consideration from government and public.

Save Magnesium From Serpentine

At Grass Valley it was reported that negotiations for construction of a plant to extract magnesium from serpentine by the Brandenburg process are being completed by the Idaho Maryland Mines Corporation and it is understood that the company already has been granted priorities for equipment.

Numerous tests of serpentine deposits on the Idaho Maryland property have been made and it is indicated that the material will yield 300 pounds of magnesium oxide per ton.

H. R. Brandenburg, who invented the magnesium from serpentine process, has been on the technical staff of the Idaho Maryland Company since October, 1912, and the Idaho Maryland properties which formerly were worked for gold are in the Grass Valley region, Albert Crase is general manager of operations.

HUGE FUND FOR MINES PROGRAM

President Urges Big Appropriation

President Roosevelt has asked congress to appropriate $82,428,807 to the interior department for the fiscal year beginning July 1, 1944, an increase of $2,509,411 over the appropriations for the current year.

The president's message recommended continuation of the strategic and critical mineral investigations carried on by the Geological Survey, asking an appropriation of $665,000 for that work, the Mining Journal says.

Other items included in the proposed appropriation were: $772,595 for continued operation of rescue cars and investigations of mine accidents by the Bureau of Mines; $300,000 for protection of mineral resources and facilities; $439,825 for testing fuel; $440,000 for scientific and technological investigations for utilization of ores; $772,000 for mining experiment stations; and $3,000,000 for investigation of deposits of critical and essential minerals.

An additional $125,000 to be derived from the sale of helium would be used for development and operation of helium properties in the west, under the proposed program.

NEW ROADS ARE AID TO MINERS

Nevada Districts Get Outlet for Ore

More than 141 miles of mine access roads had been constructed in Nevada as of February 1, 1944, according to a report received from Senator J. G. Scrugham who, since in congress, has taken a leading part in securing legislation beneficial to the mining industry.

Seven of the eleven projects which in total require the building of 134.9 miles of road at a cost of $245,950, have been completed, according to the Nevada senator, and three of the four remaining projects are well advanced in the construction stage.

Mines to which the roads have been completed are the Rip Van Winkle, Black Diablo, Greenan-Kerr tin, Butte Quicksilver, Defense Tungsten, Red Hawk and the Red Dog.

Those nearing completion are the North Battle Mountain-Ivanhoe, Antelope and Superior and the Delno. A project requiring the construction of 3.5 miles of road to the Keystone mine at a cost of $6,750, has been approved.

Former Nevadan Awarded Honors

CARSON CITY, Feb. 23. (Special)—Captain Walker L. Boone, former resident of Stewart, was recently awarded the distinguished flying cross upon the completion of 70 missions over occupied Europe as a flight leader and pilot of a Thunderbolt escort plane for a Flying Fortress.

Captain Boone is the son of Mr. and Mrs. Walker Boone. Beside the air medal, he also wears the three oak leaf clusters. He now resides in Wyandotte, Okla.

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ANACONDA RUNS MINING SCHOOL FOR GREEN MEN

Method Brings Relief For Manpower Shortage

Anaconda Copper Mining company has started an innovation in the mining business by establishing a school for miners where inexperienced men are taught the rudiments of the business before going underground.

The war took so many experienced men out of the mines that the mining companies found they were short of help to produce the amount of metals demanded by war production industries.

The government's manpower commission tried to help out with furloughed soldiers, but most of these men were inexperienced in the business of mining and it took many weeks to train them, with a consequent loss of time, money and tonnage production.

The Anaconda company solved the problem by establishing a school where the men receive an education in hard-rock mining methods which makes it much easier for them to acquire proficiency through actual experience after they have graduated from the school.

The method of education is described by Lester F. Bishop, general production foreman for Anaconda, in the January issue of the Engineering & Mining Journal.

After receiving their first verbal lessons, which cost the Anaconda about $11.50 per man, the prospective miners are assigned to a "student stope" where they get actual practice in mine timbering, mucking, operating drilling machines, blasting, barring down and dozens of other things that figure in the education of a hard-rock miner.

Most important of all, they are taught safety rules. After signing up, these men are allowed the minimum wage of $7.75 for an eight-hour shift, although they are not worth more than half that to the company.

They are paid full time because they are willing to learn. It costs the company about $300 to educate an inexperienced man to a point where he becomes an asset to the company instead of a liability.

News of Week From Gerlach

GERLACH, Feb. 23. (Special)—Cecil Jenkins was a visitor last week from Alaska, where he has engaged in highway construction the past six months. On a 30-days' vacation, Mr. and Mrs. Jenkins are now spending a short time in Berkeley, Calif., prior to returning to Alaska.

Members of the Fourth War Loan drive committee announced that approximately $7,000 in war bonds were sold in this community during the campaign.

Mrs. Doris Benner and Leola Spaulding of Alturas were Gerlach visitors last week.

Announcement is made by the Gerlach P.-T.A. that the first food sale of the year will take place February 26 from 9 a. m. to 6 p. m.

Mr. and Mrs. Turner of Empire were called recently to Fresno, Calif., by the death of Mrs. Turner's grandmother.

Mr. and Mrs. Lawrence Holland have returned to Reno after spending a few days at their ranches in this vicinity.

Richard Finely, Ignacio Jarunagui and Laurence Herren were recent Reno visitors.

Mr. and Mrs. Leland Miller have moved to the Granite ranch.

Clyde Fisk and mother, Harry Perry and John Benner spent the weekend at Cedarville.

Mr. and Mrs. Pedro Camino are on a trip to San Francisco.

Mr. and Mrs. Richards have returned to Empire from a Reno visit.

Mrs. L. Lucchesi left recently for California.

Lloyd Wilson left for Reno this week to be with his mother who is ill.

Mr. and Mrs. Roy Gunzenhauser were dinner guests Sunday at Deep Hole ranch.

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Shaft Reclaimed At Golden Fleece By Waste Raises

Work incident to the reopening of the old Golden Fleece mine on Peavine Mountain, seven miles northwest of Reno, has made satisfactory progress, it was indicated here by Capt. W. M. Awbrey, head of a syndicate operating the old-time producer of shipping ore containing gold, silver, copper, lead and zinc. The partly caved incline shaft is being reclaimed by driving waste raises and this is producing ore for future shipment.

Kennecott Mine Staff Members Given Promotion

Three promotions are announced by Kennecott Copper Corporation, affecting two smelter staff men at McGill, and one at Chino Mines Division of Kennecott, formerly employed at McGill, the Ely Times reports.

The two McGill men are Edward Pesout, who was promoted from assistant smelter superintendent to the post of superintendent, and Harry O'Carroll, who was advanced from general foreman to assistant smelter superintendent, the two having worked for the mining company in the smelter at McGill for 20 years and 15 years respectively.

John C. Kinnear, Jr., who severed his connection with the Nevada Mines Division of Kennecott, at McGill, in 1938 to accept a smelter position at Hurley, N. M., with the Chino Mines Division of the corporation, has been promoted to the post of assistant smelter superintendent, according to information received from company officials at Hurley.

John, son of Mr. and Mrs. J. C. Kinnear, was graduated from White Pine high school with the class of '32 and then attended Pomona College. After finishing there he attended M. I. T. graduating in mining and metallurgy in 1938.

A rather striking coincidence is noted in John's promotion, in that his father was graduated at the same institution in mining and metallurgy, was employed in the McGill smelter by Nevada Consolidated Copper Corporation, and was made assistant smelter superintendent 30 years ago, at the age of 29, which is John Kinnear's age.

Tungsten Leads In Supplies of Alloy Minerals

The requirements of tungsten have been expanded some threefold from the pre-war level as a result of the military program. This need has been met by an almost parallel increase in both domestic production and in the new supply obtained from foreign sources, commented E. F. Hatch of WPB before the recent Denver mine convention.

Widespread government aid in many forms has aided in this accomplishment. Tungsten, however, has been one of the ferro-alloys most directly affected by the changes in the military program and the decline in alloy steel production, he said.

It is ironical that tungsten should be well in the front ranks as far as increased new supply is concerned and at the same time one of those affected by the drop in alloy steel production in spite of increased requirements for other than metallurgical uses.

The present procurement program projected through 1944 would create a serious unbalanced position in the supply of tungsten.

Churchill Man Named Director

FALLON, Feb. 23. (Special)—George Shuey of Fallon received word Monday that he had been elected a director from Fallon to fill a vacancy on the board of the Milk Producers Association of California and Nevada. Shuey was Churchill county's choice.

Attending the recent board meeting from Fallon were Frank Scholz, manager of the local creamery, Mrs. Thomas Corkill, Amelio Bell and M. Shuey.

The first airplane crossing of the Andes was made in 1918 by Lieut. Luis F. Candelaria, of the Argentine naval service.

PARMELEE SAYS PLASTICS CAN'T REPLACE METAL

Noted Authority Sees Future Demand Increase

There has been much talk, and some fear expressed, that there will be a serious slump in metals after the war, but mining men who are closely observing the situation claim that there should be a better market for metals after the war than now if government price ceilings on metals are removed and the market be allowed to adjust itself through the law of supply and demand, the Wallace Miner says.

It may take some little time to get rebuilding operations under way, but it is a certainty that the world that is being torn down must sooner or later be rebuilt, and it cannot be done without a great supply of new metal. Plastics will play their part, also, but they will develop a field of usefulness of their own.

"Plastics will be highly developed after the war, but they will never replace metals entirely," Dr. H. C. Parmelee of New York, editor of the Engineering and Mining Journal, told the joint meeting of the Colorado Mining Association and the American Mining Congress western division.

"And if they could, it would be nothing more serious than a flea bite to the mining industry."

"I agree with Dr. Parmlee," John D. Sullivan of the Battelle Memorial Institute, Cleveland, declared. "Of more significance than plastics after the war will be steel-clad base metals, metal-covered plywood and similar developments now in the experimental stages."

"With the war-time increase in heavy metal output in the west, we will have the production capacity to meet that post-war demand for metals for autos, refrigerators and all types of machines we're running short on now," Sullivan said.

Sullivan disputed what he called "the theory of some people" that aluminum will crowd out copper after the war.

"In the grand scale increase in rural electrification I foresee after the war, aluminum instead of copper may be used in transmission lines. But there will be an enormous demand for appliances that must have parts of copper, and nothing but copper."

Grammar School Teacher Elected

WINNEMUCCA, Feb. 23. (Special)—Mrs. Glenn McAllister assumed the duties of kindergarten and music instructor at the grammar school this week, replacing Mrs. Wayne Malsbury.

Mrs. Malsbury has been employed as a grammar school instructor since September, 1942, and recently resigned. Accompanied by her son, she left Saturday for Chicago to join Mr. Malsbury and small daughter.

Mrs. McAllister was formerly a Humboldt county high school teacher. McAllister is serving with the United States marines, having reported for duty early this month.

Japs Transferred To Tule Lake Camp

TULE LAKE, Calif., Calif., Feb. 23. (U.P.)—A new contingent of 459 allegedly disloyal Japanese from the Manzanar, Calif., relocation center began residence at the Tule Lake center today, the War Relocation Authority announced.

They arrived yesterday by train under army supervision. WRA officials said their removal from Manzanar was in accordance with the WRA's program and that they will be followed by other groups. Tule Lake center housed about 16,000 before the new arrivals were received.

ENGELS NOW ACTIVE

Development work is said to be well under way at the Engels copper mine near Portola, Plumas county, Calif. The property is being worked by Bruce McDonnell of Los Angeles and associates.

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Exhibit 11

Report of the State Geologist

1966

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California.

San Francisco : Dept. of Conservation, Division of Mines and Geology, 1966-1991.

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ıe western foothills of the Sierra Nevada. Its lignite content is partic-
arly high near Ione, Amador County.

The coal mined in California during 1960, 1961 and 1962 came from single property in Amador County. It was the lignite variety and was ɔt used as a fuel but as a source of montan wax, vandyke brown, and umic acid. The montan wax is used as an insulator in electric cable, polishes, and as a substitute for carnauba wax in phonograph records, ındles, and waterproof paints and varnishes. The vandyke brown was sed as a pigment in shoe polishes and the humic acid was used as a ɔil additive.

Copper

Chalcopyrite has been the chief copper mineral in the commercial ɔpper deposits of California. Pyrite, pyrrhotite and iron-bearing sphal-ite are generally associated with the copper ore. The depletion of eveloped mine reserves during World War II, high operating costs ɔr underground mines and the necessity for shipping copper ore and ɔncentrates to out-of-state smelters, account for the relative inactivity California copper mines during recent years.

The Pine Creek tungsten mine in the high Sierra of Inyo County ɔntinued to be the largest copper producer in the state during 1960 ıd 1962. Here chalcopyrite, molybdenite and scheelite are produced as ɔ-products from tungsten ore.

A new flotation mill was built and placed in operation early in 960 at the Copper Bluff mine on the Hoopa Indian Reservation in ɔutheastern Humboldt County. Here, the ore consists of chalcopyrite, ɔhalerite and pyrite in a pale green schist. Mine run ore is crushed a jaw crusher and conveyed to a 6- by 5-foot ball mill in closed rcuit with a screw classifier. The fine ore passes to an 18-cell copper ɔtation circuit which raises the grade of the 2-3 percent copper ore ɔ a 20 percent copper concentrate which is thickened, filtered and ıipped to a copper smelter at Tacoma, Washington. In the zinc circuit ·e 12 flotation cells where ore containing 2 to 4 percent zinc is up-raded to a 50 to 55 percent zinc concentrate and shipped to a smelter

Copper production in California.

Year	Short tons (metal)	Value
)59	663	$407,000
)60	1,087	697,854
)61	1,382	829,200
)62	1,162	715,792
)63	*916	*564,000

* Preliminary figure.

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in Idaho. The mine operated throughout 1961, but shut down abou April 1962.

Small scale activity was noted in 1961 and 1962 at the Engels an Superior mines in Plumas County. The Shasta Minerals and Chemica Corporation explored a group of mines in northwestern Shasta Count where extensive mineralization is known to exist. Exploration consiste of diamond drilling and resistivity surveys.

Diatomite

California diatomite of potential commercial importance is foun either in marine sedimentary rocks of Miocene and Pliocene age, o in fresh-water lake beds of Tertiary and Quaternary age. Most of th production in the state thus far has come from marine rocks.

Production is made chiefly from marine deposits near Lompoc, Sant Barbara County, and from fresh-water beds near Napa, in Napa County

During 1961 the Great Lakes Carbon Corporation began implemen ing their plans to transfer mining operations from the old diatomit pit on Highway 1 to a new hilltop quarry immediately southwest o Lompoc. Previous drilling in the new area has revealed reserves suff cient to supply the corporation's requirements for crude ore for man years to come. Stripping of the new deposit was under way durin 1961 and completed in 1962. Benching and mining of the new depos began in 1962.

In California during 1961 about 57 percent of the production w prepared for use in filter aids; 22 percent in fillers; 5 percent in insul tion; and 17 percent in miscellaneous outlets (including abrasives, adm in concrete, and manufacture of lightweight concrete aggregates).

Feldspar

Practically all of the feldspar produced in 1960, 1961 and 1962 w obtained from dune sands near Pacific Grove, Monterey County. Th crude sand contains a mixture of feldspar, quartz and iron minera derived from granitic rocks in the area. At one plant, the iron minera are removed by magnetic separators and the resultant feldspathic sar is used in the manufacture of glass containers. At the second plant the area, feldspar is separated from the quartz by flotation and the fel spar and quartz concentrates are then ground and blended to consum specifications for use in the glass and ceramic industries.

A small tonnage of crude feldspar was mined from an open pit o the Beck deposit in San Bernardino County during 1960 and used the manufacture of ceramic products.

Generated on 2023-01-21 00:12 GMT / https://hdl.handle.net/2027/uc2.ark:/13960/t7gq80x5v
Public Domain in the United States / http://www.hathitrust.org/access_use#pd-us
Digitized by INTERNET ARCHIVE
Original from UNIVERSITY OF CALIFORNIA

Exhibit 12

California-Engels Mining Company Corporate Information 2022

CORPORATE INFORMATION STATEMENT

Date: May 17, 2022

CUSIP #130199 10 2
SYMBOL: CAEN

I. NAME OF ISSUER

CALIFORNIA-ENGELS MINING COMPANY

II. ADDRESS

The office of the Company is 4276 Napa Loop, Roseville, California 95747. Telephone (530) 394-7045.The former office of the Company at 117 Crescent Street, Greenville, California was destroyed by the Dixie Fire on August 4 ,2021. Email: **calengelsco@gmail.com**. Website: **www.calengels.com**

III. INCORPORATION

Incorporated under the laws of the state of California, July 12, 1922. Incorporated as Engels Copper Mining Company on June 19, 1901 and merged into its holding company, California Copper Corporation, to form California-Engels Mining Company on March 3, 1936.

IV. CAPITALIZATION

The Company is capitalized for 4,000,000 non-assessable shares of Capital $.25 par value stock. There is only one class of stock and each share has the same rights and privileges as every other share. All stock shares equally in dividends or distribution of assets.

V. ISSUED AND OUTSTANDING STOCK

California-Engels Mining Company has issued and outstanding 703,698 of its shares. The stock is distributed among approximately 680 shareholders. There are no options, warrants or rights outstanding, nor does the Company anticipate issuing any. For many years the Company mailed annual reports to its shareholders of record and persons requesting reports. **Henceforth its annual report will appear on its website: www.calengels.com. For shareholders without access to the internet, the Corporate Information Statement will be mailed upon request.**

VI. TRANSFER AGENT

The transfer agent for the Company is Securities Registrar and Transfer Corporation with office at 4276 Napa Loop, Roseville, California 95747. Telephone (530) 394-7045 Email: srtcorp117@gmail.com. The transfer agent has a supply of certificates on hand and will transfer shares upon request and keep a registry of them. The Company charges $50.00 per certificate for such services. The transfer agent registered as such on December 1, 1975, under the requirements of the Securities Reform Act of 1975.

VII. NATURE OF ISSUER'S BUSINESS

The Company is the lessor of its Engels and Superior copper mines in the Lights Creek Mining District, Plumas County, California. Historically the mines operated from 1914 to 1930 producing 160,170,000 pounds of copper from 4,700,000 tons grading 2.5% copper. The mines were closed by the Great Depression of the 1930's. It was often the largest copper producer in California during the 1920's. In that sixteen years the Company built the 400 tons-per-day Engels Mill, the first all flotation mill for copper in the United States. Also completed were the 1,000 ton-per-day Superior Mill, the Engelmine company town and the 20 mile long Indian Valley Railroad to connect with the Western Pacific Railroad at Paxton. This allowed the Company to ship copper concentrates by rail to the smelter at Garfield, Utah. During that period the Company was a substantial employer in Plumas County, supported the local economy and paid dividends to its shareholders. Today the property consists of 36 patented lode mining claims totaling 736 acres and 339.24 acres of fee lands and the certified Engelmine Forest tree farm. The Company also has a Plumas Copper Belt mining library. From 1964 to 1993 the Company leased its property to Placer Development Ltd., Vancouver, Canada. Placer was a major worldwide mining company. Placer's extensive drilling and sampling of underground workings at the Superior Mine developed a substantial copper resource. Beginning in 2006 the Engels and Superior mines have been leased to a series of junior Canadian mineral exploration companies. The first. Sheffield Resources Ltd., Vancouver, Canada, was led by a former Placer geologist. Nevoro Inc., Toronto, Canada acquired Sheffield in 2008. Sheffield/Nevoro drilled 44 HQ holes at the Engels Mine to define high-grade copper mineralization and sampled underground workings at the Superior Mine during 2006-2008. During 2009, Starfield Resources Inc., Toronto, Canada, acquired Nevoro and drilled three holes at the Engels Mine in November 2009. An airborne geophysical survey of the property was conducted in May 2010 and four more holes were drilled at the Engels Mine in June 2010. No mineral exploration was done by the mineral lessee during 2011 and 2012. Effective July 27, 2013, US Copper Corp. formerly Crown Mining Corp., Toronto, Canada, acquired the mining lease from the bankruptcy of Starfield Resources Inc. Crown's consulting mining engineer and consulting geologist completed a Technical Report and Resource Estimate for the Superior Project, Plumas County, California dated November 15, 2013. The mineral resource of the Superior Mine is estimated to be 54 million tons at an average grade of 0.41% copper with 487 million pounds of contained copper. The mineral resource at the Engels Mine is presently estimated to be 2.5 million tons at an average grade of 1.05% copper with 60 million pounds of contained copper. A detailed surface geologic mapping of key areas on the property was completed during the 2014 field season. In 2016 Crown Mining Corp. acquired the Moonlight Valley copper property of Canyon Copper Corp. thus consolidating the 13 square mile Lights Creek Mining District copper properties. During 2017 Crown Mining Corp. retained Tetra Tech Inc. to complete a

Preliminary Economic Assessment (PEA) on its Moonlight-Superior Copper Project. The PEA was completed on April 18, 2018. Crown Mining Corp. changed its name to US Copper Corp. See their Website: **uscoppercorp.com** and their Facebook and Twitter sites for Superior Mine and Engels Mine conformation drilling results and updates. In the past 40 years four Master Thesis have been completed on the Plumas Copper Belt along Lights Creek, three on geology and one on water quality.

The mineral deposits of the Lights Creek Mining District are recognized as the largest known unmined copper resources in California.

The Company plans on filing a contingency lawsuit against Pacific Gas & Electric Company for damage to its property and Engelmine Forest tree farm from the 2021 Dixie Fire.

VIII. BOARD OF DIRECTORS

The officers and directors of the issuer are:

Norman A. Lamb - President and Director

Katherine A. Lamb - Vice-President, Treasurer and Director

M. Blair Ogden - Secretary and Director

Richard C. Poulton - Director

Mr. Lamb is a mining executive and an officer and director of several mineral holding companies.

Mrs. Lamb is a retired regional bank manager and an officer and director of several mineral holding companies.

M. Blair Ogden is a retired attorney and an officer and director of several mineral holding companies.

Richard C. Poulton is a retired business consultant.

IX. SECURITIES OWNERSHIP OF OFFICERS, DIRECTORS AND CONTROLLING PERSONS

Title of Class	Beneficial Owner	Amount and Nature	Percent
Capital Stock Par Value $.25 per share	Norman A. Lamb	200,897 shares owned of record	29%
		87,000 shares beneficially owned thru Flowery Gold Mines Company of Nevada	12%
	Katherine A. Lamb	100 shares owned of record	
		87,000 shares beneficially owned thru Flowery Gold Mines Company of Nevada	12%
	M. Blair Ogden	87,000 shares beneficially owned thru Flowery Gold Mines Company of Nevada	12%
	Richard C. Poulton	25,126 shares owned of record	4%
	Lynda M. Poulton	25,127 shares owned of record	4%

X. FINANCIAL STATEMENTS

The financial statements for the years ending December 31, 2021, 2020 and 2019 are attached and made a part of this Corporate Information Statement.

XI. BROKER DEALER

The Company's capital stock is not registered with the Securities and Exchange Commission and the Company does not file reports with the Commission. The Company's Capital stock is not traded on any national securities exchange nor is it quoted on NASDAQ. Therefore, the Company is not subject to the disclosure requirements or corporate governance requirements normally applicable

to companies with public traded securities. The Company shares are quoted on the Pink Sheets and traded under the symbol CAEN in the Over-The-Counter market. To the knowledge of the management of the Company, any quotation being submitted or published would be on behalf of the broker/dealer.

Dated at Roseville, California on May 17, 2022.

CALIFORNIA ENGELS MINING COMPANY

By: *Norman A. Lamb*

Norman A. Lamb
President

Exhibit 13
Historical Zoning Maps

Historical Zoning Maps:
APN 007-080-004

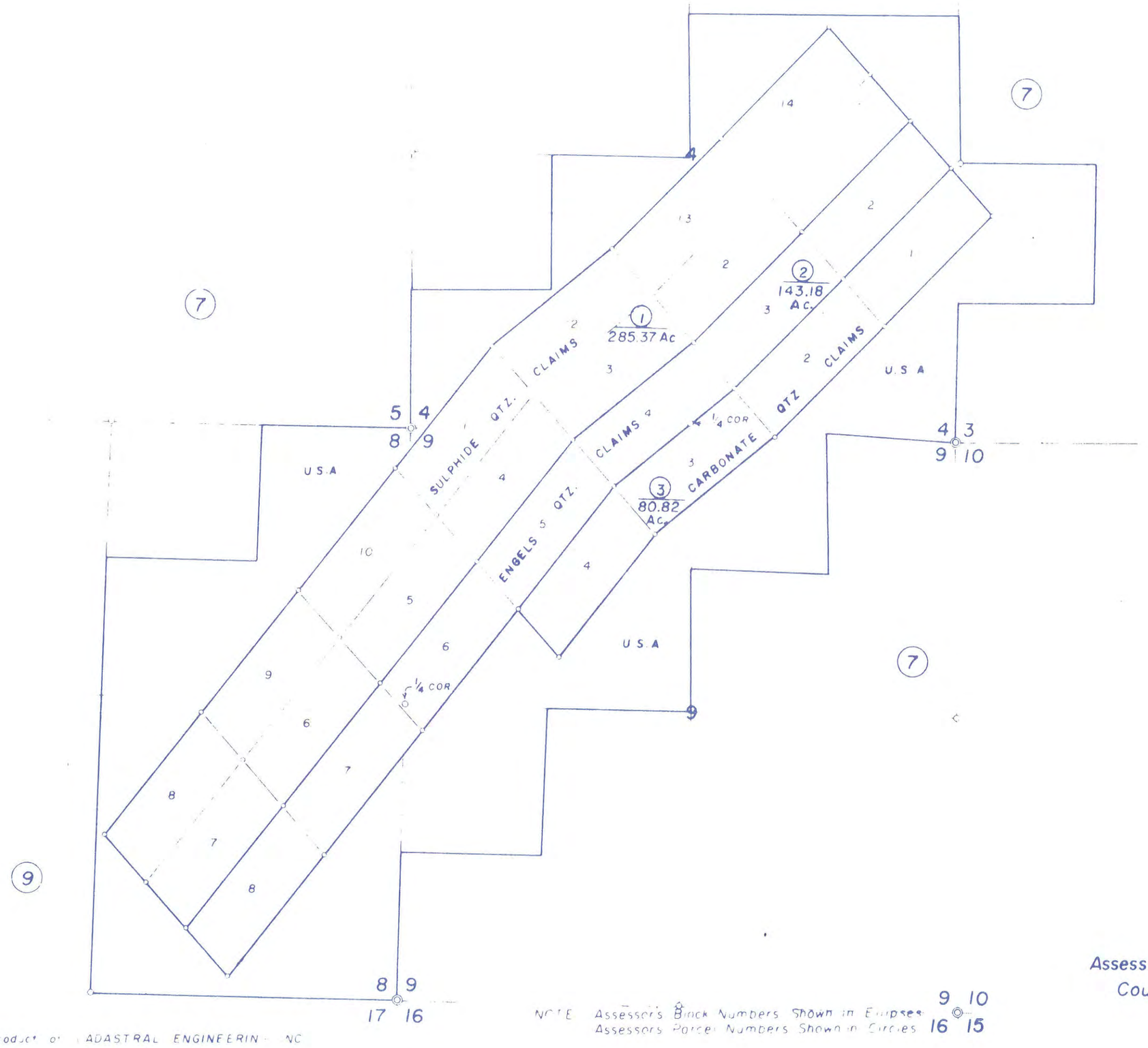
POR. T 27N, R11E, M.D.M.

Tax Area Code
53-002

7-08

1000

REVISION	
1/74	E.Mc



NOTE Assessor's Block Numbers Shown in Ellipses
Assessors Parcel Numbers Shown in Circles

Assessor's Map Bk 7 Pg 08
County of Plumas, Calif

CODAMAP, a product of CADASTRAL ENGINEERING INC

POR. T 27N, R11E, M.D.M.

Tax Area Code
53-002

7-08

2

1" = 1000'

"GF"
ORD. 76-161

(1) 285.37 Ac.

(2) 143.18 Ac.

(3) 80.82 Ac.

SULPHIDE QTZ. CLAIMS

ENGELS QTZ. CLAIMS

CARBONATE QTZ. CLAIMS

"GF"
ORD. 76-161

1/4 COR

U.S.A.

REVISION	
1/74	E.Mc
9/76	JDG

Assessor's Map Bk. 7 Pg. 08
County of Plumas, Calif

NOTE – Assessors Block Numbers Shown in Ellipses
Assessors Parcel Numbers Shown in Circles

CODAMAP, a product of CADASTRAL ENGINEERING INC

POR. T 27N, R11E, M.D.M.

Tax Area Code
53-001

3 7-08
7/77 PJ

1"=1000

THP
#2-77-652-PLU(2)
12/79

"GF"
ORD 76-161

(1) 285.37 Ac.
(2) 143.18 Ac.
(3) 80.82 Ac.

SULPHIDE QTZ. 11 CLAIMS
CLAIMS 4
ENGELS 5 QTZ.
1/4 COR
CARBONATE QTZ 2 CLAIMS

U.S.A.

11 GF
ORD 76-161

1/4 COR

(7) (9)

5 4 8 9 17 16 9 10 16 15 4 3 9 10

NOTE – Assessors Block Numbers Shown in Ellipses
Assessors Parcel Numbers Shown in Circles

CODAMAP, a product of CADASTRAL ENGINEERING INC

Assessor's Map Bk 7 Pg 08
County of Plumas, Calif.

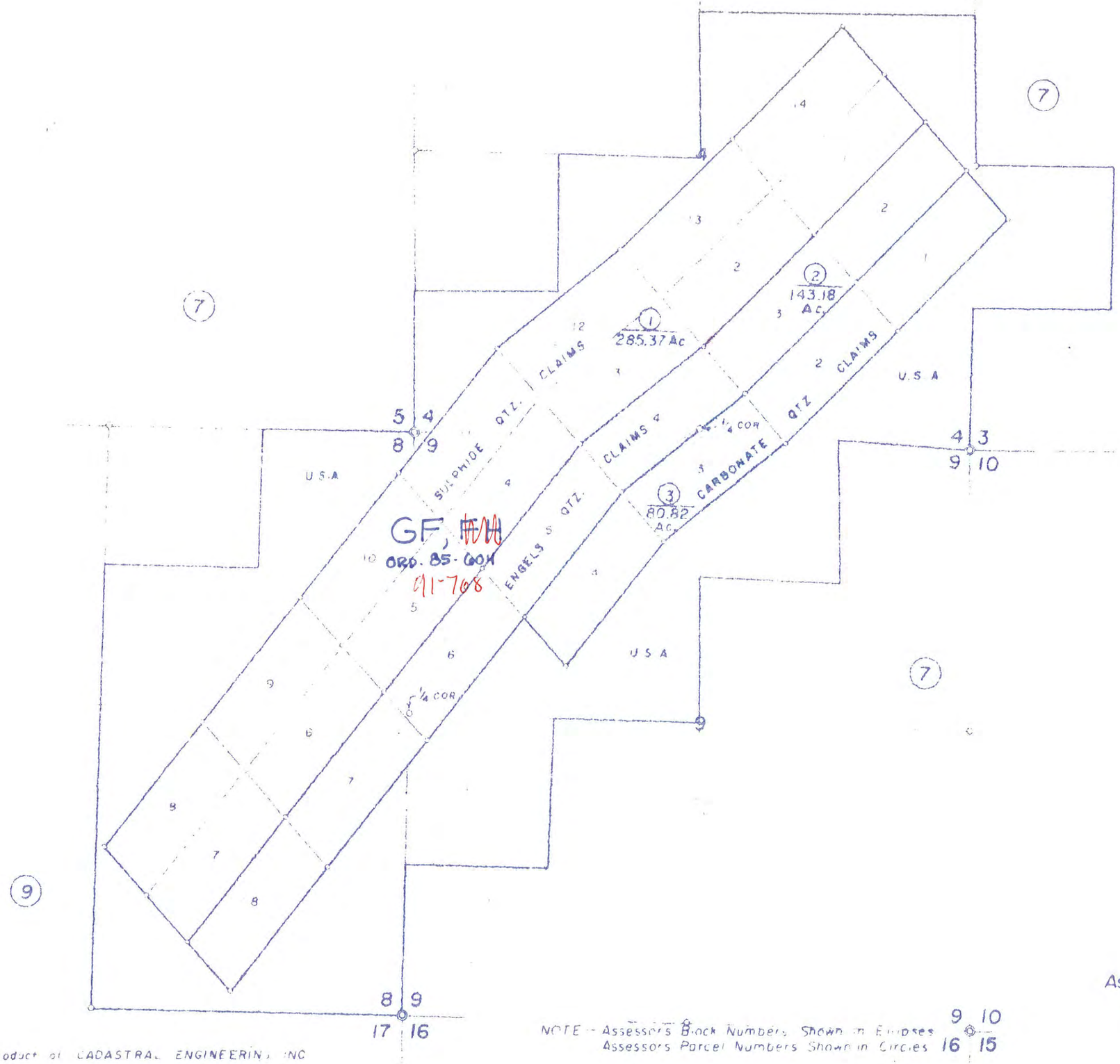
7/77

POR. T 27N, R11E, M.D.M.

Tax Area Code
53-001

7-08

4



GF, FM
ORD. 85-604
91-708

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessors Parcel Numbers Shown in Circles

CODAMAP, a product of CADASTRAL ENGINEERING INC

Assessor's Map Bk 7 Pg 08
County of Plumas, Calif

7 | 77

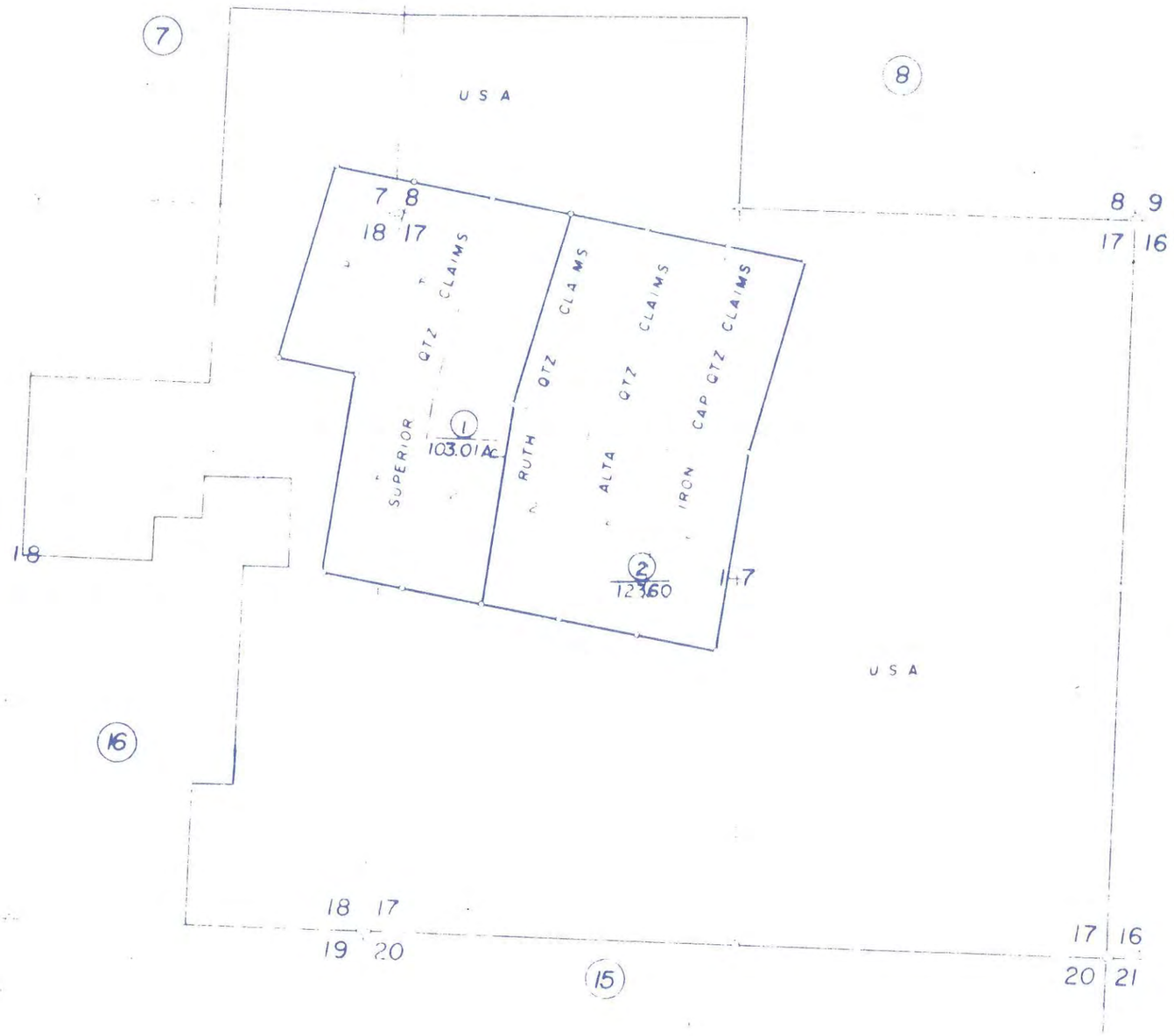
Historical Zoning Maps:
APN 007-090-003

N 1/2 T 27N, R 11 E, M.D.M.

Tax Area Code
53-002

7-09

1000'



REVISION	
1/74	E.Mc

Assessor's Map Bk 7 Pg 09
County of Plumas, Calif

Current to

Tax Area Code
53-002

7-09

2

N 1/2 T 27N, R 11 E, M.D.M.

1000

7

8

USA

8 9
17 16

7 8
18 17

QTZ CLAIMS

QTZ CLAIMS

QTZ CLAIMS

QTZ CLAIMS

"GF"
ORD. 76-161

SUPERIOR

RUTH

ALTA

IRON CAP QTZ CLAIMS

5 2

1
103.01 Ac

2
123.60

18

17

7

USA

16

18 17
19 20

17 16
20 21

15

REVISION	
1/74	E.Mc
9/76	JDG

NOTE Assessor's Block Numbers shown in Ellipses
Assessor's Parcel Numbers shown in Circles

Assessor's Map Bk 7 Pg 09
County of Plumas, Calif

Current To.
1968

Tax Area Code
53-001

3

7-09
7/77 PJ

N 1/2 T 27N, R 11 E, M.D.M.

1000'

(7)

USA

(8)

7 | 8
18 | 17

8 | 9
17 | 16

SUPERIOR QTZ CLAIMS

RUTH CLAIMS

ALTA CLAIMS

IRON CAP QTZ CLAIMS

"GF"
ORD 76916

(1)
103.01 Ac

(2)
123.60

18

17

(7)

USA

(16)

18 | 17
19 | 20

17 | 16
20 | 21

(15)

Assessor's Map Bk 7 Pg. 09
County of Plumas, Calif

Current to 7/77

NOTE: Assessor's Block Numbers shown in ellipses
Assessor's Parcel Numbers shown in circles

N 1/2 T 27N, R 11 E, M.D.M.

Tax Area Code
53-001

4 7-09

1000

1000

7

8

USA

GF, ~~FW~~
ORD. 85-604
91-768

7 8
18 17

GF
ORD. 85-604
7130

1
103.01 Ac.

SUPERIOR QTZ CLAIMS

RUTH QTZ CLAIMS

ALTA QTZ CLAIMS

HON CAD QTZ CLAIMS

8 9
17 16

GF, ~~FW~~
ORD. 85-604
91-768

2
123.60

17

USA

7

16

18

18 17
19 20

17 16
20 21

15

Assessor's Map Bk 7 Pg. 09
County of Plumas, Calif

Current to 7177

UPDATED:
4-01 M.W.

N 1/2 T. 27 N., R. 11 E., M.D.B.&M.

Tax Rate Area
53-165

4

7-09

1" = 1000'

7

8

GF
ORD. 85-604
91-768

U.S.A.

DIAMOND MTN. RD.

7 8
18 17

8 9
17 16

9

6 CLAIMS

1 CLAIMS

GF
ORD. 85-604

QTZ. CLAIMS

QTZ. CLAIMS

CAP QTZ. CLAIMS

9130

1
103.01Ac.

5 SUPERIOR 2

RUTH 2

ALTA 2

IRON 2

2
123.60Ac.

8 RS 75

GF
ORD. 85-604
91-768

18

17

7

U.S.A.

16

18 17
19 20

15

17 16
20 21

NOTE: Assessor's Parcel Numbers Shown in Circles.

ASSESSOR'S PLATS ARE FOR GENERAL PROPERTY LOCATION AND TAX PURPOSES ONLY. THEY MAY NOT BE USED AS A BASIS FOR LEGAL PROPERTY DESCRIPTIONS.

Assessor's Map Bk.7, Pg.09
County of Plumas, Calif.

Roll Year 2001

DRAWN BY GREGORY WITHROW
3/28/2001

Historical Zoning Maps:

APN 007-160-002

APN 007-160-009

APN 007-160-010

APN 007-160-011

Tax Area Code
53-002

7-16

POR. SEC. 18, T 27N, R 11E, M.D.M.

REVISION	
1/74	E.Mc

1" = 400'

Bk.4

7

9

18

1
12 45Ac

2
1.2Ac

RD.

6
49.82Ac.

3
8 25Ac

3

4

U.S.A.

CO.

7
19.32Ac

18
19

17

18 17
19 20

Assessor's Map Bk 7 Pg 16
County of Plumas, Calif

Current to

NOTE – Assessors Block Numbers Shown in Ellipses
Assessors Parcel Numbers Shown in Circles

CAMAR, A DIVISION OF CADASTRAL ENGINEERING INC

Tax Area Code
53-002

POR. SEC. 18, T 27N, R 11E, M.D.M.

7 - 16

2

REVISION	
1/74	E.Mc
9/76	JDG

1" = 400'

Bk. 4

7

9

18

1
12 45 Ac

2
1.2 Ac

3
8.25 Ac.

6
49.82 Ac.

7
19.32 Ac

RD.

U

CO.

"GF"
ORD. 76-161

GF
ORD 76-161

U.S.A.

3

4

18
19

17

9

18 17
19 20

Assessor's Map Bk 7 Pg 16
County of Plumas, Calif

NOTE — Assessors Block Numbers Shown in Ellipses
Assessors Parcel Numbers Shown in Circles

Current to

AMD. A. ASTRA ENGINEERING INC

POR. SEC. 18, T 27N, R 11E, M.D.M.

Tax Area Code
53-001

7 = 16
7/77 RJ

3

1" = 400'

(7)

(9)

(1)
12 45Ac

3253

3310

(2)
1.2Ac

(6)
49.82Ac.

3218

RD. - 217

3

(3)
8.25Ac

Bk.4

U.S.A.

"GF"
ORD 76-161

RE-10
FP-2 Ord 79-322
7-12-7

CO.

PLANNED FUTURE ROAD

4

(7)
19 32Ac

(9)

18
19

(17)

18 17
19 20

Assessor's Map Bk 7 Pg. 16
County of Plumas, Calif.

7/77

NOTE — Assessors Block Numbers Shown in Ellipses
Assessors Parcel Numbers Shown in Circles

AMADOR PUBLISHING CADASTRAL ENGINEERING INC

POR. SEC. 18, T 27N, R 11E, M.D.M.

Tax Area Code
53-001

4

7-16
7/77 PJ
6/79 PJA

1" = 400'

Bk. 4

7

9

3

4

U.S.A.

18
19

17

18 17
19 20

RE-10
ORD. 79-322

6
49.82 Ac.

1
12.45 Ac

2
1.2 Ac

3
8.25 Ac

7
19.32 Ac

RD. 213 DIAMOND MTN. RD.

3218

140.22
69.14
PD-Glass
9-7-83

CO.

RE-10 FP-2
ORD. 79-322

RE-10
ORD. 79-322

NOTE – Assessors Block Numbers Shown in Ellipses
Assessors Parcel Numbers Shown in Circles

Assessor's Map Bk 7 Pg. 16
County of Plumas, Calif.

7/77

MAP PREPARED BY CADASTRAL ENGINEERING INC

POR. SEC. 18, T 27N, R 11E, M.D.M.

Tax Area
53-001

7-16

5

1000

1" = 400'

7

9

9
12.97 Ac.

2
1.2 Ac

8810

8723

18

S-3, MH, ~~FH~~
ORD. 85-604
91-768

10
49.30 Ac.

3

GF, ~~FH~~
ORD. 85-604
91-768

R.D.

S-3, MH
ORD. 85-604

8718

3
8.25 Ac.

Bk. 4

U.S.A.

8
172.50 Ac.

8529

CO. 213 DIAMOND MTN.

9

4

* P.D. 97-83
GLASS

7*
19.32 Ac

18 | 17
19 | 20

18
19

17

Assessor's Map Bk. 7 Pg. 1
County of Plumas, Ca

Current to

NOTE – Assessors Block Numbers Shown in Ellipses
Assessors Parcel Numbers Shown in Circles

AMA... CADASTRAL ENGINEERING INC

1-92 T.O.
4.96 rth

POR. SEC. 18, T 27N, R 11E, M.D.M.

Tax Area Code
53-001

6

7 - 16

1" = 400'

7

9

9
12.97 Ac.

2
1.2 Ac.

8810

8723

18

3

GF
ORD. 85-604, 91-768

10*
49.30 Ac.

RD.

TPZ
ORD. 96-858

8718

8529

DIAMOND MTN.

CO. 213

3
8.25 Ac.

9

Bk.4

U.S.A.

8
172.50 Ac.

8436

M
ORD. 96-858

* P.D. 97-83
GLASS

7*
8.32 Ac.

4

18
19

17

18 17
19 20

Assessor's Map Bk. 7 Pg. 16
County of Plumas, Calif.

Current to

NOTE — Assessors Block Numbers Shown in Ellipses
Assessors Parcel Numbers Shown in Circles

CODAMAP, a product of CADASTRAL ENGINEERING INC

POR. SEC. 18, T. 27 N., R. 11 E., M.D.B.&M.

Tax Rate Area
53-134
53-165

7-16

7

UPDATED:
1-92 T.O.
4-96 RKH
4-01 M.W.

53-165 53-134

53-165

53-134

7

9

9
12.97Ac.

1" = 400'

8723

8810

2
1.20Ac.

18

L.L.A. 407-438

10*
49.30Ac.

ROAD

8718

3

TPZ
ORD. 96-858

GF
ORD. 85-604
91-768

8529

3
8.25Ac.

Bk.
4

U.S.A.

8
172.50Ac.

9

6 RS 84

4

COUNTY

M
ORD. 96-858

* PD 9-7-83
GLASS

7*
19.32Ac.

8436

NOTE: Assessor's Parcel Numbers Shown in Circles.

18 17
19 20

18
19

17

ASSESSOR'S PLATS ARE FOR GENERAL PROPERTY LOCATION AND TAX PURPOSES ONLY. THEY MAY NOT BE USED AS A BASIS FOR LEGAL PROPERTY DESCRIPTIONS.

DRAWN BY GREGORY WITHROW
3/29/2001

Assessor's Map Bk.7, Pg.16
County of Plumas, Calif.

Roll Year 2001

Historical Zoning Maps:

APN 007-170-010

APN 007-170-011

N 1/2, SEC. 19, T 27N, R 11E, M.D.M.

Tax Area Code
53-004

7-17

16

18

19

18 17

19 20

1" = 400'

60.

RD.

Bk. 4

R 10 E

R 11 E

U.S.A.

2

1
22.83 Ac

3
48.25 Ac.

U.S.A.

15

18

1/4 COR

REVISION	
1/74	E. Mc

Assessor's Map Bk. 7 Pg. 17
County of Plumas, Calif.

Current to

NOTE -- Assessors Block Numbers Shown in Ellipses
Assessors Parcel Numbers Shown in Circles

CODAMAP, a product of CADASTRAL ENGINEERING INC

N 1/2, SEC. 19, T 27N, R 11E, M.D.M.

Tax Area Code
53-004

7-17

2 ∠ 9/76 JDG

1" = 400'

16

18 | 19

18 | 19 17 | 20

60.

RD.

3
48.25 Ac.

1
22.83 Ac

"GF"
ORD. 76-161

U.S.A.

U.S.A.

Bk. 4

R 10 E.
R 11 E.

2

15

18

1/4 COR

REVISION	
1/74	E.Mc

Assessor's Map Bk. 7 Pg. 17
County of Plumas, Calif.

Current to

NOTE – Assessors Block Numbers Shown in Ellipses
Assessors Parcel Numbers Shown in Circles

CODAMAP, a product of CADASTRAL ENGINEERING INC

N 1/2, SEC. 19, T 27N, R 11E, M.D.M.

Tax Area Code
53-004

3

77-17
7/77 PJ

1" = 400'

16

18
19

18 17
19 20

60.

"GF"
ORD. 76-161

3
48.25 Ac.

1
22.83 Ac.

RDO.

S 1/2

RE-10
FP-2
Ord 79-322
eff 7-2-79

DIAMOND MTN RD

U.S.A.

U.S.A.

Bk. 4

RICE

R 11 E

2

15

18

1/4 COR

Assessor's Map Bk. 7 Pg. 17
County of Plumas, Calif.

Current to
7/77

NOTE – Assessors Block Numbers Shown in Ellipses
Assessors Parcel Numbers Shown in Circles

CODAMAP, a product of CADASTRAL ENGINEERING INC

N 1/2, SEC. 19, T 27N, R 11E, M.D.M.

Tax Area Code
53-004

7-17

4

7/77 PJ
6/79

1" = 400'

Bk. 4

R 10 E
R 11 E

U.S.A.

2

16

18
19

18 17
19 20

60.

"RE-10"
ORD 79-322
PD-Glass
9-7-83

3
48.25 Ac.

1
22.83 Ac

"RE-10" "FP-2"
ORD 79-322

213

DIAMOND MTN. RD.

71.08

U.S.A.

15

18

1/4 COR

Assessor's Map Bk. 7 Pg. 17
County of Plumas, Calif.

Current to
7/77

NOTE – Assessors Block Numbers Shown in Ellipses
Assessors Parcel Numbers Shown in Circles

CODAMAP, a product of CADASTRAL ENGINEERING INC

N 1/2, SEC. 19, T 27N, R 11E, M.D.M.

Tax Area Code
53-004

5 7-17

ALL PARCELS ZONED BY
ORD. 85-604
UNLESS OTHERWISE NOTED

1" = 400'

16

18 | 17
19 | 20

LOCATION OF 8254

60. DIAMOND MTN. RD. 413

S-3, MH, FH

S-3, MH

GF, FH

③ * 48.25 Ac.

① * 22.83 Ac

GF

U.S.A.

U.S.A.

GF, FH

Bk. 4

RICE

RITTE

2

15

18

1/4 COR

* P.D. 9-7-83
GLASS

S-3, MH, FH

Assessor's Map Bk. 7 Pg. 17
County of Plumas, Calif.

Current to 7/77

NOTE - Assessors Block Numbers Shown in Ellipses
Assessors Parcel Numbers Shown in Circles

CODAMAP a product of CADASTRAL ENGINEERING INC

UPDATED:
3-88 T.O.

N 1/2, SEC. 19, T 27N, R 11E, M.D.M.

Tax Area Code
53-004

7-17

6

ALL PARCELS ZONED BY
ORD. 85-604
UNLESS OTHERWISE NOTED

1" = 400'

18 | 19 | 16 | 17 | 20

8254

60. DIAMOND MTN. RD. 243

S-3, MH, FH
91-768

GF, FH
91-768

7
20.70 Ac.

S-3, MH

6
7.07 Ac.

Bk. 4

R 10 E
R 11 E

U.S.A.
5
168.15 Ac.

2

8
15.76 Ac.

9
27.55 Ac.

7998

GF

1300.00

1500.00

U.S.A.
4
80 Ac.
GF, FH
91-768

15

1/4 COR

* P.D. 9-7-83
GLASS

18

S-3, MH, FH
91-768

Assessor's Map Bk. 7 Pg. 17
County of Plumas, Calif.

Current to

NOTE — Assessors Block Numbers Shown in Ellipses
Assessors Parcel Numbers Shown in Circles

CODAMAP, a product of CADASTRAL ENGINEERING INC

UPDATED:
3-88 T.O.
1-92 T.O.
4.96 rkh

N 1/2, SEC. 19, T 27N, R 11E, M.D.M.

Tax Area Code
53-004

7 - 17

ALL PARCELS ZONED BY
ORD. 85-604, 91-768
UNLESS OTHERWISE NOTED

7

1" = 400'

16

18 | 19 | 17 | 20

8254

M
ORD. 96-858

60. DIAMOND MTN. RD. 213

7
20.70 Ac.

6
7.07 Ac.

TPZ
ORD. 96-858

U.S.A.
4
80 Ac.

GF

15

Bk. 4

R. 10 E. | R. 11 E.

U.S.A.
5
168.15 Ac.

2

8
15.76 Ac.

9
27.55 Ac.

1320.00

1320.00

7998

* P.D. 9-7-83
GLASS

18

1/4 COR

NOTE — Assessor's Block Numbers Shown in Ellipses
Assessors Parcel Numbers Shown in Circles

Assessor's Map Bk. 7 Pg. 17
County of Plumas, Calif.

Current to

CODAMAP, a product of CADASTRAL ENGINEERING INC

Historical Zoning Maps:

APN 007-180-002

APN 007-180-004

S 1/2, SEC. 19, T 27N, R 11E, M.D.M.

Tax Area Code
53-004

7 - 18

1" = 400'

Bk. 4

17

3

4

U.S.A.

1
32.77 Ac.

RD.

CO.

2
39.60 Ac.

U.S.A.

15

19
30

19

19 20
30 29

REVISION	
1/74	E.M.C.

NOTE — Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 7 Pg. 18
County of Plumas, Calif.

Current to

CODAMAP, a product of ADASTRAL ENGINEERING, INC

S 1/2, SEC. 19, T 27N, R 11E, M.D.M.

53-004

7-18

2 9/76 JDG

1" = 400

17

Bk. 4

3

4

U.S.A.

U.S.A.

15

1
32 77Ac

2
39.60 Ac.

RD.

"GF"
ORD. 76-161

CO.

U

19
30

19

19 | 20
30 | 29

REVISION	
1/74	E.Mc

NOTE — Assessor's Block Numbers Shown in Ellipses
Assessors Parcel Numbers Shown in Circles

Assessor's Map Bk. 7 Pg. 18
County of Plumas, Calif.

Current to

MAP PREPARED BY ADASTRAL ENGINEERING, INC

S 1/2, SEC. 19, T 27N, R 11E, M.D.M.

Tax Area Code
53-004

3

7-18
7/77 PJ

1" = 400'

Bk. 4

17

3

"GF"
ONA 76-161

RE-10
FP 7
Ord 79-322
#H 7-129

1
·32 77Ac

RD. - 213

2
39 60 Ac

15

U.S.A.

U.S.A.

4

19
30

19

19 20
30 29

Assessor's Map Bk 7 Pg 18
County of Plumas, Calif

NOTE - Assessors Block Numbers Shown in Ellipses
Assessors Parcel Numbers Shown in Circles

7/77

S 1/2, SEC. 19, T 27N, R 11E, M.D.M.

Tax Area Code
53-004

4

7-18
7/77 PJ
6/79

400

17

3

4

Bk. 4

U.S.A.

"RE-10" ORD. 79-322

"RE-10 FP-2" ORD. 79-322

"RE-10" ORD. 79-322

RD.

CO.

1
·32 77Ac

2
39 60Ac

U.S.A.

15

19
30

19
30

20
29

18

NOTE – Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk 7 Pg 18
County of Plumas, Calif.

Current to
7/77

LAMAP a product of ATLANTIS ENGINEERING INC

S 1/2, SEC 19, T 27N, R 11E, M.D.M.

5 7-16

(17)

center 1/4 corner

1/4 corner

S-3, MH
ORD. 85-604

GF, ~~FH~~
ORD. 85-604
91-708

Bk 4

U S A

(1) 5.77 Ac

RD.

(2) 39.80 Ac

U.S.A.

(15)

4

GF
ORD. 85-604

S-3, MH, ~~FH~~
ORD. 85-604
91-768

Diamond Mtn. Rd.

GF, ~~FH~~
ORD. 85-604
91-768

19
30

(19)

19 20
30 29

Assessor's Map Bk 7 Pg 18
County of Plumas, Calif

NOTE Assessors Block Numbers Shown in Ellipses
Assessors Parcel Numbers Shown in Circles

S 1/2, SEC. 19, T. 27 N., R. 11 E., M.D.B.&M.

Tax Rate Area
53-004
53-164

7-18

6

UPDATED:
4-01 M.W.

1" = 400'

17

53-004 53-164

53-164 53-004

S-3, MH
ORD. 85-604

3

GF
ORD. 85-604
91-768

7701 7700

Bk.
4

U.S.A.

1
32.77Ac.

2
39.60Ac.

15

U.S.A.

6 RS 84

GF
ORD. 85-604
91-768

4

S-3, MH
ORD. 85-604
91-768

DIAMOND MNT. ROAD

GF
ORD. 85-604

19
30

19 20
30 29

NOTE: ALL INFORMATION SHOWN ON ASSESSOR PARCEL MAPS ARE FOR ASSESSOR'S OFFICE USE AND DO NOT NECESSARILY CONSTITUTE LEGAL LOTS. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.

53-004 53-164 53-164 53-004

19

Assessor's Parcel Numbers Shown in Circles.
Assessor's Block Numbers Shown in Ellipses.

Book 7, Page 18
Plumas County Assessor's Map

2001

DRAWN BY GREGORY WITHROW
3/28/2001

S 1/2, SEC. 19, T. 27 N., R. 11 E., M.D.B.&M.

UPDATED:
4-01 M.W.
6-03 M.W.

Tax Rate Area
53-004
53-164

7-18

7

1" = 400'

17

53-004 53-164

53-164 53-004

S-3, MH
ORD. 85-604

3

GF
ORD. 85-604
91-768

7701 7700

Bk. 4

U.S.A.

6 RS 84

ROAD

2
39.60Ac.

U.S.A.

15

3
37.52Ac.

S-3, MH
ORD. 85-604
91-768

4

GF
ORD. 85-604

GF
ORD. 85-604
91-768

COUNTY

19
30

275.00 469.45

317.88 257.51 137.38

549.83

19 20
30 29

53-004 53-164

19

53-164 53-004

NOTE: ALL INFORMATION SHOWN ON ASSESSOR PARCEL MAPS ARE FOR ASSESSOR'S OFFICE USE AND DO NOT NECESSARILY CONSTITUTE LEGAL LOTS. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.

DRAWN BY GREGORY WITHROW
3/28/2001
5/19/2003

Assessor's Parcel Numbers Shown in Circles.
Assessor's Block Numbers Shown in Ellipses.

Book 7, Page 18
Plumas County Assessor's Map

2001

Exhibit 14
Historical Zoning
Ordinances

Historical Zoning Ordinances:
July 8th, 1958

PLUMAS COUNTY ORDINANCE CODE

Adopted July 8, 1958

Compiled by Authority of the Board of Supervisors of the

County of Plumas

By Winslow Christian
Attorney at law
Loyalton, California

"Yard, Front": A yard extending across the front of the building site between the inner side yard lines, and measured from the front line of the building site to the nearest line of the building; provided, that if any Official Plan Line has been established for the street upon which the building site faces, then such measurement shall be taken from such Official Plan Line to the nearest line of the building.

"Yard, Rear": A yard extending across the full width of the building site, and measured between the rear line of the building site and nearest line of the main building.

"Yard, Side": A yard between the side line of the building site and the nearest line of the building, and extending from the front line of the building site to the rear yard.

368
143
573
584(a)
65 Reg
679

Section 61304 - Use Districts

a. In order to regulate and restrict the location, erection, alteration, or use of buildings, structures, or land, the county is hereby divided into the following Use Districts:

1.	R District:	One-family residential district
2.	R-M District:	Multiple family residential district
3.	C District:	Commercial district
4.	A-I District:	Agricultural-industrial district
5.	U District:	Unclassified district
6.	W District:	Watershed district
7.	P PW District:	Park and Parkway district
8.	R-R District	Residential-recreation district
9.	F-P District:	Flood plain district
10.	A-F District:	Agricultural-forest district
11.	RFP District:	Reservoir flood plain district

~~143~~
368

b. The County is hereby divided into the Districts as above, provided that all of the unincorporated portions of the County not included or indicated on the District Map are hereby designated and classified as U Districts, and the boundaries of such Districts are as shown upon the maps designated as the Use District Maps on file in the office of the County Surveyor, and are hereby made a part of this chapter, and such maps and all notations, a part of this chapter as if the matters and information set forth by such maps were all fully described herein.

c. Except as hereinafter provided, no building shall be erected and no existing building shall be moved, altered, added to, or enlarged, nor shall any land or building be used, or designed to be used, for any purpose or in any manner, nor shall any yard, or other open space surrounding any building, be encroached upon or reduced, except as permitted by and in conformity with the regulations specified herein for the District in which

Section 61309. Regulations for "U" Districts.

The following regulations shall apply in all "U" Districts and shall be subject to the provisions of section 61310:

A. No building or premises shall be used, and no building therein erected or structurally altered, except for the following purposes:

1. All uses not otherwise prohibited by law, except that no junk yard and no commercial excavation of earth, rock, stone, gravel, or other products to be used as building materials shall be established or undertaken within 500 feet of any public street, road or highway unless and until a use permit shall first have been secured, and no such use, if allowed, shall be conducted except in conformity with the conditions of the permit.

B. No hot mix plant, sawmill burner, industrial smokestack, restaurant exhaust system, or similar structure shall be installed until a use permit shall first have been secured and the granting by the planning commission of the use permit shall be subject to and made only on the approval of the sanitation division of the Plumas County Health Department and the Plumas County Engineer's office. No such permit shall allow a use which conflicts with the industrial safety orders of the Division of Industrial safety of the Department of Industrial Relations of the State of California, and the rules and regulations enforceable by the Bureau of Air Sanitation of the Department of Public Health of the State of California.

Section 61309.5-a. Creation of Specific Use District

The following described real property is hereby removed from the classification known as "U" District, as that term is described in Section 61304a of this Code, and said property is hereby zoned as an "R" District, 1-Family Residential District, as that term is described in Section 61304a of this Code.

The real property hereinabove referred to is situated in the County of Plumas, State of California, and particularly described as follows, to wit:

All that certain property in the Town of Chester, said County and State, which is bounded by the Feather River

61309. Amended (Ord 568) 10-4-65
61309.5-a Added (Ord 403) 9-30-58

Section 61309.901.01 - Regulations for "W" Districts: Watershed Districts

a. Purpose. To preserve suitable mountainous and hilly timber and meadow lands for water production, production of forest products for harvest on a sustained basis, production of forage for wildlife and livestock, and certain types of recreation uses compatible with sound conservation practices, in which protection of the watershed lands from fire, erosion, soil compaction, pollution, destruction of the natural appearance, and other detrimental effects is essential to the general welfare.

b. Principal Permitted Uses

1. Growing and harvesting of agricultural and forest products and grazing and raising of wildlife and livestock.
2. Customary agricultural buildings and structures.
3. Ranch and farm dwellings appurtenant to a principal agricultural use.

4. Public parks, picnic areas and public recreation facilities, but not including overnight camping facilities.

c. Accessory Uses

1. Living quarters of persons regularly employed on the premises and their immediate families; but not including labor camps and labor dwellings, accommodations or areas for transient labor.

2. Guest houses not rented or otherwise conducted as a business.

3. Offices incidental and necessary to the conduct of a permitted use.

4. Private garages, parking areas and stables.

5. Nameplates, directional and non-illuminated signs not to exceed twenty (20) square feet in area appurtenant to any permitted use: provided that if more than one such sign is erected, only one sign shall be visible from any location.

6. Other accessory uses and buildings customarily appurtenant to a permitted use.

d. Conditional Uses

1. Private no-commercial recreation areas, uses and facilities, including country clubs, swimming pools, golf courses, and gun clubs.

2. Overnight camp grounds and group camp grounds.

3. Poultry farms, hog farms, riding stables and guest ranches and dairies.

4. Quarters, accommodations, or areas for transient labor such as labor cabins or camps.

5. Commercial mines, quarries, and gravel pits.

6. Sawmills.

7. Private airports, landing strips and heliports.

e. Height Regulations - No structure shall exceed two and one-half (2-1/2) stories or thirty (30) feet in height, except as provided in Section 61310.

f. Area, Lot Width, Yard, and Setback Requirements - The following minimum requirements shall be observed, except where increased for conditional uses:

1. Lot Area: Forty (40) acres.

2. Lot Width: Six hundred (600) feet.

3. Street and Highway Setback: Three hundred (300) feet from the existing or proposed centerline of any state or federal freeway, expressway or highway; two hundred (200) feet from the existing or proposed centerline of any county primary or secondary highway, and at least fifty (50) feet from the existing or proposed right-of-way line of any other public road.

4. Side Yards: Each side fifty (50) feet.

5. Rear Yard: Fifty (50) feet.

6. Streamside Setback: One hundred (100) feet from the maximum high water flowline of any flowing stream or river shall be maintained free of any buildings or structures, except for boat docks and boathouses.

7. Reservoir and Lake Setback: Two hundred (200) feet from the maximum high water flowline shall be maintained free of any buildings or structures, except for boat docks and boathouses.

g. Other Required Conditions

1. Any building in which animals or fowl, except domestic pets, are contained shall be distant at least two hundred (200) feet from any lot or property line.

2. Site plan and architectural approval required of all conditional uses, as provided in Section 61314.

3. Off-street parking required for all uses, as provided in Section 61310.01.

4-13

Section 61309.901.02 - Regulations for "P-PW" Districts: Park and Parkway Districts

a. Purpose. To preserve lands of natural beauty or lands containing natural or potential park and recreation features or park and outdoor recreation development, and areas readily accessible or visible to the recreation visitor, in which protection for such uses is in the public interest.

b. Principal Permitted Uses

1. Publicly owned parks and outdoor recreation facilities.

2. Golf courses and country clubs, picnicking, boating, swimming, riding, hiking, skiing, fishing and hunting facilities.

3. Growing and harvesting of a agricultural and forest products and grazing of wildlife and livestock.

4. Ranch and farm dwellings appurtenant to a principal agricultural use.

5. Customary agricultural buildings and structures.

Section 61310.01 - General Provisions and Exceptions Applicable to "W", "P-PW" and "R-R" Districts

a. Off-street Parking Space Required - In all "W", "P-PW" and "R-R" districts, in connection with every industrial, commercial, institutional, recreational, residential or any other use, there shall be provided, at the time any building or structure is erected or is enlarged or increased in capacity, or any other use is established, off-street parking spaces for automobiles in accordance with the requirements herein.

1. Size and Access - Each off-street parking space shall have an area of not less than one hundred eighty (180) square feet exclusive of access drives or aisles, and shall be of usable shape and condition. There shall be adequate provision for ingress and egress to all parking spaces. Where a lot does not abut on a public or private alley or easement of access, there shall be provided an access drive not less than ten (10) feet in width in the case of a dwelling, and not less than twenty (20) feet in aggregate width in all other cases, leading to the parking or storage areas or loading or unloading spaces required hereunder in such manner as to secure the most appropriate development of the property in question.

2. Floor Area Defined- "Floor Area", in the case of offices, merchandising or service types of uses, shall mean the gross floor area used or intended to be used by tenants or for service to the public as customers, patrons, clients or patients, including areas occupied by fixtures and equipment used for display or sales of merchandise. It shall not include areas used principally for non-public purposes, such as storage, incidental repair, processing or packaging of merchandise, for shop windows, for offices incidental to the management or maintenance of stores or buildings, for toilet or rest rooms, for utilities, or for dressing rooms, fitting or alteration rooms.

3. For any new use, structure or building, required off-street parking, which due to the size or location of the parcel cannot be provided on the premises, may be provided on other property not more than four hundred (400) feet distant from the building site.

q. Mines, Quarries, and Gravel Pits. Extractions from or deposits on the earth of rock, stone, gravel, sand, earth, minerals, or building or construction materials shall not be construed to be a permitted use in any "W", "P-PW", or "R-R" district unless and until a zoning permit shall first have been secured therefor, except for the following defined extractions and deposits:

1. Excavations for the foundation or basement of any building or for a swimming pool for which a zoning permit and a building permit have been issued, or deposits on the earth of any building or construction materials to be used in a structure for which such zoning permit and building permit have been issued.

2. Grading of any parcel of land for a permitted use where no bank is left standing and exposed of more than 10 feet in vertical height, or when less than one thousand (1,000) cubic yards of earth is removed from the premises.

3. Grading in a subdivision which has been approved by the County in accordance with the Plumas County Subdivision and any amendments thereto.

4. Any quarry existing and operating as such on the effective date of this section shall obtain a new use permit and conform with the provisions of this Ordinance within one (1) year of the adoption of this Ordinance.

5. The Planning Commission shall have the power to grant conditional zoning permits, revocable and valid for specified periods of time, to permit extractions from or deposits on the earth of rock, stone, gravel, sand, earth, minerals or building or construction materials as set forth in this Ordinance.

6. The County Surveyor shall make such inspections as he deems necessary or as are required by the Planning Commission to ensure that all work is in accordance with the conditional zoning permit. The actual cost to the County of all inspection services shall be paid for by the applicant.

7. The conditions under which a zoning permit for excavation form or depositing on the earth of said materials may be issued, any include but are not limited to any requirements deemed necessary to protect the public health, safety, comfort, convenience or general welfare including insurance against liability arising from production or activities or operations incident thereto; completion of the work, and cleaning up and planting in accordance with approved plans; designation of area in which work may be done; designation of slope to which excavation may be made and /or the grade of fill slopes; provisions for controlling dust; hours

during which operations may proceed; precautions which must be taken to guide safe traffic movements in and around and by said operation; enclosure by fences of exterior boundaries of property to be used; posting of a good and sufficient bond to assure compliance with said permit and any other conditions deemed necessary by the Planning Commission. The Planning Commission may include any conditions recommended by the County Surveyor which are necessitated by or based upon standard engineering practices..

Section 61311 Non-Conforming Uses

a. The lawful use of land or buildings existing at the effective date of Plumas County Ordinance No. 368, although such does not conform with the provisions hereof may be continued, but if the non-conforming use is discontinued for a period of one year, any future use shall be in conformity with the provisions of this chapter, unless and until a use permit shall first have been secured.

b. The non-conforming use of any land or building may be changed to another non-conforming use of the same, or more restricted, nature.

c. Any building in existence at the effective date of Plumas County Ordinance No. 368 not conforming with the regulations herein which is destroyed by fire, explosion, or similar cause, may be rebuilt to a total floor area not exceeding the building destroyed, provided a use permit shall first have been secured.

d. The non-conforming use of a portion or of a parcel of land for a group of buildings for rent may be extended to cover the entire parcel, provided a use permit shall first have been secured.

Section 61312. Use Permits

a. Use permits may be issued by the Planning Commission for any of the following:

1. For any of the uses or purposes for which such permits are required by the terms of this chapter.

2. To permit public utility or service uses, public schools, libraries, and other similar uses in any District, when necessary for public convenience and welfare.

during which operations may proceed; precautions which must be taken to guide safe traffic movements in and around and by said operation; enclosure by fences of exterior boundaries of property to be used; posting of a good and sufficient bond to assure compliance with said permit and any other conditions deemed necessary by the Planning Commission. The Planning Commission may include any conditions recommended by the County Surveyor which are necessitated by or based upon standard engineering practices.

Section 61311 Non-Conforming Uses

a. The lawful use of land or buildings existing at the effective date of Plumas County Ordinance No. 368, although such does not conform with the provisions hereof may be continued, but if the non-conforming use is discontinued for a period of one year, any future use shall be in conformity with the provisions of this chapter, unless and until a use permit shall first have been secured.

b. The non-conforming use of any land or building may be changed to another non-conforming use of the same, or more restricted, nature.

c. Any building in existence at the effective date of Plumas County Ordinance No. 368 not conforming with the regulations herein which is destroyed by fire, explosion, or similar cause, may be rebuilt to a total floor area not exceeding the building destroyed, provided a use permit shall first have been secured.

d. The non-conforming use of a portion or of a parcel of land for a group of buildings for rent may be extended to cover the entire parcel, provided a use permit shall first have been secured.

Section 61312. Use Permits

a. Use permits may be issued by the Planning Commission for any of the following:

1. For any of the uses or purposes for which such permits are required by the terms of this chapter.

2. To permit public utility or service uses, public schools, libraries, and other similar uses in any District, when necessary for public convenience and welfare.

3. To permit removal of natural materials, including building and construction materials, in any District.

b. Application for such permit shall be submitted in writing to the County Clerk, together with a fee of $10. The Clerk, within three days, shall forward the application to the Planning Commission.

c. The Planning Commission shall hold at least one public hearing after notice has been given by mailing post card notices to all property owners within 500 feet of, or adjacent to, the applicant's property, stating a brief description of the property, the proposed use, and the time and place of the hearing. Such notice shall be mailed at least ten days prior to the date of hearing. The failure of any property owner to receive such post card notice shall not invalidate the proceedings.

d. The use permit shall not be issued unless the Planning Commission finds that the establishment, maintenance, or conducting of the use applied for will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property and improvements in the neighborhood.

e. The Planning Commission may set forth such conditions as it may deem necessary in connection with the permit, and the permit shall be subject to revocation, after hearing, if any of such conditions are not adhered to.

f. In case the applicant or other interested party is not satisfied with the decision of the Planning Commission, he may, within thirty days, appeal in writing to the Board of Supervisors. After giving notice as set forth in subsection c hereof, the Board of Supervisors shall hold one public hearing, and shall then render its decision.

Section 61313. Variances

a. Variances may be granted to vary, or modify, the strict application of any of the provisions of this chapter in cases in which there are practical difficulties, and unnecessary hardships, in the way of such strict application.

b. Application for variance shall be submitted in writing to the County Clerk, together with a fee of $10. The Clerk, within three days, shall forward the application to the Planning Commission.

c. The Planning Commission shall hold one public hearing after giving notice as provided for use permits in subsection c of §61312. The failure of any property owner to receive such post card notice shall not invalidate the proceedings.

d. After hearing the Planning Commission shall make a written finding of facts to the Board of Supervisors, and may recommend granting of the variance if it finds the following:

Historical Zoning Ordinances:
Ordinance 752

the point where the Airport Transition Zones intersect the Airport Horizontal Zone or Airport Conical Zone;

(c) *Horizontal Zones.* One hundred fifty feet above the airport elevation; and

(d) *Conical Zones.* One foot in height for each twenty (20′) feet of horizontal distance beginning at the periphery of the Airport Horizontal Zones and extending outward to the outer limits of the Airport Conical Zones.

Notwithstanding the height limits set forth in this section, trees and structures up to a height of thirty-five (35′) feet may be grown, constructed, or maintained within any of the zones described in this section.
(§ 61605.20, P.C.O.C., added by Ord. 752)

Article 34. Primary Flood Plain Combining District (FP-1)

Sec. 9-4.3401. Scope: Purpose (FP-1).

The provisions of this article shall apply in all districts with which are combined Primary Flood Plain Combining (FP-1) Districts, in addition to the provisions hereinbefore set forth in this chapter. Where any regulations set forth in this article differ from the corresponding normal requirements which would otherwise prevail, the provisions of this article shall govern.

The Primary Flood Plain District is intended to apply to those areas adjacent to a stream or watercourse which, under present or design conditions, are necessary to reasonably provide for the passage of a design flood in a safe and feasible manner.
(§ 61605.21, P.C.O.C., added by Ord. 752)

Sec. 9-4.3402. Uses permitted (FP-1)

The following uses shall be permitted in the Primary Flood Plain Combining (FP-1) District:

(a) Grazing, field crops, truck gardening, berry and bush crops, and flower gardening;

(b) Native material extractions, flood control channels, levees, spreading grounds, and basins, subject to the written approval of the applicable Flood Control and Water Conservation District;

(c) Recreation and park areas provided they include no buildings or other permanent structures which would be an impediment to flood flows;

(d) The excavating, filling, and construction of public service facilities, such as roads, bridges, and utilities, where it can be shown that such improvements will not divert nor impede flood flows nor offer a threat to abutting lands, subject to the issuance of a special use permit and the written approval of the applicable Flood Control and Water Conservation District; and

(e) Any use permitted in the basic zoning district where the improvement is protected by a dike approved by the applicable Flood Control and Water Conservation District.
(§ 61605.21, P.C.O.C., added by Ord. 752)

Article 35. Secondary Flood Plain Combining District (FP-2)

Sec. 9-4.3501. Scope: Purpose (FP-2).

The provisions of this article shall apply in all districts with which are combined Secondary Flood Plain Combining (FP-2) Districts, in addition to the provisions hereinbefore set forth in this chapter. Where any regulations set forth in this article differ from the corresponding normal requirements which would otherwise prevail, the provisions of this article shall govern.

The Secondary Flood Plain District is intended to apply to those areas in a flood plain which, under existing conditions, are subject to inundation as a secondary effect of the passage of a flood in the primary channel of the plain.
(§ 61605.22, P.C.O.C., added by Ord. 752)

Sec. 9-4.3502. Uses permitted (FP-2).

The following uses shall be permitted in the Secondary Flood Plain Combining (FP-2) District:

(a) All the uses permitted in the FP-1 District, except that no such uses shall require the issuance of a special use permit; and

(b) Any structure permitted in the basic zoning district where the building pad is constructed with an elevation at least one foot above the design flood elevation or the maximum recorded flood as determined by the Engineer-Surveyor or the applicable Flood Control and Water Conservation District, whichever height is greater.
(§ 61605.22, P.C.O.C., added by Ord. 752)

Sec. 9-4.2603. Area and width (RE-10).

The following area and width requirements shall apply in the Rural Environment (RE-10) District:

(a) The minimum area shall be ten (10) acres.

(b) The minimum width shall be 300 feet.

(§ 61605.13, P.C.O.C., as added by Ord. 752)

Sec. 9-4.2604. Yards (RE-10).

The following yard requirements shall apply in the Rural Environment (RE-10) District:

(a) Front yards, not less than fifty (50′) feet;

(b) Side yards, not less than ten (10%) percent of the width of the lot, nor forty (40′) feet, whichever is less; and

(c) Rear yards, not less than forty (40′) feet.

(§ 61605.13, P.C.O.C., as added by Ord. 752)

Sec. 9-4.2605. Off-street parking (RE-10).

In the Rural Environment (RE-10) District two (2) off-street parking spaces for each private dwelling unit; one off-street parking space for each camp ground unit, hotel bedroom, and for each three (3) seats for public assembly; and one off-street parking space for each 500 square feet of administrative or recreation floor area or 1,000 square feet of open recreation activity area shall be provided.

(§ 61605.13, P.C.O.C., as added by Ord. 752)

Article 27. General Forest District (GF)*

Sec. 9-4.2701. Purpose (GF).

This district classification is intended to be applied in the areas of the County which are presently in mining or forest production or which are suitable for forest production. The primary purpose of the General Forest (GF) District is to provide an opportunity for forest and range management and for mining on parcels which are appropriate for such uses.

(§ 2, Ord. 75-119, eff. September 12, 1975)

Sec. 9-4.2702. Uses permitted (GF).

The following uses shall be permitted in the General Forest (GF) District:

*Article 27 entitled "Natural Environment District (NE)", consisting of Sections 9-4.2701 through 9-4.2704, recodified from Section 61605.14, P.C.O.C., as added by Ordinance No. 752, amended in its entirety by Section 2, Ordinance No. 75-119, effective September 12, 1975.

(a) The management of lands and forests, including tree rms, for the production and harvest of trees and uses of other natural resources;

(b) Logging and the construction and use of the improvements, installations, and equipment necessary for the removal of logs, trees, and other forest products;

(c) Residential dwelling, guest house, and other buildings customarily appurtenant to the principal use of the parcel; portable wood-processing plants and operations and accessory buildings;

(d) Other uses which are incidental to the primary purpose of the General Forest (GF) District, including, but not limited to, the growing and harvesting of agricultural crops and the raising and grazing of livestock;

(e) Mining, quarrying, and commercial excavating and the processing thereof;

(f) Permanent wood processing installations; and

(g) Parks, campgrounds, resorts, guest ranches, camps, rifle ranges, and recreation facilities.

(§ 2, Ord. 75-119, eff. September 12, 1975)

Sec. 9-4.2703. Height of buildings (GF).

Structures in the General Forest (GF) District shall not exceed thirty-five (35′) feet for residential structures.

(§ 2, Ord. 75-119, eff. September 12, 1975)

Sec. 9-4.2704. Area and width (GF).

The following area and width requirements shall apply in the General Forest (GF) District:

(a) The minimum area shall be twenty (20) acres, except that existing parcels of smaller size, where the primary use meets the purposes defined herein, may be assigned this classification; and

(b) The minimum width shall be 400 feet, except that existing parcels of less width, where the primary use meets the purposes defined herein, may be assigned this classification.

(§ 2, Ord. 75-119, eff. September 12, 1975)

Sec. 9-4.2705. Yards (GF).

The following yard requirements shall apply in the General Forest (GF) District:

(a) Front yards, not less than fifty (50′) feet measured from e center line of the abutting road or street;

Sec. 9-4.2603. Area and width (RE-10).

The following area and width requirements shall apply in the Rural Environment (RE-10) District:

(a) The minimum area shall be ten (10) acres.

(b) The minimum width shall be 300 feet.

(§ 61605.13, P.C.O.C., as added by Ord. 752)

Sec. 9-4.2604. Yards (RE-10).

The following yard requirements shall apply in the Rural Environment (RE-10) District:

(a) Front yards, not less than fifty (50′) feet;

(b) Side yards, not less than ten (10%) percent of the width of the lot, nor forty (40′) feet, whichever is less; and

(c) Rear yards, not less than forty (40′) feet.

(§ 61605.13, P.C.O.C., as added by Ord. 752)

Sec. 9-4.2605. Off-street parking (RE-10).

In the Rural Environment (RE-10) District two (2) off-street parking spaces for each private dwelling unit; one off-street parking space for each camp ground unit, hotel bedroom, and for each three (3) seats for public assembly; and one off-street parking space for each 500 square feet of administrative or recreation floor area or 1,000 square feet of open recreation activity area shall be provided.

(§ 61605.13, P.C.O.C., as added by Ord. 752)

Article 27. General Forest District (GF)*

Sec. 9-4.2701. Purpose (GF).

This district classification is intended to be applied in the areas of the County which are presently in mining or forest production or which are suitable for forest production. The primary purpose of the General Forest (GF) District is to provide an opportunity for forest and range management and for mining on parcels which are appropriate for such uses.

(§ 2, Ord. 75-119, eff. September 12, 1975)

Sec. 9-4.2702. Uses permitted (GF).

The following uses shall be permitted in the General Forest (GF) District:

*Article 27 entitled "Natural Environment District (NE)", consisting of Sections 9-4.2701 through 9-4.2704, recodified from Section 61605.14, P.C.O.C., as added by Ordinance No. 752, amended in its entirety by Section 2, Ordinance No. 75-119, effective September 12, 1975.

Sec. 9-4.2503. Area and width (RE-5).

The following area and width requirements shall apply in the ral Environment (RE-5) District:

(a) The minimum area shall be five (5) acres.

(b) The minimum width shall be 250 feet.

(§ 61605.12, P.C.O.C., as added by Ord. 752)

Sec. 9-4.2504. Yards (RE-5).

The following yard requirements shall apply in the Rural Environment (RE-5) District:

(a) Front yards, not less than fifty (50′) feet;

(b) Side yards, not less than ten (10%) percent of the width of the lot, nor thirty (30′) feet, whichever is less; and

(c) Rear yards, not less than forty (40′) feet.

(§ 61605.12, P.C.O.C., as added by Ord. 752)

Sec. 9-4.2505. Off-street parking (RE-5).

In the Rural Environment (RE-5) District two (2) off-street parking spaces for each dwelling unit, one off-street parking space for each guest house, and adequate parking facilities for those uses requiring cial use permits shall be provided.

(§ 61605.12, P.C.O.C., as added by Ord. 752)

Article 26. Rural Environment District (RE-10)

Sec. 9-4.2601. Uses permitted (RE-10).

The following uses shall be permitted in the Rural Environment (RE-10) District:

(a) All the uses permitted in the RE-5 District;

(b) Campgrounds, resort hotels, private recreation activities, public assemblies, administrative services, and inside food sales directly related to such uses, subject to the issuance of a special use permit;

(c) Logging and tree harvesting, subject to the issuance of a special use permit; and

(d) Commercial animal husbandry subject to the issuance of special use permit.

(§ 61605.13, P.C.O.C., as added by Ord. 752, as amended by § 1, Ord. 75-119, eff. September 12, 1975)

Sec. 9-4.2602. Height of buildings (RE-10).

Buildings in the Rural Environment (RE-10) District shall not ceed two (2) stories or thirty-five (35′) feet in height.

§ 61605.13, P.C.O.C., as added by Ord. 752)

exceed two (2) stories or thirty-five (35′) feet in height.

(§ 61605.11, P.C.O.C., added by Ord. 752)

Sec. 9-4.2403. Area and width (RE-2.5).

The following area and width requirements shall apply in the Rural Environment (RE-2.5) District:

(a) The minimum area shall be two and five-tenths (2.5) acres.

(b) The minimum width shall be 150 feet.

(§ 61605.11, P.C.O.C., added by Ord. 752)

Sec. 9-4.2404. Yards (RE-2.5).

The following yard requirements shall apply in the Rural Environment (RE-2.5) District:

(a) Front yards, not less than fifty (50′) feet;

(b) Side yards, not less than ten (10%) percent of the width of the lot, nor fifteen (15′) feet, whichever is less; and

(c) Rear yards, not less than forty (40′) feet.

(§ 61675.11, P.C.O.C., added by Ord. 752)

Sec. 9-4.2405. Off-street parking (RE-2.5).

In the Rural Environment (RE-2.5) District two (2) off-street parking spaces for each dwelling unit, one off-street parking space for each guest house, and adequate parking facilities for those uses requiring special use permits shall be provided.

(§ 61605.11, P.C.O.C., added by Ord. 752)

Article 25. Rural Environment District (RE-5)

Sec. 9-4.2501. Uses permitted (RE-5).

The following uses shall be permitted in the Rural Environment (RE-5) District:

(a) All the uses permitted in the RE-2.5 District; and

(b) Logging and tree harvesting, subject to the issuance of a special use permit.

(§ 61605.12, P.C.O.C., added by Ord. 752)

Sec. 9-4.2502. Height of buildings (RE-5).

Buildings in the Rural Environment (RE-5) District shall not exceed two (2) stories or thirty-five (35′) feet in height.

(§ 61605.12, P.C.O.C., added by Ord. 752)

Historical Zoning Ordinances:
Ordinance 76-161

ORDINANCE NO. 76-161

AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, ZONING PARCELS TWENTY (20) ACRES AND GREATER IN SIZE IN THE UNINCORPORATED AREAS OF THE COUNTY OF PLUMAS AS "R-1a" (SINGLE FAMILY RESIDENTIAL), "R-1b" (SINGLE FAMILY RESIDENTIAL), "R-2" (MULTI-FAMILY RESIDENTIAL), "R-3" (GENERAL MULTIPLE), "C-2" (GENERAL COMMERCIAL), "CF" (COMMERCIAL-FOREST), "CR" (COMMERCIAL-RECREATION), "LI" (LIMITED INDUSTRIAL), "I" (INDUSTRIAL), "RE-1" (RURAL ENVIRONMENT, ONE ACRE MINIMUM), "RE-2.5" (RURAL ENVIRONMENT), "RE-5" (RURAL ENVIRONMENT), "RE-10" (RURAL ENVIRONMENT), "RE-2.5-MO" (RURAL ENVIRONMENT, MOBILE HOME COMBINING), "RE-5-MO" (RURAL ENVIRONMENT, MOBILE HOME COMBINING), "GF" (GENERAL FOREST), "GA" (GENERAL AGRICULTURE), "GF-MO" (GENERAL FOREST, MOBILE HOME COMBINING), "RFP" (RESERVOIR FLOOD PLAIN), "FP-1" (PRIMARY FLOOD PLAIN COMBINING), "GB" (GREEN BELT), "A" (EXCLUSIVE AGRICULTURE), AND "A-MO" (EXCLUSIVE AGRICULTURE, MOBILE HOME COMBINING) DISTRICTS

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

Section 1. Creation of Specific Use Districts

The following real property is hereby rezoned:

"R-1a" (Single Family Residential)
"R-1b" (Single Family Residential)
"R-2" (Multi-Family Residential)
"R-3" (General Multiple)
"C-2" (General Commercial)
"CF" (Commercial-Forest)
"CR" (Commercial-Recreation)
"LI" (Limited Industrial)
"I" (Industrial)
"RE-1" (Rural Environment, One Acre Minimum)
"RE-2.5" (Rural Environment)
"RE-5" (Rural Environment)
"RE-10" (Rural Environment)
"RE-2.5-MO" (Rural Environment, Mobile Home Combining)
"RE-5-MO" (Rural Environment, Mobile Home Combining)
"RE-10-MO" (Rural Environment, Mobile Home Combining)
"GF" (General Forest)
"GA" (General Agriculture)
"GF-MO" (General Forest, Mobile Home Combining)
"RFP" (Reservoir Flood Plain)
"FP-1" (Primary Flood Plain Combining)
"GB" (Green Belt)
"A" (Exclusive Agriculture)
"A-MO" (Exclusive Agriculture, Mobile Home Combining)

as those terms are described in the Plumas County Code.

The real property hereinabove referred to includes all those privately owned assessors parcels and smaller contiguous parcels

in the same ownerships, which are twenty (20) acres and greater in size which are located in the Almanor, Canyon, Middle Fork, American Valley, Indian Valley and Last Chance planning areas as more particularly described in Exhibits "A" and "B", which exhibits are attached hereto. The proposed zoning districts shall supersede and negate all existing zoning in the described areas.

Section 2. Land Use Maps

The Plumas County Planning Director is hereby directed to reflect the zoning as provided for in this ordinance, and pursuant to Section 9-4.302 of the Plumas County Code.

The foregoing ordinance was duly passed and adopted by the Board of Supervisors of the County of Plumas, State of California, at a regular meeting of said Board held on the 17th day of August, 1976, by the following vote:

AYES: Supervisors: Dean, Olsen, Papenhausen, Crivello and Ross

NOES: Supervisors: None

ABSENT: Supervisors: None

Edmund Ross
Chairman, Board of Supervisors

ATTEST:

RAYNELLE SLATEN
County Clerk and ex-officio Clerk
of said Board of Supervisors

By Ila Driggs
Deputy

EXHIBIT "A"

20 ACRES AND GREATER ZONING PLAN
JANUARY 1976

APN	USE DISTRICT
001-010-01	CF
001-020-01	See Exhibit B, Plate 1
001-020-03	See Exhibit B, Plate 1
001-020-04	See Exhibit B, Plate 1
001-020-05	RE 2.5
001-020-06	RE 2.5
001-020-07	See Exhibit B, Plate 1
001-030-02	CF
001-040-01	GA
001-040-02	GA
001-050-01	CF
001-050-02	CF
001-050-03	CF
001-050-04	GA
001-050-05	CF
001-050-06	GA
001-060-01	RE-10
001-060-02	GA
001-060-03	CF
001-060-04	CF
001-060-05	CF
001-060-06	CF
001-060-07	CF
001-060-08	GA
001-060-09	GA
001-060-10	GA
001-060-11	CF
001-060-12	CF
001-060-13	GA
001-060-14	CF
001-060-15	RE-10
001-060-16	RE-10
001-060-17	GA
001-060-18	RE-10
001-070-01	CF
001-070-02	CF
001-070-03	CF
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001-080-02	CF
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001-080-08	CF
001-080-09	CF
001-080-10	CF
001-080-11	CF
001-080-12	CF
001-080-13	CF
001-090-01	GA
001-090-02	See Exhibit B
001-090-03	GA
001-090-04	GA
001-090-05	GA
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001-090-08	GA
001-090-09	CF
001-090-14	CF
001-090-15	CF
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001-100-03	CF
001-100-04	CF
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001-100-06	CF
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001-110-24	RE-10
001-110-26	CF
001-110-28	CF
001-110-29	CF
001-120-01	CF
001-120-02	CF
001-120-03	CF
001-120-04	CF

EXHIBIT "A"

20 ACRES AND GREATER ZONING PLAN
JANUARY 1976

APN	USE DISTRICT
001-120-05	CF
001-120-06	CF
001-120-07	CF
001-120-08	CF
001-120-09	CF
001-120-10	CF
001-120-11	CF
001-120-12	CF
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001-140-09	RE-2.5
001-140-11	I
001-140-12	Z GA
001-140-19	CF
001-140-22	CF
001-140-23	GA
001-140-24	CF
001-140-28	CF
001-140-33	CF
001-140-34	CF

APN	USE DISTRICT
001-140-39	CF
001-140-41	CF
001-140-42	CF
001-140-43	CF
001-150-06	CF
001-150-07	CF
001-150-08	CF
001-150-13	CF
001-150-14	CF
001-150-15	CF
001-150-16	CF
001-150-20	CF
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001-150-22	CF
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001-160-01	CF
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001-160-47	CF
001-160-48	CF
001-160-49	CF
001-160-50	CF
001-160-51	CF

EXHIBIT "A"

10.0 ACRES AND GREATER ZONING PLAN
JANUARY 1976

APN	USE DISTRICT
001-160-54	GA
001-160-55	GA
001-160-57	GA
001-170-08	CF
001-180-03	CF
001-180-04	CF
001-180-05	GF
001-180-06	CF
001-180-07	CF
001-180-08	R-1b
001-180-09	CF
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001-220-02	CF
001-220-03	CF

APN	USE DISTRICT
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001-230-07	CF
001-230-08	CF
001-240-18	See Exhibit B, Plate 2
001-290-01	R-1b
001-290-05	R-1b
001-340-05	CF
001-340-06	CF
001-340-12	RE-5
001-340-14	Z See Exhibit B, Plate 3
001-340-28	RE-2.5
001-340-29	RE-2.5
001-340-35	RE-2.5
001-340-36	CF
001-340-37	Z See Exhibit B, Plate 3
001-350-02	R-1b
001-361-07	CF
001-362-13	CF
001-370-02	CF
001-370-03	CF
001-370-04	CF
001-400-02	CF
001-400-04	CF
001-410-01	CF
001-440-01	CF

EXHIBIT "A"

20 ACRES AND GREATER ZONING PLAN
JANUARY 1976

APN	USE DISTRICT
001-440-03	CF
001-440-04	CF
001-440-05	CF
001-450-04	CF
001-450-06	CF
001-450-07	CF
001-450-08	See Exhibit B, Plate 4
001-450-09	CF
001-450-10	CF
001-450-11	CF
001-460-01	R-1b
001-460-02	RE-2.5
001-460-03	R-1b
001-460-04	RE-1
001-470-01	CR
001-470-03	CR
001-470-05	CR
001-470-06	See Exhibit B, Plate 5
001-480-01	CF
001-480-02	CF
001-480-03	R-1b
001-480-04	See Exhibit B, Plate 6
001-480-05	RE-2.5
001-480-06	R-1b
001-490-01	See Exhibit B, Plate 7
001-490-02	RE-2.5
001-490-03	See Exhibit B, Plate 7
001-490-04	R-1b
001-500-01	CF-FP-1
001-500-04	CF-FP-1
001-500-10	CF
001-500-11	CF
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001-500-16	CF
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001-500-19	CF
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002-010-02	CF
002-010-03	GA
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002-010-07	GA
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002-010-13	CF
002-010-14	CF
002-010-15	CF
002-010-16	CF
002-010-17	CF
002-010-18	CF
002-010-19	CF

APN	USE DISTRICT
002-010-20	GA
002-010-21	CF
002-010-22	CF
002-010-23	CF
002-010-26	GA
002-020-01	A
002-020-02	A
002-020-03	CF
002-030-01	GA
002-030-02	CF
002-030-03	CF
002-030-04	CF
002-030-05	CF
002-030-06	CF
002-030-07	CF
002-030-08	CF
002-030-09	CF
002-030-10	CF
002-030-11	CF
002-030-12	CF
002-030-13	CF
002-030-14	CF
002-030-16	CF
002-030-17	CF
002-030-18	CF
002-030-19	CF
002-030-20	CF
002-030-21	CF
002-030-23	CF
002-030-24	CF
002-050-01	CF
002-050-02	See Exhibit B
002-050-03	CF
002-050-04	CF
002-050-05	CF
002-050-06	CF
002-050-07	CF
002-050-08	CF
002-050-09	CF
002-050-10	CF
002-050-12	CF
002-050-13	CF
002-050-14	CF
002-060-01	CF
002-060-02	CF
002-060-03	CF
002-060-04	CF
002-060-05	CF
002-060-07	CF
002-060-08	CF
002-060-09	CF
002-060-10	CF
002-060-11	CF
002-060-12	CF
002-060-13	CF
002-070-01	CF
002-070-02	GF

EXHIBIT "A"

ACRES AND GREATER ZONING PLAN
JANUARY 1976

APN	USE DISTRICT
002-070-03	GF
002-070-04	GF
002-070-05	GF
002-070-06	RE-10
002-070-07	GF
002-080-01	GF
002-090-01	GF
002-090-02	GF
002-100-01	GF
002-100-02	GF
002-100-09	GF
002-110-01	CF
002-110-02	CF
002-110-03	CF
002-110-04	CF
002-110-05	CF
002-110-06	CF
002-110-07	CF
002-110-08	CF
002-110-09	CF
002-110-10	CF
002-110-11	CF
002-110-12	CF
002-110-13	CF
002-110-14	See Exhibit B
002-120-01	GF
002-120-05	GF
002-120-07	GF
002-120-08	GF
002-120-09	CF
002-120-10	GF
002-130-01	CF
002-130-02	CF
002-130-03	CF
002-150-01	GF
002-150-02	GF
002-160-01	CF
002-160-02	CF
002-160-03	CF
002-160-04	CF
002-160-05	CF
002-160-06	CF
002-160-07	CF
002-160-08	CF
002-160-09	CF
002-160-10	CF
002-160-11	CF
002-160-12	A
002-160-13	A
002-160-14	CF
002-160-15	CF
002-160-16	CF
002-160-17	CF
002-160-18	CF
002-170-01	See Exhibit B

APN	USE DISTRICT
002-170-02	See Exhibit B
002-170-03	GF
002-200-01	A
002-200-02	A
002-200-03	A
002-200-04	GF
002-200-05	GF
002-200-06	CF
002-200-07	A
002-200-08	A
002-210-01	CF
002-210-02	CF
002-210-03	CF
002-210-04	CF
002-210-06	CF
002-210-07	CF
002-220-01	GF
002-220-02	GF
002-240-01	A
002-240-02	A
002-240-03	GF
002-240-04	GF
002-250-01	CF
002-250-02	CF
002-250-03	CF
002-250-04	CF
002-250-05	CF
002-250-06	CF
002-250-07	CF
002-250-08	CF
002-250-09	CF
002-260-01	CF
002-260-02	CF
002-260-03	CF
002-270-01	CF
002-270-02	CF
002-270-03	CF
002-270-04	CF
002-270-05	CF
002-270-06	CF
002-270-07	CF
002-270-08	CF
002-270-09	CF
002-270-10	CF
002-280-01	GF
002-280-02	GF
002-280-03	CF
002-290-01	CF
002-300-01	CF
002-300-02	CF
002-300-03	CF
002-300-04	CF
002-300-05	A
002-310-02	CF
002-310-03	GF
002-310-04	GF
002-310-05	GF
002-310-08	GF

EXHIBIT "A"

20 ACRES AND GREATER ZONING PLAN
JANUARY 1976

APN	USE DISTRICT
002-350-01	RE-10
002-360-03	RE-10 · MO
002-370-01	GF · MO
002-370-02	GF
002-370-03	GF
002-380-03	RE-10 · MO
002-390-01	RE-10
002-400-01	GF
002-400-02	GF
002-400-03	GF
002-400-04	GF
002-400-05	RE-10
002-400-06	GF
002-400-07	GF
002-410-01	RE-10
002-410-03	GF
002-410-04	GF
002-430-11	See Exhibit B
002-470-01	RE-2.5
002-470-02	1
002-470-03	RE-2.5
002-470-04	RE-2.5
002-470-06	See Exhibit B
002-470-07	RE-10
002-470-08	RE-10
002-470-09	RE-10
002-480-04	RE-5
002-480-06	GF
003-110-01	GF
003-110-02	GF
003-110-03	GF
003-110-04	GF
003-110-05	GF
003-120-01	CF
003-120-02	CF
003-120-03	CF
003-120-04	GF
003-120-05	CF
003-120-06	GF
003-130-01	CF
003-130-02	CF
003-130-03	GF
003-140-01	CF
003-140-02	CF
003-140-03	GF
003-150-01	GF · MO
003-150-02	GF
003-150-03	GF

APN	USE DISTRICT
003-160-01	GF
003-160-02	GF
003-160-03	GF
003-170-01	CF
003-170-02	CF
003-170-03	CF
003-170-04	CF
003-170-05	CF
003-170-06	CF
003-170-07	CF
003-170-08	CF
003-170-09	CF
003-170-10	CF
003-170-11	CF
003-170-12	GF · MO
003-170-13	CF
003-170-14	CF
003-170-15	CF
003-170-16	CF
003-170-17	CF
003-170-18	CF
003-170-19	CF
003-170-20	CF
003-180-01	A
003-180-02	A
003-180-03	GF
003-180-04	A
003-180-05	A
003-180-06	A
003-180-07	A
003-180-08	A
003-180-09	A
003-180-10	RE-10
003-190-01	CF
003-190-02	CF
003-190-03	CF
003-190-04	GF
003-190-05	CF
003-190-06	CF
003-190-07	CF
003-190-08	CF
003-190-09	CF
003-190-10	CF
003-190-11	CF
003-190-12	CF
003-190-13	CF
003-200-01	CF
003-200-02	CF
003-200-03	CF
003-200-04	CF
003-200-05	CF
003-200-06	CF
003-200-07	CF
003-200-08	CF
003-200-09	CF
003-200-10	A

EXHIBIT "A"

2 ACRES AND GREATER ZONING PLAN
JANUARY 1976

APN	USE DISTRICT
003-200-11	CF
003-200-12	CF
003-200-13	CF
003-200-14	CF
003-200-15	CF
003-200-16	CF
003-200-17	CF
003-200-18	CF
003-200-19	A
003-200-20	CF
003-200-21	A
003-200-22	A
003-210-01	A
003-210-05	A
003-210-06	A
003-210-07	A
003-210-09	A
003-210-10	RE-2.5
003-210-11	CF
003-220-01	CF
003-220-02	CF
003-220-03	A
003-220-04	A
003-220-05	A
003-220-06	A
003-220-07	A
003-220-08	A
003-220-09	A
003-220-10	A
003-220-11	A
003-220-12	A
003-220-13	A
003-220-14	A
003-220-15	A
003-220-16	A
003-220-17	A
003-220-18	A
003-220-19	A
003-220-20	A
003-220-21	CF
003-220-22	CF
003-220-23	CF
003-220-24	A
003-220-25	A
003-220-26	A
003-220-28	A
003-220-29	A
003-220-30	A
003-220-31	A
003-220-34	GF
003-220-35	A
003-220-36	A
003-220-37	A

APN	USE DISTRICT
003-220-41	A
003-230-01	A
003-230-02	A
003-230-03	A
003-230-04	A
003-230-05	A
003-230-06	A
003-230-07	A
003-230-08	A
003-230-09	A
003-230-10	A
003-230-11	A
003-240-01	A
003-240-02	GF
003-240-03	A
003-240-04	GF
003-240-05	A
003-240-06	GF
003-240-07	GF
003-240-08	A
003-240-09	GF
003-240-10	A
003-240-11	A
003-240-12	GF
003-240-13	A
003-240-14	A
003-240-15	GF
003-240-16	GF
003-240-17	GF
003-250-01	A
003-260-01	A
003-340-03	GF
003-360-02	GF
003-360-03	RE-10
003-360-07	GF
003-360-08	GF
003-360-09	GF
003-360-11	GF
004-010-01	CF
004-010-02	CF
004-010-03	CF
004-010-04	CF
004-010-05	CF
004-010-06	CF
004-010-07	CF
004-010-08	CF
004-010-09	CF
004-010-11	CF
004-010-12	CF
004-010-13	CF
004-020-02	CF
004-020-03	CF
004-020-04	CF
004-020-05	CF
004-020-06	CF

EXHIBIT "A"
5 ACRES AND GREATER ZONING PLAN
JANUARY 1976

APN	USE DISTRICT
004-020-07	CF
004-020-08	CF
004-020-09	CF
004-020-10	CF
004-020-11	CF
004-020-13	CF
004-020-14	CF
004-020-15	CF
004-020-16	CF
004-020-17	CF
004-020-18	GF
004-020-19	CF
004-020-20	CF
004-020-21	CF
004-020-22	CF
004-030-01	CF
004-030-02	CF
004-030-03	CF
004-030-04	CF
004-030-05	CF
004-030-06	CF
004-030-07	CF
004-030-08	CF
004-030-09	CF
004-030-10	CF
004-030-11	CF
004-030-13	CF
004-030-14	CF
004-030-15	CF
004-030-16	CF
004-030-17	CF
004-030-22	CF
004-030-23	~~GF~~ RE-10
004-030-24	CF
004-030-25	CF
004-030-26	CF
004-030-27	CF
004-030-28	CF
004-030-29	GF·MO
004-030-30	CF
004-030-31	CF
004-030-32	CF
004-040-01	GF
004-040-02	CF
004-040-03	CF
004-040-04	CF
004-040-05	CF
004-040-06	RE-10·MO
004-080-04	GA
004-090-01	GA
004-090-02	GF·MO
004-090-03	~~GA~~ See Exhibit B, Plate 16
004-090-04	GF
004-090-06	See Exhibit B
004-090-08	~~GA~~ See Exhibit B
004-090-11	GA

APN	USE DISTRICT
004-100-05	RE-5
004-120-01	GA
004-120-02	A
004-120-04	See Exhibit B
004-120-07	~~RE-10~~ RE-5·MO
004-120-10	CF
004-120-11	CF
004-120-12	GA
004-120-14	CF
004-120-15	CF
004-120-17	RE-5
004-120-18	~~GA~~ See Exhibit B
004-120-19	GF
004-120-23	RE-10·MO
004-120-24	RE-10·MO
004-120-26	GA
004-120-27	GA
004-120-28	RE-10·MO
004-120-29	RE-10·MO
004-130-14	GA
004-130-22	GF
004-160-01	A
004-160-02	A
004-160-03	GF
004-160-04	A
004-160-05	A
004-160-06	A
004-170-01	A
004-170-02	A
004-170-03	A
004-170-04	A·MO
004-170-07	A·MO
004-170-08	A
004-170-11	A
004-170-12	~~GF~~ See Exhibit B, Plate 17
004-180-01	GA
004-180-02	GA
004-180-03	GA
004-180-04	A
004-180-05	A
004-180-06	A
004-180-07	A
004-180-08	A
004-180-09	A
004-200-01	A·MO
004-200-02	A·MO
004-200-04	A
004-200-05	A
004-200-08	A
004-200-09	A
004-200-10	A
004-200-11	A

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EXHIBIT "A"

10 ACRES AND GREATER ZONING PLAN
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APN	USE DISTRICT
004-200-15	A
004-200-16	A
004-200-19	A
004-200-20	A
004-200-21	A
004-210-01	~~GF~~
004-210-02	~~GF~~
	See Exhibit B Plate 18
004-210-03	~~GF~~
004-210-04	~~GF~~
004-210-05	~~GF~~
004-210-07	GF
004-210-08	GF
004-210-09	CF
004-210-10	CF
004-210-15	RE-10.MO
004-210-21	GA.MO
004-210-22	GA.MO
004-210-23	GF
004-210-26	GA
004-210-27	RE-10.MO
004-210-34	See Exhibit B
004-210-35	See Exhibit B
004-210-36	See Exhibit B
004-210-37	See Exhibit B
004-210-38	See Exhibit B
004-210-39	See Exhibit B
004-220-01	GF
004-220-03	A
004-220-04	~~GF~~ See Exhibit B
004-220-05	~~GF~~
004-220-08	A
004-220-09	RE-10
004-220-10	A
004-220-11	A
004-220-12	A.MO
004-220-13	A
004-220-14	A
004-220-15	A
004-220-16	A.MO
004-220-17	A.MO
004-220-18	A
004-220-19	A
004-220-20	A
004-220-21	GF
004-220-22	A
004-220-23	GF
004-220-24	GA
004-220-25	GA
004-220-26	GA
004-220-27	GA
004-220-28	See Exhibit B
004-220-29	GA
004-220-30	GA
004-230-01	CF
004-230-02	GA

APN	USE DISTRICT
004-230-03	GA
004-230-04	GF
004-230-05	CF
004-230-08	GF
004-230-09	GA
004-230-10	GA
004-230-11	A.MO
004-230-13	A.MO
004-230-14	GA
004-230-15	See Exhibit B, Plate 8
004-230-16	See Exhibit B, Plate 8
004-230-17	A
004-230-18	A
004-230-21	A.MO
004-280-01	RE-10
004-280-02	See Exhibit B
004-280-03	CR
004-280-11	RE-10.MO
004-280-14	~~RE-5.MO~~ See Exhibit B
004-310-05	A
004-310-06	A
004-310-07	A
004-320-01	RE-5.MO
004-320-02	RE-5.MO
004-320-03	RE-5.MO
004-320-04	GF
005-010-01	A
005-010-02	A
005-010-03	A
005-010-04	A
005-010-05	A
005-010-06	A
005-010-08	GF
005-060-01	GB
005-060-02	RE-5
005-060-03	CR
005-060-04	CR
005-070-01	GF
005-070-02	GF
005-080-01	A
005-080-03	A
005-080-04	A
005-080-05	A
005-080-06	GF
005-080-07	GF
005-090-01	GF
005-090-03	GF
005-090-04	GF
005-090-05	GF
005-100-01	CF
005-100-02	CF
005-100-03	CF
005-100-04	CF
005-100-05	CF
005-100-06	CF
005-100-07	CF
005-110-01	A

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EXHIBIT "A"

20 ACRES AND GREATER ZONING PLAN
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APN	USE DISTRICT
005-110-02	A
005-110-03	A
005-110-04	A
005-110-05	A
005-110-06	A
005-110-07	A
005-110-08	GF
005-110-09	CF
005-120-01	See Exhibit B, Plate 9
005-130-07	RE-10
005-130-10	See Exhibit B, Plate 10
005-130-11	RE-10-MO
005-130-13	GF
005-130-15	RE-10
005-130-18	RE-10
005-130-19	RE-10-MO
005-130-20	GF
005-130-21	GF
005-140-01	GF
005-140-03	RE-5
005-140-04	RE-5-MO
005-170-01	GF
005-170-02	GF
005-170-03	GF
005-170-05	GF
005-170-06	GF
005-170-07	GF-MO
005-170-08	RE-10-MO
005-170-09	RE-2.5-MO
005-170-10	RE-2.5-MO
005-180-12	CF
005-190-06	CF
005-190-07	CF
005-220-01	CF
005-220-02	CF
005-220-03	CF
005-220-04	CF
005-220-05	CF
005-220-06	CF
005-220-07	CF
005-220-08	GF
005-220-09	CF
005-220-10	CF
005-220-11	CF
005-220-12	CF
005-220-13	CF
005-220-14	CF
005-220-15	CF
005-220-16	GF-MO
005-220-17	GF
005-230-01	GF
005-230-02	CF

APN	USE DISTRICT
005-240-01	CF
005-240-02	CF
005-240-03	GF
005-240-04	GF
005-240-07	CF
005-240-08	GF
005-240-09	See Exhibit B
005-330-01	CF
005-330-02	CF
005-330-03	GF
005-330-04	GF
005-330-05	GF
005-330-06	CF
005-330-07	CF
005-330-08	CF
005-330-10	GF
005-330-11	GF
005-330-12	CF
005-330-13	CF
005-330-15	GF
005-330-16	GF
005-340-01	CF
005-360-02	CF
005-360-03	GF
005-360-04	GF
005-360-05	GF
005-360-10	GF
005-360-11	GF
005-360-12	CF
005-360-13	CF
005-370-01	CF
005-370-02	CF
005-370-03	CF
005-370-04	CF
005-370-05	CF
005-370-06	CF
005-370-07	CF
005-370-08	CF
005-370-09	CF
005-370-10	CF
005-370-11	RE-10-MO
005-370-12	RE-10-MO
006-040-01	CF
006-040-02	GF
006-050-02	CF
006-050-03	CF
006-050-04	
006-050-05	
006-050-06	
006-050-07	
006-050-08	
006-050-09	
006-050-11	
006-050-12	
006-050-13	Z
006-050-15	Z

EXHIBIT "A"

20 ACRES AND GREATER ZONING PLAN
JANUARY 1976

APN	USE DISTRICT
006-050-16	GF
006-050-17	GF
006-050-20	GF
006-050-21	GF
006-060-01	RE-10
006-060-03	RE-10
006-080-09	RE-5
006-090-01	GF
006-090-02	GF
006-100-01	GF
006-100-02	A
006-100-03	GF·MD
006-110-02	GF
006-110-03	GF
006-110-04	GF
006-110-05	GF
006-150-01	GF
006-150-02	GF
006-150-03	GF
007-010-01	CF
007-010-02	CF
007-010-03	CF
007-010-04	CF
007-010-05	CF
007-010-06	CF
007-010-07	CF
007-010-08	CF
007-020-01	GF
007-020-02	GF
007-030-01	CF
007-030-02	CF
007-030-05	CF
007-030-06	CF
007-030-07	CF
007-030-08	CF
007-030-09	CF
007-030-13	CF
007-030-14	CF
007-030-15	CF
007-030-16	CF
007-030-17	CF
007-030-18	CF
007-030-19	CF
007-030-20	CF
007-040-01	GF
007-050-01	CF
007-050-02	GF
007-050-03	GF
007-050-04	CF
007-070-01	CF
007-070-02	CF
007-070-04	CF
007-070-05	CF
007-070-06	CF
007-070-07	CF
007-070-08	CF
007-080-01	GF
007-080-02	GF
007-080-03	GF
007-090-01	GF
007-090-02	GF
007-100-01	CF
007-100-02	A
007-100-03	A
007-100-04	CF
007-100-05	CF
007-100-06	CF
007-100-07	CF
007-100-08	A
007-100-09	CF
007-110-01	GF
007-110-02	GF
007-110-03	RE-5
007-110-04	GF
007-110-05	GF
007-120-08	RE-10·MD
007-120-09	RE-10
007-120-10	RE-10
007-130-13	RE-5
007-130-15	RE-10
007-140-01	RE-10
007-140-09	RE-10·MD
007-140-10	RE-10
007-140-11	RE-10
007-150-01	See Exhibit B
007-160-06	GF
007-160-07	GF
007-170-01	GF
007-170-03	GF
007-180-01	GF
007-180-02	GF
007-190-01	GF
007-190-02	GF
007-190-03	GF
007-190-04	CF
007-190-05	CF
007-190-06	CF
007-200-01	CF
007-200-02	CF
007-200-03	GF·MD
007-210-01	GF
007-240-01	RE-10
007-240-02	RE-10
007-240-03	RE-10
007-240-04	RE-10·MD
007-240-05	RE-10
007-250-01	GF·MD
007-250-02	RE-5
007-270-02	RE-10
007-270-03	RE-10
007-270-04	RE-10
007-270-05	RE-10
008-010-01	CF
008-010-02	GF
008-020-01	RE-5
008-020-03	GF

20 ACRES AND GREATER ZONING PLAN
JANUARY 1976

APN	USE DISTRICT
008-030-01	GF
008-030-02	GF
008-040-02	GF
008-040-03	A
008-040-04	A
008-040-05	GF
008-040-06	GF
008-040-08	GF·MD
008-040-09	GF·MD
008-040-11	RE-10
008-040-12	GA
008-040-13	A
008-040-14	RE-10
008-040-15	RE-10
008-050-01	RE-10
008-050-02	A·MD
008-060-01	CF
008-060-02	CF
008-060-03	CF
008-060-04	CF
008-060-05	CF
008-060-06	CF
008-070-01	GF
008-070-02	GF
008-080-01	GF
008-080-02	GF·MD
008-080-03	GF
008-090-01	A
008-100-01	GF
008-100-02	RE-10
008-100-03	A
008-100-04	A
008-100-05	GF
008-110-01	GA
008-110-02	GA
008-110-03	GA
008-110-04	GA
008-110-05	RE-10
008-110-06	CF
008-110-07	CF
008-110-08	CF
008-110-09	CF
008-120-06	GA
008-120-09	GA
008-120-12	GA
008-120-13	GF

APN	USE DISTRICT
008-120-15	GF
008-120-17	GA
008-120-18	GA
008-120-19	GA
008-120-20	GA
008-120-21	GA
008-130-10	RE-2.5
008-140-05	See Exhibit B
008-150-01	GF·MD
008-150-02	GF·MD
008-150-03	GF
008-150-04	GF
008-160-01	A
008-160-02	GA
008-160-03	A
008-160-04	A
008-160-06	A
008-170-02	GF
008-170-04	GF
008-170-05	GF
008-180-01	GF
008-180-02	GF
008-180-03	GF
008-180-04	GF
008-180-05	GF
008-180-06	GF
008-190-02	GF
008-190-04	See Exhibit B, Plate II
008-190-05	GF
008-190-11	See Exhibit B, Plate II
008-210-01	GA
008-210-02	GA
008-210-03	GA
008-210-04	A
008-220-01	
008-230-01	A
008-230-04	A
008-230-05	A
008-240-01	RE-10·MD
008-240-02	RE-10

20 ACRES AND GREATER ZONING PLAN
JANUARY 1976

APN	USE DISTRICT
008-240-07	RE-10
008-240-08	RE-10
008-240-09	RE-10
008-250-01	GF
008-250-02	CF
008-250-03	CF
008-260-01	GA
008-260-02	GA
008-260-03	GA
008-260-04	A
008-260-05	A
008-340-01	GA
008-340-03	RE-10-MO
008-340-04	RE-10-MO
008-340-05	RE-10-MO
008-340-06	RE-10-MO
009-010-01	CF
009-010-02	CF
009-010-03	CF
009-010-04	CF
009-010-05	CF
009-010-06	CF
009-010-07	CF
009-020-01	CF
009-020-02	CF
009-020-04	CF
009-030-04	CF
009-030-05	CF
009-030-06	CF
009-030-07	CF
009-030-08	CF
009-030-09	CF
009-030-10	CF
009-030-11	CF
009-030-12	CF
009-030-15	CF
009-040-01	GF
009-040-02	GF
009-040-03	GF-MO
009-040-05	CF
009-050-01	CF
009-050-02	CF
009-060-01	CF
009-060-02	CF
009-060-03	CF
009-060-05	CF
009-060-06	CF
009-060-07	CF
009-080-01	GF
009-090-01	GF
009-090-02	GF
009-100-01	GF
009-100-02	GF
009-100-03	GF
009-100-04	GF

APN	USE DISTRICT
009-100-05	GF
009-100-06	GF
009-100-07	GF
009-100-08	GF
009-100-09	GF
009-130-01	GA
009-130-02	GA
009-140-01	GA
009-140-02	See Exhibit B
009-140-03	A
009-140-04	See Exhibit B
009-140-05	GA
009-160-01	A
009-160-02	A
009-160-03	A
009-160-04	A
009-160-05	See Exhibit B
009-160-06	See Exhibit B
009-160-07	See Exhibit B
009-170-01	A
009-170-02	GA
009-170-03	A
009-170-04	A
009-170-05	A
009-170-06	GA
009-170-07	A
009-170-08	GF
009-170-09	GF
009-170-10	GF
009-170-11	GA
009-190-06	GF
009-240-01	CF
009-240-02	GF
009-240-09	R-1b
009-240-11	R1b
009-240-12	See Exhibit B, Plate 12
010-010-01	GF
025-030-01	GF
025-030-02	GF
025-030-03	GF
100-340-01	See Exhibit B
100-340-02	GA
100-362-14	
102-000-18	RE-1 (PUD)
102-510-02	R-1a
102-510-04	See Exhibit B, Plate 13
104-040-04	See Exhibit B
106-010-08	GF
106-010-09	CF
106-020-14	GF
106-020-15	GF

20 ACRES AND GREATER ZONING PLAN
JANUARY 1976

APN	USE DISTRICT
106-030-01	CF
106-030-02	GF
108-010-03	CF
108-010-05	CF
108-010-06	CF
110-220-09	RE-10
110-230-01	CF
110-310-01	CF
110-310-06	CF
110-320-01	CF
111-010-01	GA
111-010-02	~~GA~~ See Exhibit B, Plate 20
111-010-04	RE-10-MH0
111-010-05	RE-10-MH0
111-010-06	RE-10
111-010-07	RE-10
111-010-08	CF
111-010-09	CF
111-010-10	A
111-010-14	CF
111-010-15	CF
111-010-16	GF
111-010-19	GF
111-010-20	GF
111-010-21	GF
111-010-22	GF
111-020-01	GF
111-020-02	CF
111-020-03	GF
111-020-04	GF
111-020-05	GF
111-020-08	GF-MH0
111-020-09	GF
111-020-11	GF
111-020-12	CF
111-020-13	RE-5
111-020-14	GF
111-020-15	GF
111-020-16	GF
111-020-17	GF
111-030-01	GF
111-030-04	GA
111-030-06	~~GA~~ RE-2½
111-030-08	GA
111-030-09	~~GA~~ See Exhibit B
111-030-10	GA
111-030-11	~~GA~~ RE-2½
111-040-01	GA
111-040-02	GA

APN	USE DISTRICT
111-040-04	LI
111-040-05	GA
111-040-06	GA
111-050-10	RE-5
111-050-29	GA
111-050-31	GA
111-050-48	RE-10
111-110-02	RE-10
111-120-01	GA
111-120-02	GA
111-120-03	GA
111-120-04	GA
111-120-05	A
111-120-09	GA
111-120-11	GA
111-120-12	GA
111-120-17	GA
111-130-02	GA
111-130-03	GA
111-140-02	GF
111-140-03	GF
111-140-04	GF
111-150-01	GF
111-150-02	CF
111-150-03	GF
111-150-04	See Exhibit B
111-150-05	CR
111-160-01	RE-10
111-160-02	CR
111-160-03	RE-10
111-160-04	CF
111-160-05	RE-10
111-160-06	RE-10
111-160-07	CF
111-160-08	GA
111-160-09	GA
111-160-10	CR
111-160-11	GA
111-170-02	See Exhibit B, Plate 14
111-170-03	CR
111-170-04	GB
111-170-06	GF
111-170-07	GF
111-170-08	GA
111-170-10	See Exhibit B, Plate 14
111-180-01	GA
111-180-02	GF-MH0
111-180-04	GF-MH0
111-180-05	GA
111-190-02	CF
111-190-03	CF

(5-18-76)

...ING PLAN

...UARY 1976

APN	USE DISTRICT
111-190-11	GA
111-190-17	GA
111-260-01	GF
111-260-02	CF
111-260-03	CF
111-260-04	CF
111-270-01	CF
111-270-02	CF
111-270-03	CF
111-270-04	CF
111-270-05	GF·MO
111-270-06	CF
111-270-07	CF
112-010-01	GF
112-020-01	GF
112-060-01	GF
112-060-02	GF
112-060-03	GF
112-060-04	GF
112-070-06	RE-10
112-070-07	RE-10
112-080-04	RE-10
112-080-05	GA
112-080-06	RE-10
112-080-07	RE-10
112-080-08	RE-10
112-080-09	RE-10
112-130-01	CF
112-150-01	GF
112-160-01	GF
112-160-02	GF
113-010-01	A
113-010-02	GF
113-010-03	GF
113-020-02	GF
113-020-04	GF
113-020-05	GF
113-060-01	GF
113-060-02	GF
113-060-03	GF
113-060-04	GF
113-280-06	GF
113-280-07	GF
113-280-08	GF-MO
113-280-11	GF

APN	USE DISTRICT
113-280-13	GF
115-240-02	GF
115-240-04	GF
115-240-05	GF
117-180-01	GF·MO
117-180-13	GF·MO
120-010-01	A
120-010-02	A
120-020-07	GF·MO
120-041-03	A
120-090-01	GA
120-090-02	GA
120-090-03	A
120-090-04	A
120-090-05	GF
120-090-06	GF
120-090-07	A
120-090-08	A
120-090-09	A
120-090-10	A
120-090-11	CF
120-100-03	GA
120-100-04	RE-10
120-100-05	RE-10
120-100-07	See Exhibit B, Plate 15
120-110-01	GA
120-110-02	GA
120-110-03	GA
120-110-06	See Exhibit B
120-110-07	GA
120-110-08	CF
120-110-09	CF
120-110-10	CF
120-110-11	CF
120-110-12	CF
120-110-13	CF
120-120-04	See Exhibit B
120-120-05	See Exhibit B
120-120-08	CF
120-120-11	See Exhibit B
122-010-01	CF
122-020-01	CF
122-020-02	CF
122-020-03	CF
122-020-04	CF
122-020-05	CF
122-020-06	CF
122-020-07	A
122-020-08	A
122-020-09	A
122-020-10	A
122-030-01	CF
122-030-02	CF

EXHIBIT "B"

20 ACRES AND GREATER ZONING PLAN

JANUARY 1976

APN	USE DISTRICT DESCRIPTION
1-090-02	CR for easterly two quarter-quarter sections. GA for remainder.
2-050-02	RE-10-MO for portion in Section 2. GA for remainder.
2-110-14	RFP for portion with elevation below level of spillway of Round Valley Reservoir. RE-10 for remainder.
2-170-01 & 02	RFP for portion with elevation below level of spillway of Lotts Lake. GF for remainder.
2-430-11	RE-10 for portion in the west half of the west half of Section 22. GF for remainder.
2-470-06	RE-2.5 for portion in Section 22. I for portion in Section 23.
4-090-06	RE-2.5-MO for portion north of County Road GA for portion south of County Road.
4-120-04	RE-10-MO for the north 40 acres. RE-5 for the remainder.
4-210-34, 35, 36, 37, 38 & 39	RE-10 west of Cooks Creek and north of south watercourse (1000 ± feet north of Section line.) GA for the remainder.
4-220-28	GF west of the centerline of Section 11. GA for the remainder.
4-280-02	RE-10-MO south of the centerline of Section 26. CR for the remainder.
5-240-09	GF for the northerly portion which lies outside the West American Valley Zoning Plan.
7-150-01	RFP for portion with elevation below level of spillway of Taylor Lake. RE-10 for remainder.
8-140-05	RE-2.5 for portion north of Indian Creek. GB forremainder.
9-140-02, 04 & 9-160-05, 06, 07	GA for portion that lies south of a line drawn 200' north of, and parallel to the Beckwourth-Genesee Road. A for remainder.
100-340-01	RE-5 for the portion in Section 6. GA for remainder.

EXHIBIT "B"

20 ACRES AND GREATER ZONING PLAN

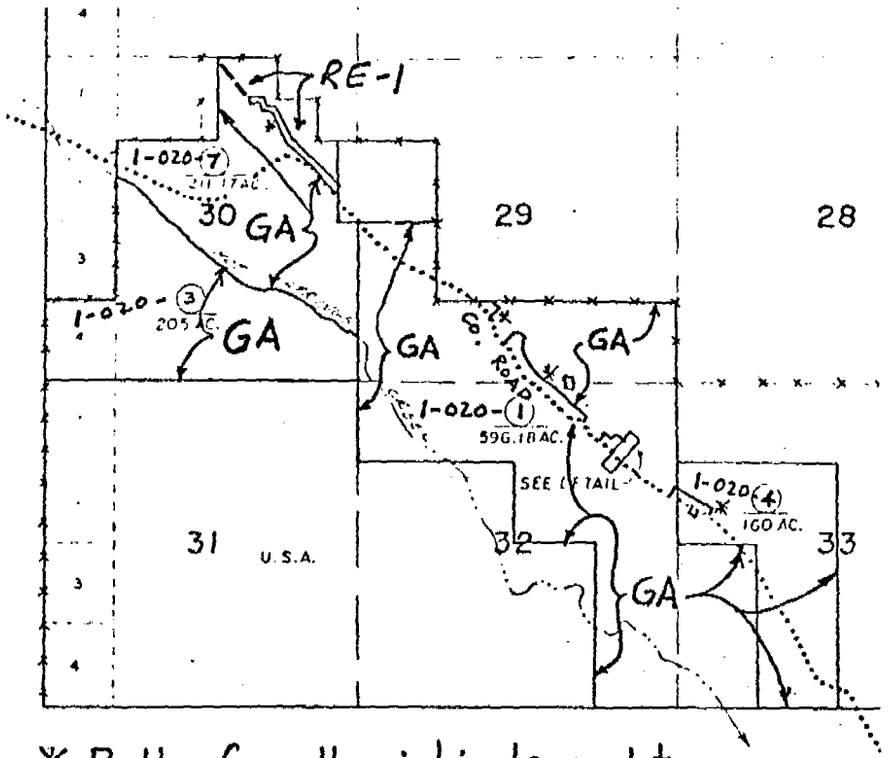
JANUARY 1976

APN	USE DISTRICT DESCRIPTION
104-040-04	R-1b for north 1800 feet. CR for remainder.
111-150-04	CR for west 500 feet. RE-10 for remainder.
120-110-06	GA for portion in the west half of the west half of Section 34. RE-10 for remainder.
120-120-04, 05, & 11	GF for: 600 feet south of Taylorsville Park, between County Road and Indian Creek; for 1500 feet south of County Road, between Indian Creek and line 50 feet west of mill race; for north three-fourths of Section 35, between line 50 feet west of mill race and west property line. RE-2.5 for remainder.

EXHIBIT "B" MAY 18, 1976

ASSESSOR PARCEL NUMBER	USE DISTRICT DESCRIPTION
4-280-14	LI for northerly 330'. RE-5-MO for remainder.
4-090-08	RE-2 1/2-MO for portion north of County Road. GA for remainder.
4-120-18	RE-1-MO for portion north of County Road. GA for remainder.
4-220-04	RE-10-MO for the most easterly 30 acres. GF for the remainder.

EXHIBIT "B"
20 ACRES AND GREATER ZONING PLAN
JANUARY 1976



* R-1b for all existing lease lots.

Plate 1

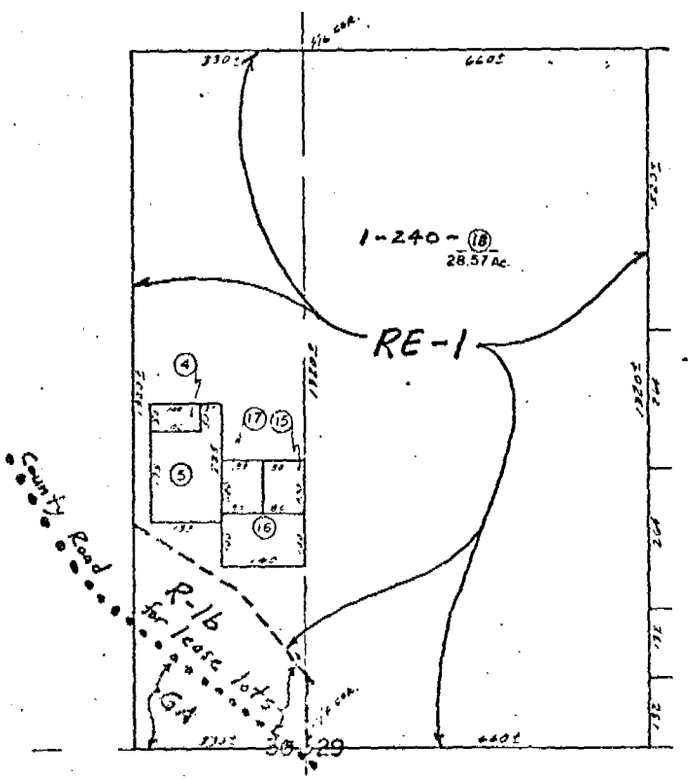


Plate 2

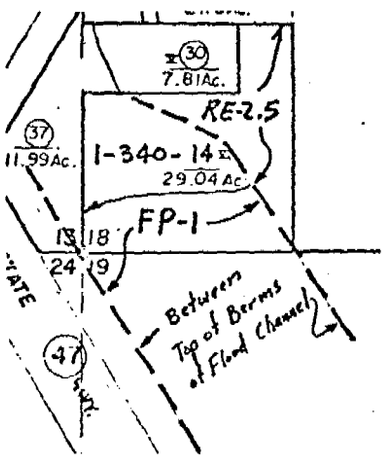


Plate 3

EXHIBIT "B"

20 ACRES AND GREATER ZONING PLAN
JANUARY 1976

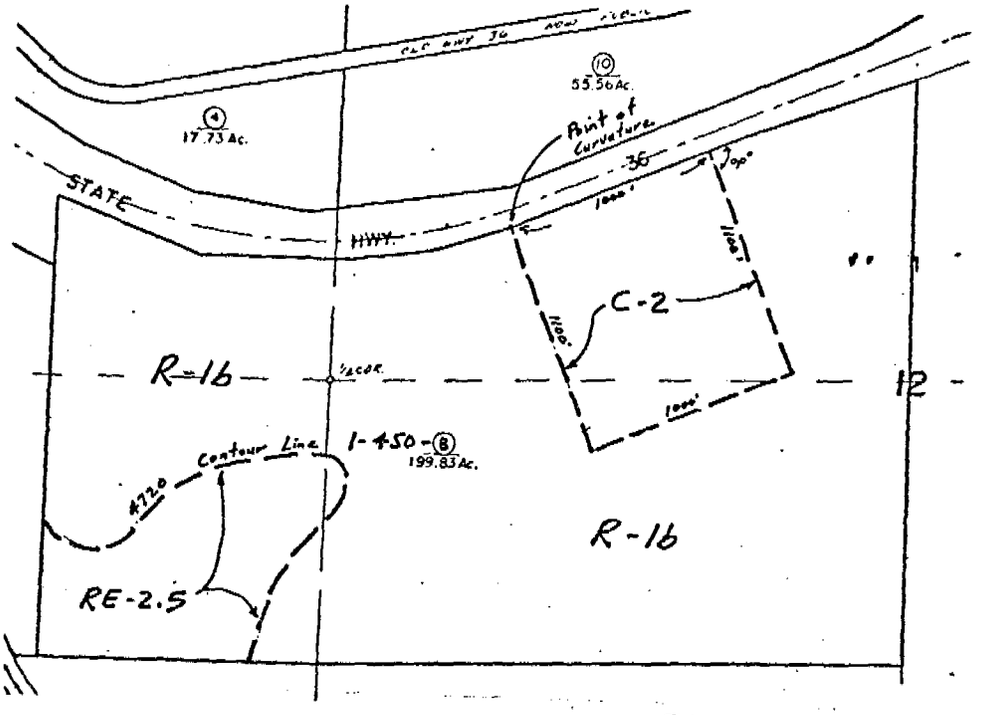


Plate 4

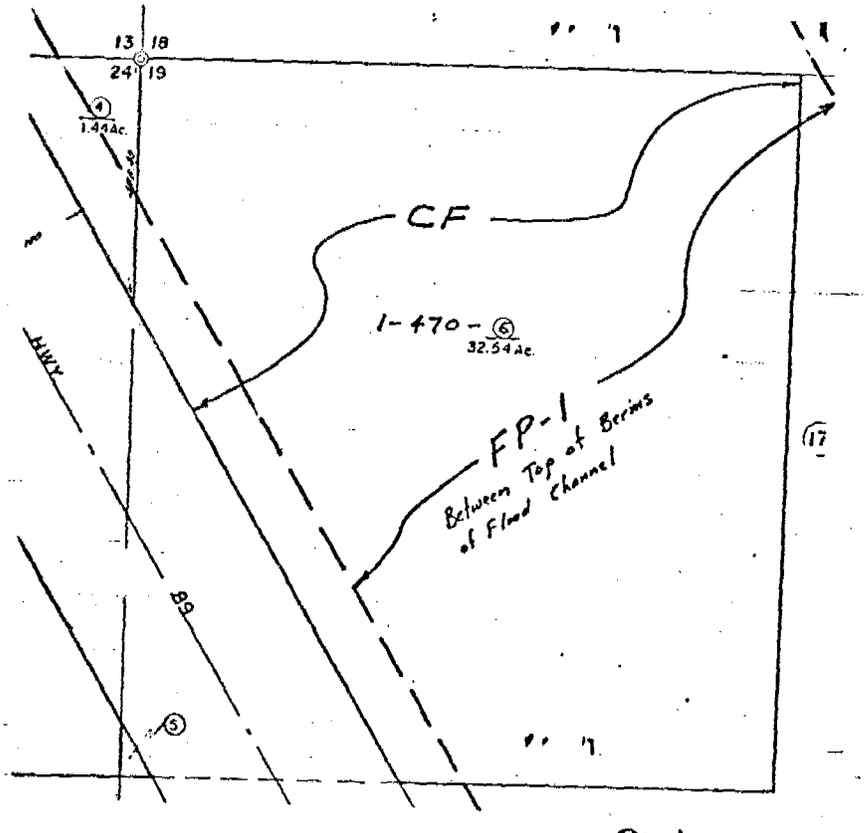


Plate 5

... AND GREATER ZONING PLAN
JANUARY 1976

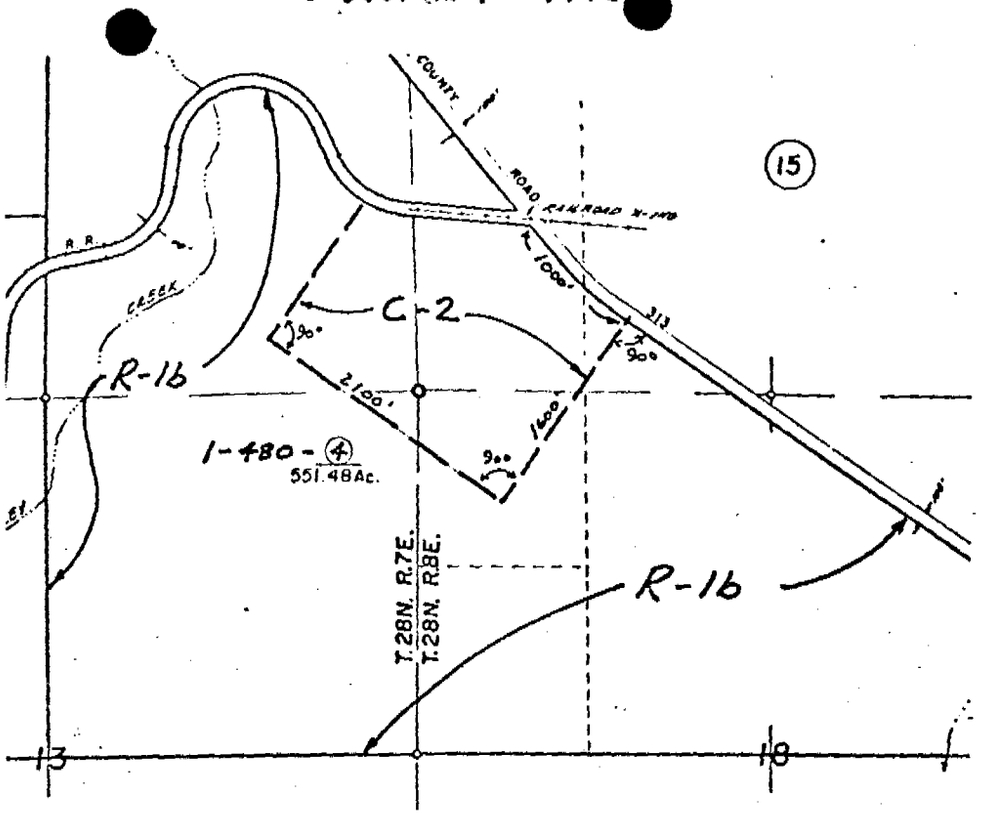


Plate 6

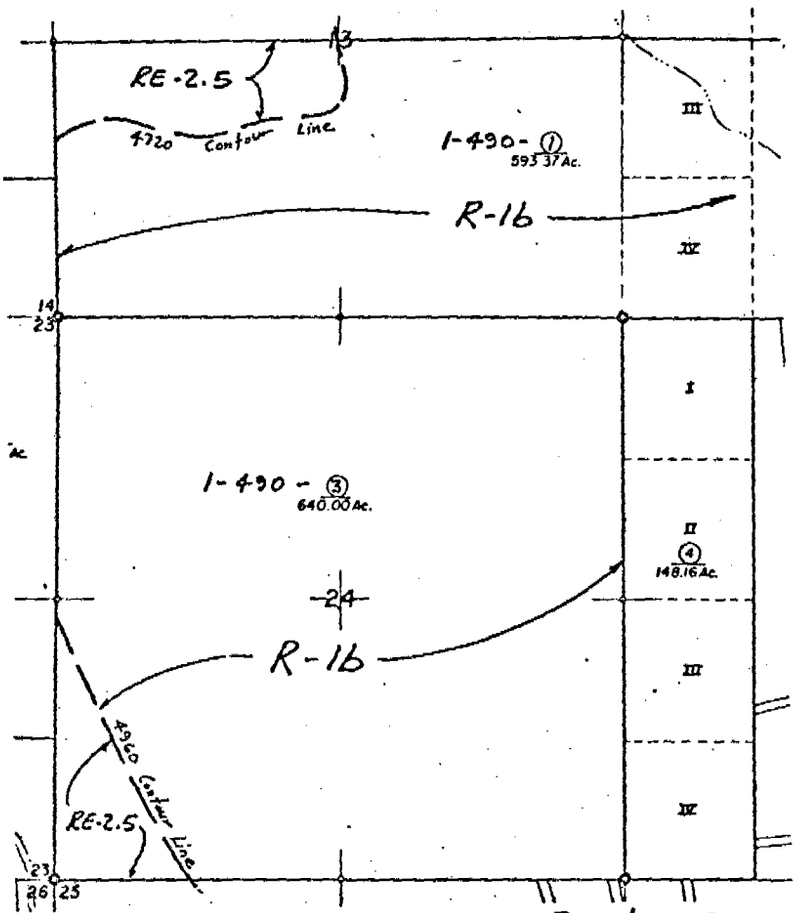
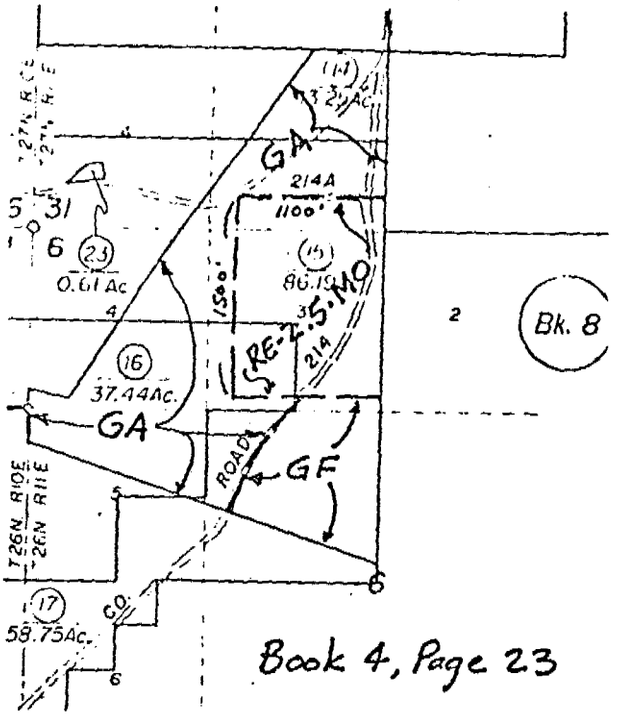


Plate 7

ZONING PLAN
JANUARY 1976



Book 4, Page 23

Plate 8

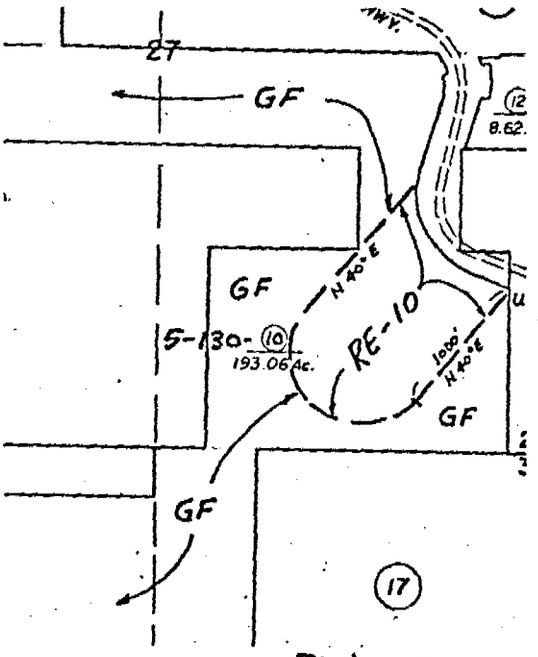


Plate 10

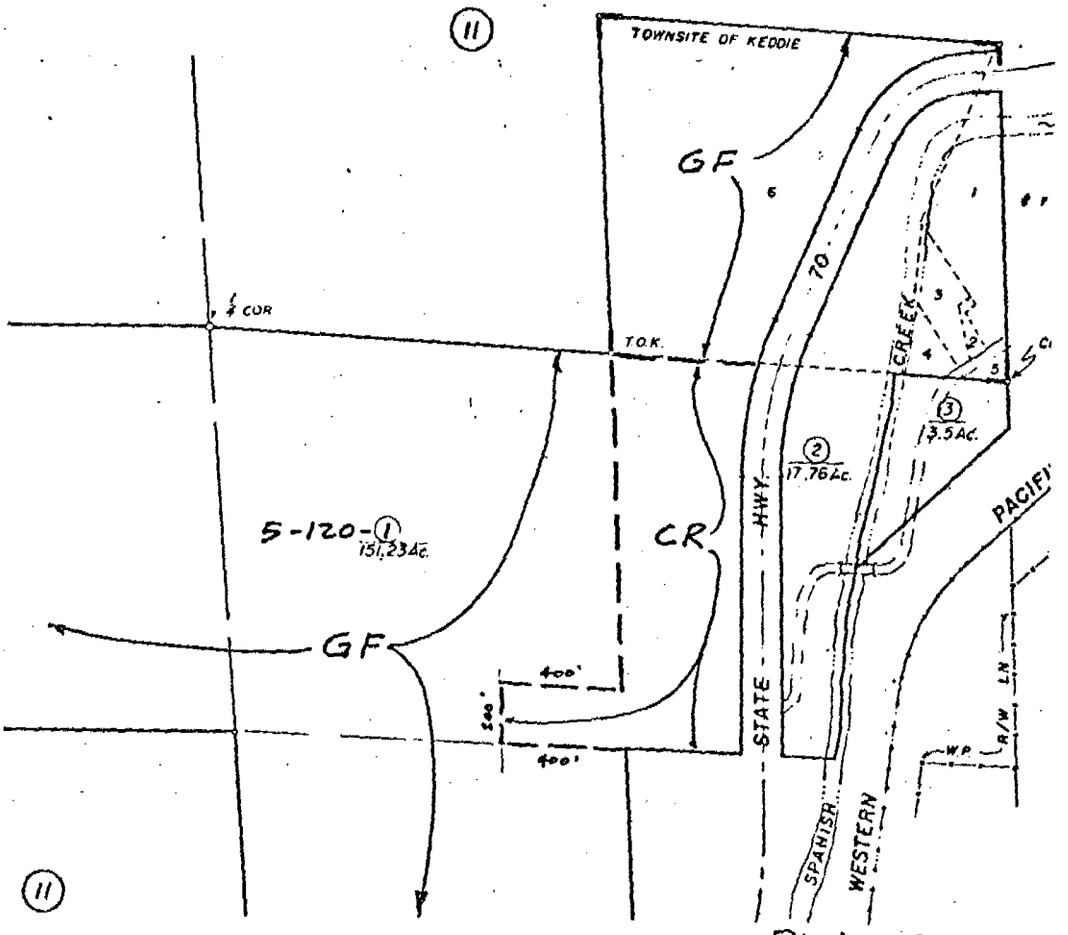


Plate 9

...WICK ZONING PLAN
JANUARY 197(

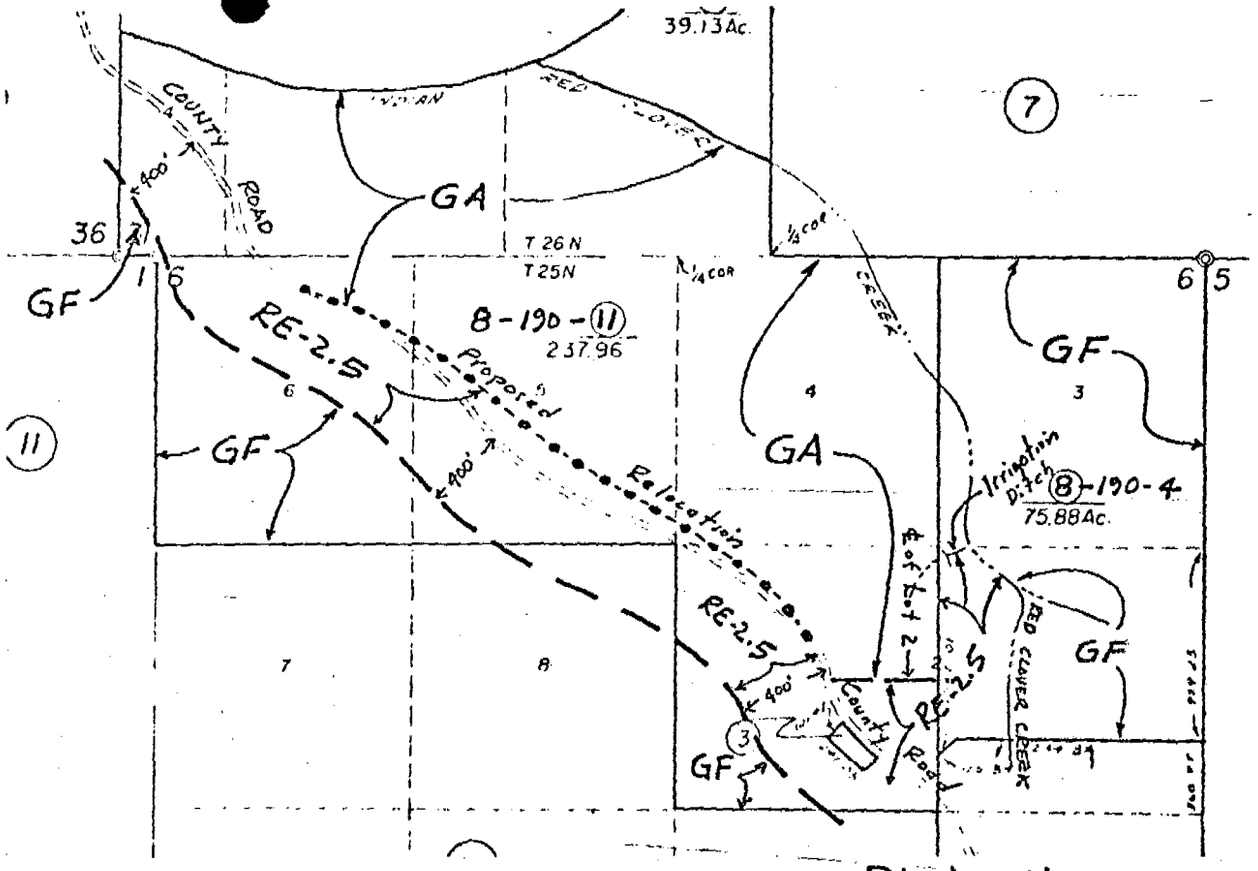


Plate 11

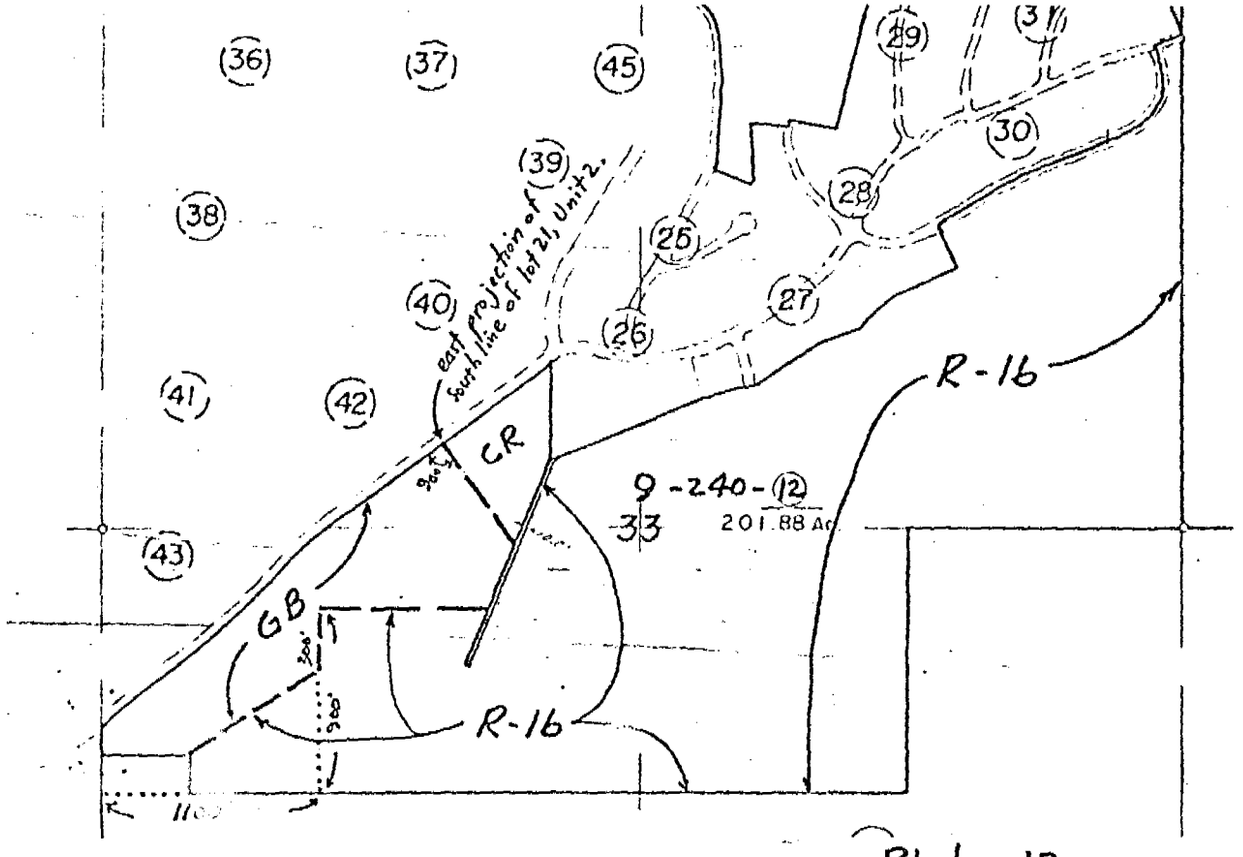


Plate 12

- AND GREATER ZONING PLAN
JANUARY 1976

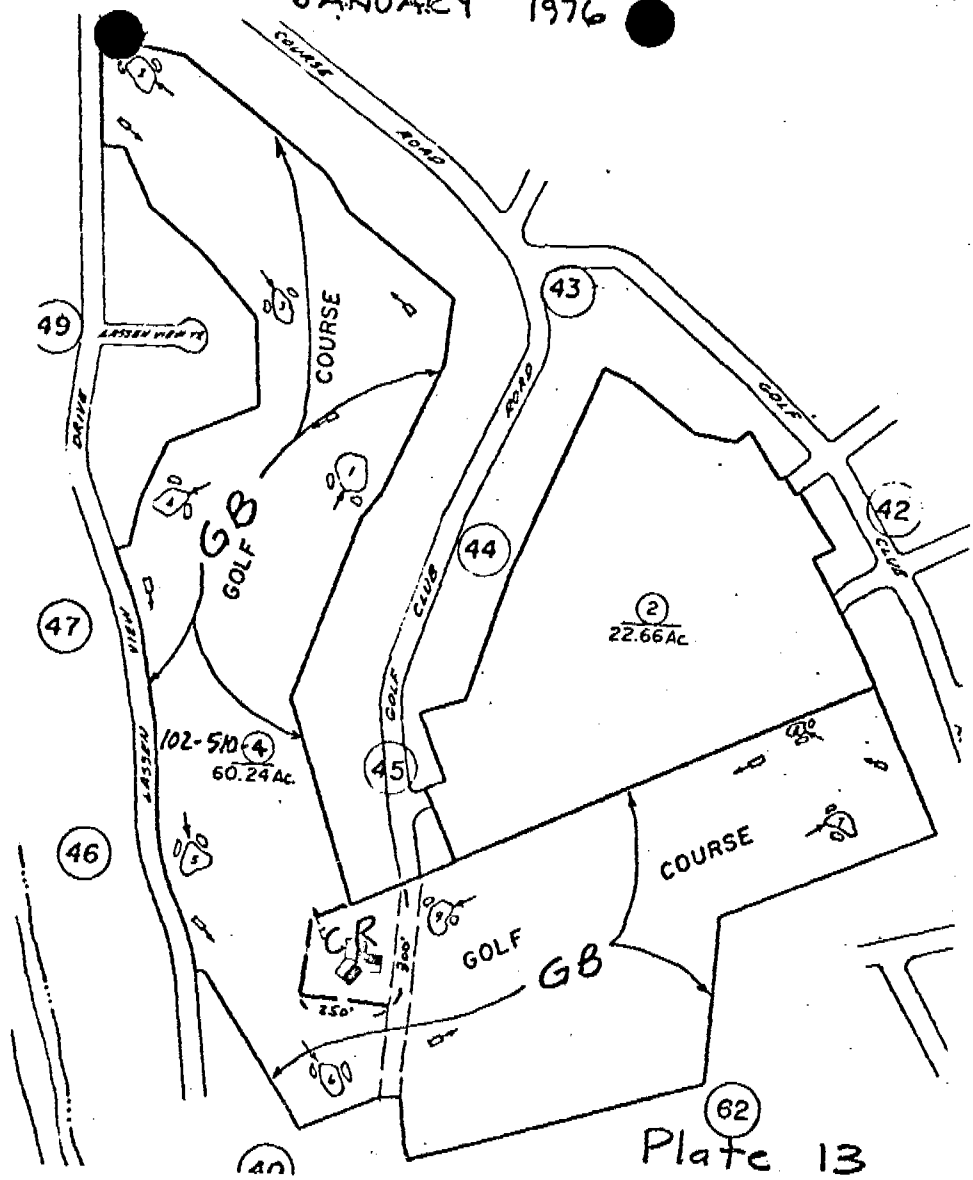


Plate 13

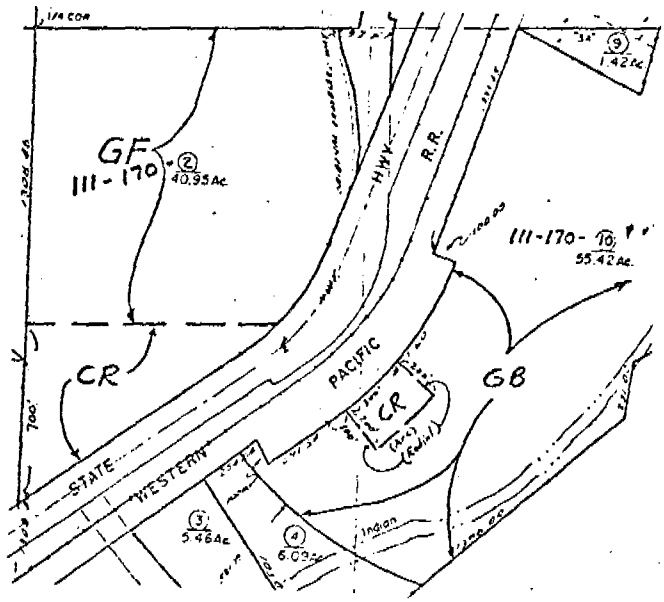


Plate 14

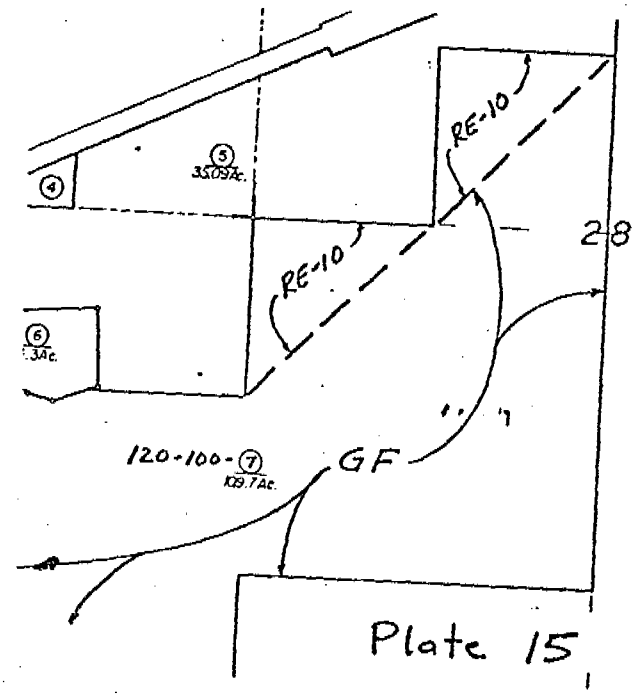


Plate 15

EXHIBIT "B"

20 ACRES AND GREATER ZONING PLAN

May 18, 1976

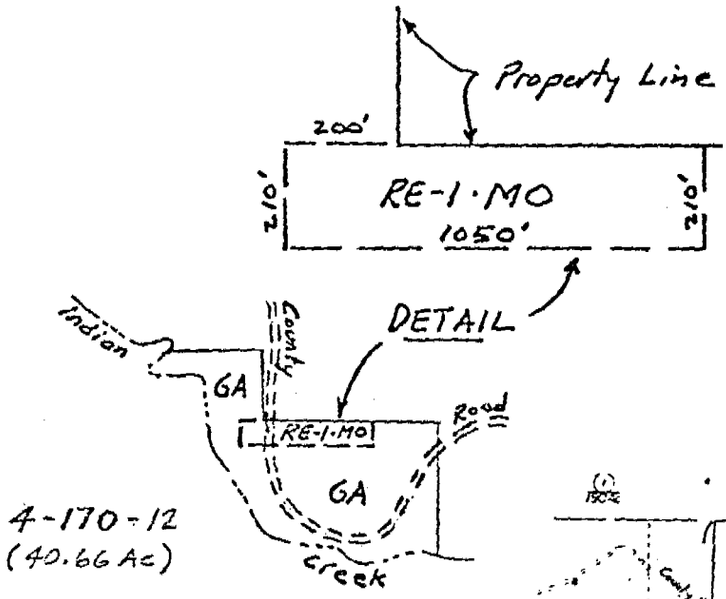


Plate 17

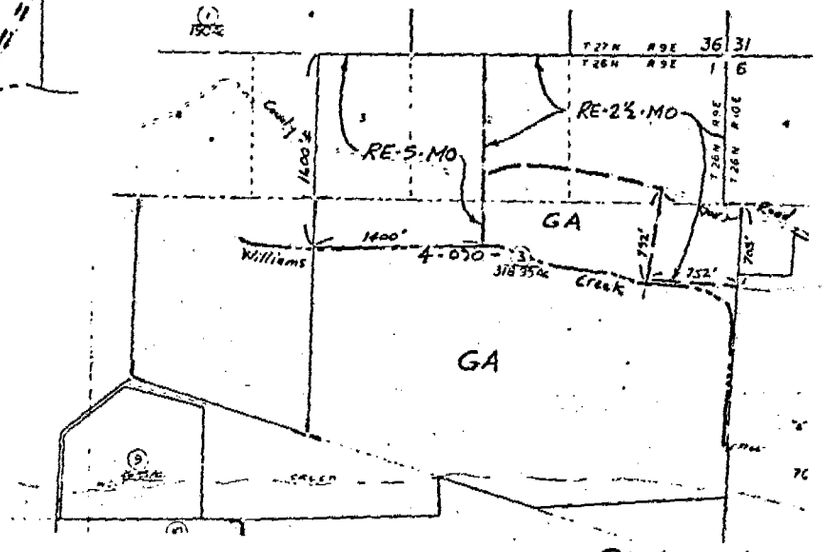


Plate 16

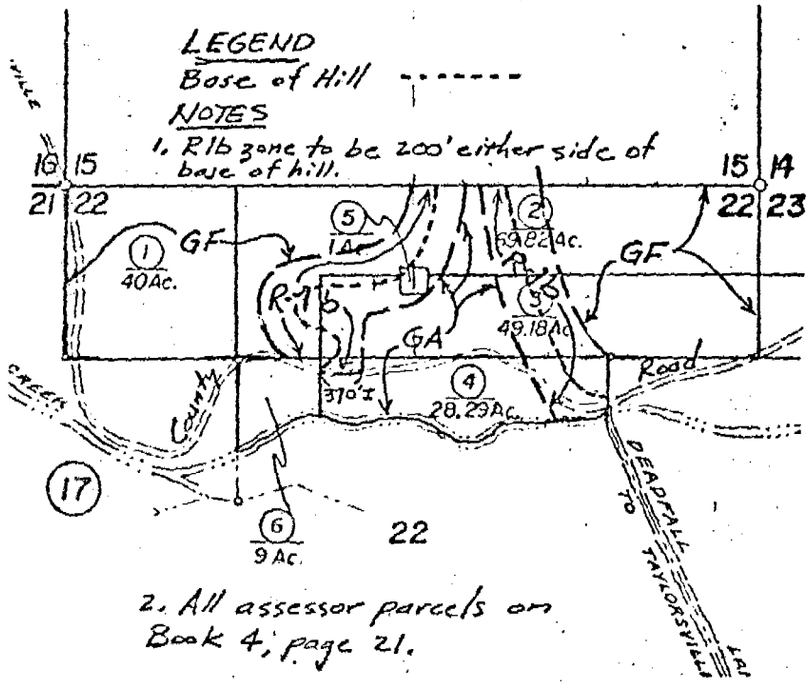


Plate 18

EXHIBIT "B"

20 ACRES AND GREATER ZONING PLAN

May 18, 1976

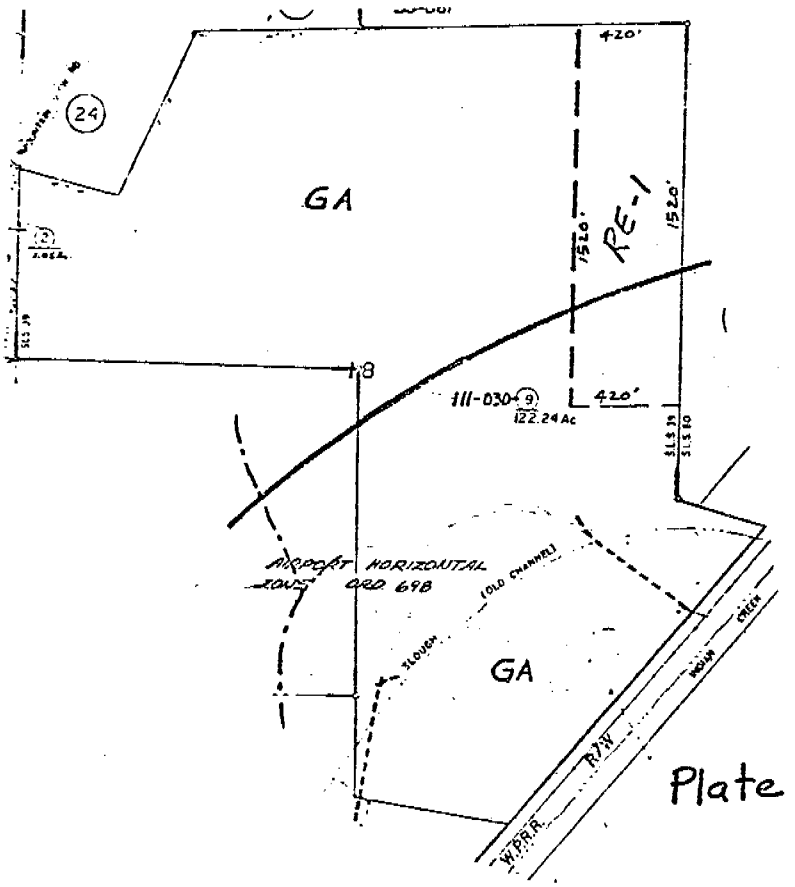


Plate 19

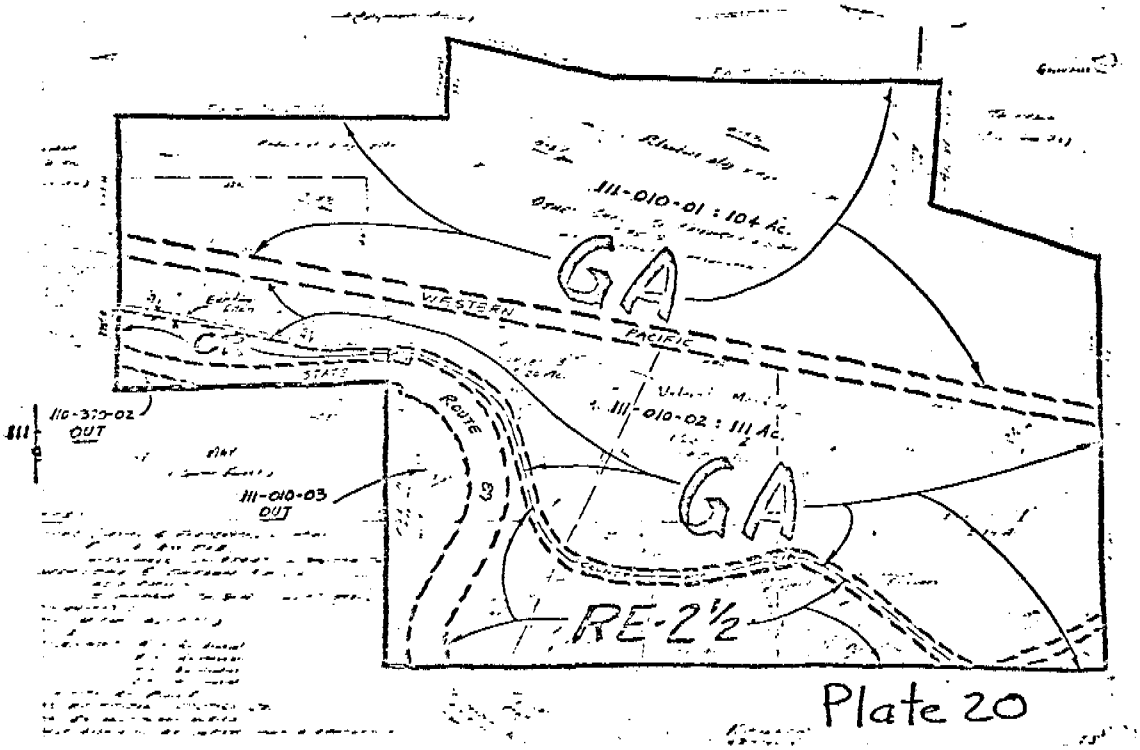


Plate 20

Historical Zoning Ordinances:
Ordinance 79-322

Attorney

ORDINANCE NO. 79-322

AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, REZONING CERTAIN REAL PROPERTY SITUATED IN INDIAN VALLEY FROM "GF" (GENERAL FOREST) DISTRICT TO "RE-10" (RURAL ENVIRONMENT, 10-ACRE MINIMUM) AND "FP-2" (SECONDARY FLOOD PLAIN COMBINING) DISTRICTS.

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

Section 1. Creation of Specific Use Districts.

The following real property is hereby removed from the classification known as "GF" (General Forest) District and is hereby rezoned "RE-10" (Rural Environment, 10-acre minimum) District and "FP-2" (Secondary Flood Plain Combining) District as those terms are described in the Plumas County Code, as shown on Exhibit "A" of Planning Commission Resolution No. 78-58.

The real property hereinabove referred to is located adjacent to County Road No. 213, two miles north of North Arm, Indian Valley, and more particularly described as Assessor Parcel Numbers 007-160-06 and 7, 007-170-01 and 3, 007-180-01 and 2, and 007-190-01, 2 and 3.

The proposed zoning districts shall supersede and negate all existing zoning in the platted area.

Section 2. Land Use Maps.

The Plumas County Planning Director is hereby directed to reflect the zoning as provided for in this ordinance and pursuant to Section 9-4.302 of the Plumas County Code.

The foregoing ordinance was duly passed and adopted by the Board of Supervisors of the County of Plumas, State of California, at a regular meeting of said Board held on the 12th day of June 1979, by the following vote:

AYES: Supervisors: Coates, Wellenbrock, Rogers and Papenhausen

NOES: Supervisors: None

ABSENT: Supervisors: Ross

Russell H. Papenhausen
Chairman, Board of Supervisors

ATTEST:

Jeanette Slater
County Clerk and ex-officio Clerk
of said Board of Supervisors

Historical Zoning Ordinances:
Ordinance 84-593

ORDINANCE No. 84 - 593

AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, AMENDING TITLES 4 and 9 OF THE PLUMAS COUNTY CODE (Adopting an Amended Zoning Ordinance Implementing the Amended General Plan).

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

Section 1. Sections 9-4.418 through 9-4.422 of Article 4 of Chapter 4 of Title 9 are hereby recodified as Article 6 of Chapter 2 of Title 4.

Section 2. Section 9-4.410 of Article 4 of Chapter 4 of Title 9 is hereby reclassified as Section 9-3.313 of Chapter 3 of Title 9.

Section 3. Chapters 1, 2 and 4 of Title 9 are hereby rescinded and replaced with Exhibit "A," subject to the provisions of Section 4.

Section 4. Exhibit "A" shall become effective for properties upon the rezoning of those properties in conformance with the provisions of Exhibit "A," Title 9, Chapter 4. Those properties not rezoned pursuant to this ordinance will remain zoned pursuant to the existing zoning ordinances and the relevant provisions of said ordinances shall remain in full force and effect until such time as those properties are rezoned pursuant to this ordinance. Upon such point in time that every property in Plumas County is rezoned pursuant to this ordinance, then each and every portion of the prior zoning ordinances shall be rescinded.

The foregoing ordinance was duly passed and adopted by the Board of Supervisors of the County of Plumas, State of California, at a regular meeting of said Board held on the 4th day of December 1984, by the following vote:

AYES: Supervisors: Papenhausen, Glines, Pricer, Coates and Ross

NOES: Supervisors: None

ABSENT: Supervisors: None

Leonard Ross

Leonard Ross, Chairman

ATTEST:

County Clerk and ex-officio Clerk of said Board of Supervisors

SUMMARY OF ZONING ENABLING ORDINANCE 84-593

The Plumas County Board of Supervisors adopted a revised zoning enabling ordinance on December 4, 1984, which established new zoning district classifications, standards for development and minimum parcel sizes. This ordinance is intended to implement the newly revised General Plan and will have an impact on all parcels of land. The following is a list of areas covered in the revised zoning enabling ordinance:

Article 1. Purposes and Application
Article 2. Definitions
Article 3. Establishment of Zones
Article 4. General Requirements
Article 5. Nonconforming Land, Buildings, and Uses
Article 6. Special Use Permits
Article 7. Planned Developments
Article 8. Variances
Article 9. Amendments
Article 10. Appeals
Article 11. Building Permits
Article 12. Administration
Article 13. Single Family Residential Zones (2-R, 3-R, 7-R)
Article 14. Multiple Family Residential Zone (M-R)
Article 15. Suburban Zone (S-1)
Article 16. Secondary Suburban Zone (S-3)
Article 17. Rural Zone (R-10)
Article 18. Rural Zone (R-20)
Article 19. Core Commercial Zone (C-1)
Article 20. Periphery Commercial Zone (C-2)
Article 21. Convenience Commercial Zone (C-3)
Article 22. Recreation-Commercial Zone (R-C)
Article 23. Recreation Zones (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20)
Article 24. Recreation-Open Space Zone (Rec-OS)
Article 25. Heavy Industrial Zone (I-1)
Article 26. Light Industrial Zone (I-2)
Article 27. Limited Industrial Combining Zone (L-1)
Article 28. Open Space Zone (OS)
Article 29. Lake Zone (L)
Article 30. Agricultural Preserve Zone (AP)
Article 31. General Agricultural Zone (GA)
Article 32. Timberland Production Zone (TPZ)
Article 33. General Forest Zone (GF)
Article 34. Mining Zone (M)
Article 35. Flood Plain Combining Zone (FP)
Article 36. Potential High Fire Hazard Combining Zone (FH)
Article 37. Special Plan Combining Zones (SP -ScA,-ScR,-HA,-HB)
Article 38. Mobile Home Combining Zone (MH)
Article 39. Business Exclusion Combining Zone (BX)
Article 40. Farm Animal Combining Zone (F)

A certified copy of the full text of the ordinance is posted in the County Clerk's Office, Courthouse, Quincy, California, and copies are available from the Plumas County Planning Department.

Ordinance No. 84-593 was duly passed and adopted by the Board of Supervisors of the County of Plumas, State of California, at a regular meeting of said Board held on the 4th day of December, 1984, by the following vote:

AYES: Supervisors: Papenhausen, Glines, Pricer, Coates and Ross
NOES: Supervisors: None
ABSENT: None

s/Leonard Ross
Chairman

ATTEST: s/ILA DIGGS
County Clerk and ex-officio
Clerk of said Board of Supervisors

SUMMARY OF ZONING ENABLING ORDINANCE

The Plumas County Board of Supervisors adopted a revised zoning enabling ordinance on December 4, 1984, which established new zoning district classifications, standards for development and minimum parcel sizes. This ordinance is intended to implement the newly revised General Plan and will have an impact on all parcels of land. The following is a list of areas covered in the revised zoning enabling ordinance:

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A certified copy of the full text of the ordinance is posted in the County Clerk's Office, Courthouse, Quincy, California, and copies are available from the Plumas County Planning Department.

Ordinance No. 84-593 was duly passed and adopted by the Board of Supervisors of the County of Plumas, State of California, at a regular meeting of said Board held on the 4th day of December, 1984, by the following vote:

AYES: Supervisors: Papenhausen, Glines, Pricer, Coates and Ross
NOES: Supervisors: None
ABSENT: None

s/Leonard Ross
Chairman

ATTEST: s/ILA DIGGS
County Clerk and ex-officio
Clerk of said Board of Supervisors

CHAPTER 1. GENERAL PLAN

Sec. 9-1.01. Adoption.

The General Plan for the future development of the County shall be adopted by the Board of Supervisors in conformance with Government Code Section 65300 et seq. The General Plan shall be periodically reviewed and updated in order to maintain consistency with the prevailing political atmosphere. The General Plan shall be maintained by the Planning Agency and shall be available for public review and purchase.

CHAPTER 2. ZONING.

Article 1. Purposes and Application

Sec. 9-2.101. Purposes.

The provisions of this chapter are adopted to implement the County General Plan by providing a precise delineation of permitted land uses, precluding land use conflict and by establishing general site development standards. This chapter shall specify the uses of land in a manner which conveys full knowledge of potential uses.

Sec. 9-2.102. Application.

The application of the provisions of this chapter shall be held to be only the minimum requirements for the promotion of the public health, safety, and general welfare; and to protect the property owners' rights to develop consistent with the General Plan. The provisions of this chapter are not intended to repeal or in any way interfere with other existing laws, ordinances, regulations or permits.

Article 2. Definitions

Sec. 9-2.201. Application.

Words and phrases used in this chapter shall be defined by common usage except as specifically defined in this chapter.

Sec. 9-2.202. Agricultural auction yard.

A place for the auction of crops and livestock.

Sec. 9-2.203. Agricultural product sales.

Sales of crops harvested primarily from the premises, livestock raised and cared for primarily on the premises and agricultural products processed on the premises.

Sec. 9-2.204. Agriculture.

Any of soil cultivation, crop production, raising and caring for livestock, the processing and the sale of crops and livestock primarily from the premises, and shall include horticulture, commercial animal husbandry, large animal husbandry, and small animal husbandry.

Sec. 9-2.205. Alley.
Any County Road, State Highway or Forest Service System Road right-of-way less than thirty (30) feet in width which affords only a secondary means of access to property.

Sec. 9-2.206. Alternative housing.
As defined in Title 8, Plumas County Ordinance Code.

Sec. 9-2.207. Animal breeding and boarding.
A facility for any of breeding, boarding and training of animals and shall include kennel.

Sec. 9-2.208. Animal husbandry: Commercial.
The care and raising of hoofed livestock.

Sec. 9-2.209. Animal husbandry: Large animals.
The care and raising of hoofed livestock at the ratio of 1 animal with young (1 year old or less) on the first acre and 1 additional animal with young for each additional acre.

Sec. 9-2.210. Animal husbandry: Small animals.
The care and raising of hoofless livestock; and 4-H market projects.

Sec. 9-2.211. Appurtenance.
A use, building or activity which is a functional part of a use and which shall not be established prior to establishment of a primary use.

Sec. 9-2.212. Assembly.
The fitting together of parts to make a whole.

Sec. 9-2.213. Automobile service.
A retail store for the sale of any of fuels, lubricants, services and accessory commodities for motor vehicles.

Sec. 9-2.214. Boat ramp.
A ramp from land to water for launching boats.

Sec. 9-2.215. Boat service.
Service of boats or accessory commodities.

Sec. 9-2.216. Building.
A structure having a foundation and a roof.

Sec. 9-2.217. Building Coverage.
That area of a parcel covered by roofs.

Sec. 9-2.218. Business Office.

An office where work is performed in the buying and selling of commodities or service; or an administrative office.

Sec. 9-2.219. Campground.

A facility of 2 or more spaces for temporary habitation in tents or mobile shelters.

Sec. 9-2.220. Camping.

Habitation on a property in a nonstructural temporary shelter for no more than 120 days in a calendar year.

Sec. 9-2.221. Carport.

A garage enclosed or partly enclosed by no more than one (1) side.

Sec. 9-2.222. Child care service.

A facility which provides non-residential care and supervision of more than 6 children.

Sec. 9-2.223. Childcare service, limited.

Non-residential care and supervision of 6 or fewer children.

Sec. 9-2.224. Commercial animal husbandry.

(See "Animal husbandry: Commercial.")

Sec. 9-2.225. Commission.

The Planning Commission of the County.

Sec. 9-2.226. Construct.

Erect, reconstruct, alter, move in, and move upon.

Sec. 9-2.227. Dock.

A structure for the mooring of boats.

Sec. 9-2.228. Dwelling unit.

A building or portion of a building which provides for sleeping, cooking, eating and sanitation for one family and may include 1 guest room and shall include household animals.

Sec. 9-2.229. Electric generation.

The conversion of various forms of energy to electricity.

Sec. 9-2.230. Electric generation, limited.

Electric generation by use of water or of resources immediately available on the premises.

Sec. 9-2.231. Employee housing.

Dwelling units or mobile homes for employees employed on the premises and their families.

Sec. 9-2.232. Family.

A person or persons living as an economic unit.

Sec. 9-2.233. Farm supply sales.

Sales of materials, vehicles, heavy equipment and products essential to agriculture.

Sec. 9-2.234. Fence.

A barrier used as a boundary, means of protection, privacy or confinement.

Sec. 9-2.235. Finished grade.

The elevation of the finished ground at the exterior of a structure.

Sec. 9-2.236. Flood hazard area.

(a) Primary flood hazard area.

An area in a design floodway (channel) and an area with a floodplain depth of three (3) feet or more, or one (1) foot to three (3) feet if the velocity is greater than five (5) feet per second.

(b) Secondary flood hazard area.

An area outside the design floodway with a floodplain depth between one (1) foot and three (3) feet.

Sec. 9-2.237. Garage.

A building or portion of a building constructed with provision for the noncommercial sheltering of vehicles.

Sec. 9-2.238. Golf facility.

A recreation facility for the playing of golf, including appurtenances and excluding miniature golf.

Sec. 9-2.239. Guest.

Any person hiring space in a building for living or sleeping purposes.

Sec. 9-2.240. Guest house.

An independent structure of an area of no more than seven hundred fifty (750) square feet, excluding garages and carports, for occupancy by no more than two (2) people.

Sec. 9-2.241. Guest room.

Space in a building for hire by up to 2 guests for living or sleeping purposes and in the same building as a dwelling unit; and a unit of a lodging facility or rooming facility.

Sec. 9-2.242. Health service.

A facility for provision of medical treatment or service to persons.

Sec. 9-2.243. Heavy equipment sales.

Sales of heavy equipment or accessory commodities.

Sec. 9-2.244. Heavy equipment service.

Service of heavy equipment or accessory commodities; and shall include "farm machine service".

Sec. 9-2.245. Height.

A vertical distance measured upward from a surface determined by the structure's exterior finished grade as projected across the construction site.

Sec. 9-2.246. Home business.

Any nonresidential use which is permitted in a commercial zone provided that the use shall be conducted by a resident of a dwelling unit on the parcel; involve no more than two (2) additional employees; involve an area of no more than six-hundred (600) square feet; not be visible, except for a home business sign, from off the premises; not be audible or odorous from off the premises; and not involve the storage or use of toxic, explosive or flammable materials.

Sec. 9-2.247. Home business, limited.

Any home business, except that there shall be no additional employees and no exterior evidence of business activity.

Sec. 9-2.248. Home industry.

Any use permitted in an industrial zone and conducted by a resident of a dwelling unit on the parcel if it can be found that access to transportation routes and facilities, public facilities and the surrounding land uses and environmental setting will permit the use without major adverse impacts to the rural-residential nature of the neighborhood.

Sec. 9-2.249. Horticulture.

Producing crops for commercial purposes.

Sec. 9-2.250. Household animals.

As many as 6 domestic dogs and cats, no more than 3 of which may be dogs or cats, and domestic animals customarily confined within a dwelling unit.

Sec. 9-2.251. Hydro-electric generation.

Electric generation by conversion of gravity to electricity by use of water.

Sec. 9-2.252. Junk yard.

Storage of more than 1 vehicle which is unregistered or useless for vehicular purposes, except as provided by Sec. 5051 et seq. of the California Motor Vehicle Code; or the use of more than 200 square feet of any parcel or contiguous parcels under the same ownership for the storage or sale of manufactured material which has been abandoned from its original use and which may be used again in its present form or in a new form; shall include salvage operation.

Sec. 9-2.253. Kennel.

A facility for any of breeding, boarding and training of 4 or more of either dogs, cats or both.

Sec. 9-2.254. Large animal husbandry.

(See "Animal husbandry, large animals.")

Sec. 9-2.255. Laundromat.

A self-service facility for laundering and may include laundering services.

Sec. 9-2.256. Limited child care service.

(See "Childcare service, limited.")

Sec. 9-2.257. Limited electric generation.

(See "Electric generation, limited.")

Sec. 9-2.258. Limited home business.

(See "Home business, limited.")

Sec. 9-2.259. Lodging facility.

A group of 2 or more guest rooms for transient lodging.

Sec. 9-2.260. Lot area.

(a) Gross lot area.

The total area of a parcel within the property lines.

(b) Net lot area.

The area of a lot within the property line exclusive of streets.

Sec. 9-2.261. Manufacturing.

The making of commodities by hand or machinery.

Sec. 9-2.262. Marina.

A facility providing dockage, supplies and services for boats.

Sec. 9-2.263. Mining.

Removal of minerals, geothermal or fossil resources from the ground and the processing and sale of resources mined from the premises.

Sec. 9-2.264. Mobile home.

A nonmotorized vehicle exceeding 8 feet in width or 40 feet in length and designed to function as a dwelling unit. A mobile home is a prefabricated building.

Sec. 9-2.265. Nonconforming use.

(a) Nonconforming use.

A use contrary to the applicable provisions of this chapter.

(b) Lawful nonconforming use.

A nonconforming use lawfully established prior to the adoption of the applicable provisions of this chapter.

Sec. 9-2.266. Park.

A primarily outdoor recreation facility with no structures other than those appurtenant to the outdoor use.

Sec. 9-2.267. Parking lot.

A facility for the temporary parking of vehicles.

Sec. 9-2.268. Place of assembly.

A place established for a group of people to gather for a purpose.

Sec. 9-2.269. Planning Commission.

(See "Commission", Section 9-2.225 of this article.)

Sec. 9-2.270. Planning Director.

The Planning Director of the County.

Sec. 9-2.271. Postal Service.

A service for carrying letters or packages.

Sec. 9-2.272. Prefabricated building.

A building made or built in standardized sections for shipment and quick assembly and shall include mobile home.

Sec. 9-2.273. Prefabricated building sales.

Sales of prefabricated buildings and accessory commodities.

Sec. 9-2.274. Processing.

The preparation of or subjection of resources to a special treatment or systematic series of actions.

Sec. 9-2.275. Property line.

(a) Front line.

Any property line contiguous to a street from which access is permitted.

(b) Side line.

Any property line which intersects a street.

(c) Rear line.

Any property line which is not a front line or side line.

Sec. 9-2.276. Public service facility.

A facility for the provision of services to the public by a public agency; cemeteries; and disposal sites as defined in Sec. 6-10.101 (m) P.C.O.C.

Sec. 9-2.277. Public utility facility.

An improvement use necessary for provision, distribution or conveyance to the public of utilities; or a facility for the maintenance of such facilities.

Sec. 9-2.278. Recreation facility.

A facility for play, amusement or relaxation and shall include park.

Sec. 9-2.279. Recreation Oriented Residential Development.

A development where recreation facilities are proposed to be constructed as part of the total development or as a benefit of purchase; for which an overall development plan is approved which establishes a phasing of amenities and that the operation and maintenance of recreational facilities is provided by the developer, homeowners' association or other pre-established entity so as to preclude County involvement or responsibility.

Sec. 9-2.280. Resort.

A lodging facility or camp ground with accessory services and recreation facilities.

Sec. 9-2.281. Restaurant.

A place where food is prepared and sold primarily to be eaten on the premises.

Sec. 9-2.282. Retail store.

A store where commodities are primarily sold individually or in small quantities directly to the consumer.

Sec. 9-2.283. Rooming facility.

A group of 2 or more "guest rooms" for non-transient lodging and may include provision for board.

Sec. 9-2.284. Salvage operation.

See "Junkyard".

Sec. 9-2.285. School.

A place for teaching and learning.

Sec. 9-2.286. Self-service facility.

A facility for the obtainment of services or commodities by financial transaction by machine.

Sec. 9-2.287. Shooting range.

A place for practicing shooting.

Sec. 9-2.288. Sign.

(a) Advertising sign.

A business sign.

(b) Business sign.

A permanent advertisement of an operator, product, service or facility.

(c) Community identification sign.

A permanent identification of a community, neighborhood or subdivision.

(d) Community organization sign.

A permanent advertisement of any of fraternal, benevolent, social, service or religious organizations which may set forth time, place and location of meetings within the community.

(e) Construction sign.

A temporary advertisement identifying a building under construction and any of the involved persons.

(f) Home business sign.

A permanent advertisement of a permitted home business or home industry.

(g) Nameplate.

An identification of the occupant of a dwelling unit.

(h) Promotional sign.

A temporary advertisement of any of political, religious, civic, social and business special event.

(i) Real estate sign.

A temporary advertisement of a property for sale, lease or rent.

(j) Subdivision sign.

A temporary advertisement of a subdivision and the original sales programs for the sale of lots within that subdivision.

Sec. 9-2.289. Small animal husbandry.

(See "Animal husbandry, small animals.")

Sec. 9-2.290. Storage.

Holding of goods exclusive of warehousing.

Sec. 9-2.291. Street.

Any legally established access easement which provides a primary means of access to property; and the right-of-way or travelled way with any improvements of any County Road, State Highway or Forest Service System Road, except alleys.

Sec. 9-2.292. Structure.

Anything for the establishment of which the Building Department requires a Building Permit.

Sec. 9-2.293. Tavern.

A place where alcoholic beverages are sold to be consumed on the premises.

Sec. 9-2.294. Timber management.

The growing and harvesting of trees and the processing of trees harvested from the premises.

Sec. 9-2.295. Transport station.

A facility for the loading and unloading of persons or commodities from means of transport.

Sec. 9-2.296. Undertaking.

The preparation of the dead for burial and the management of funerals.

Sec. 9-2.297. Use.

The employment of property or structure for a purpose and shall include all appurtenances.

Sec. 9-2.298. Used good sales.

The sales of goods, a license for which is required by Section 5-1.301 P.C.O.C.

Sec. 9-2.299. Vehicle sales.

Sales of means of transport or accessory commodities.

Sec. 9-2.2100. Vehicle service.

Service of means of transport or accessory commodities and shall include boat service.

Sec. 9-2.2101. Veterinary service.

A facility for provision of medical treatment or service to animals.

Sec. 9-2.2102. Warehousing.

Holding of commodities before distribution to retailers or to intermediaries between manufacture and sale to wholesalers or retailers.

Sec. 9-2.2103. Wholesale commercial supply.

A service for stocking and supplying materials, machines and products essential to businesses or services in the vicinity.

Sec. 9-2.2104. Wholesaling.

The selling of commodities in large quantities, especially to retailers.

Sec. 9-2.2105. Width.

The average distance between the side lines of a lot.

Sec. 9-2.2106. Wildlife management.

The management of wildlife and its ecosystem to provide for maintenance of desirable populations.

Sec. 9-2.2107. Yard.

An area extending from a property line into a property which area is to be free of buildings and any above-ground structures except as otherwise provided by this chapter.

(a) Front yard.

A yard measured from the front line or, if the front line is in a street, from the edge of the street.

(b) Rear yard.

A yard measured from the rear line.

(c) Side yard.

A yard measured from the side line.

Sec. 9-2.2108. Zoning Administrator.

The Zoning Administrator of the County.

Article 3. Establishment of Zones

Sec. 9-2.301. Zones enumerated.

The County is hereby divided into these zones:

(a) Residential (2-R, 3-R, 7-R);
(b) Multiple Family Residential (M-R);
(c) Suburban (S-1);
(d) Secondary Suburban (S-3);
(e) Rural (R-10);
(f) Rural (R-20);
(g) Core Commercial (C-1);
(h) Periphery Commercial (C-2);
(i) Convenience Commercial (C-3);
(j) Recreation Commercial (R-C);
(k) Recreation (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20);
(l) Recreation-Open Space (Rec-OS);
(m) Heavy Instutrial (I-1);
(n) Light Industrial (I-2);
(o) Limited Industrial Combining (L-I);
(p) Open Space (OS);
(q) Lake (L);
(r) Agricultural Preserve (AP);
(s) General Agriculture (GA);
(t) Timberland Production (TPZ);
(u) General Forest (GF);
(v) Mining (M);
(w) Flood Plain Combining (FP);
(x) Potential High Fire Hazard Combining (FH);
(y) Special Plan Combining (ScA, ScR, HA, HB) ;
(z) Mobile Home Combining (MH);
(aa) Business Exclusion Combining (BX);
(bb) Farm Animal Combining (F).

Sec. 9-2.302. Zoning plan maps.

(a) The Planning and Development Agency shall maintain a countywide set of Zoning Plan Maps which shall show the zones which apply to all property in the County.

(b) Any changes in the zones shown on the Zoning Plan Maps shall be made pursuant to the provisions of Sections 65500 et seq. and 65853 of the Government Code of California.

(c) The Planning and Development Agency shall establish and show on the Zoning Plan Maps street addresses for parcels or buildings, as necessary, and shall maintain a file of street addresses.

Sec. 9-2.303. Conformance.

No use shall be established or continued except in conformance with the provisions of this chapter.

Sec. 9-2.304. Zone Boundaries.

(a) Boundaries of zones on the Zoning Plan Maps may be established by metes and bounds description.

(b) Boundaries of zones on the Zoning Plan Maps shown as following, approximately following, paralleling or approximately paralleling property lines, section lines, fractional section lines, streets, railroads, the maximum inundation level of reservoirs, the mean high water lines of lakes, and elevations shall follow or parallel at the distance shown those property lines, section lines, fractional section lines, street centerlines, railroad centerlines, maximum inundation levels of reservoirs, mean highwater lines of lakes, and elevations.

(c) (1) Boundaries of zones shown on the Zoning Plan Maps as following, approximately following, paralleling or approximately paralleling the center lines of perennial streams which centerlines have been established by Recorded Survey, Parcel Map or Subdivision Map shall follow or parallel at the distance shown the established centerlines.

(2) Boundaries of zones on the Zoning Plan Maps shown as following, approximately following, paralleling or approximately paralleling the centerlines of perennial streams which center lines have not been established by Recorded Survey, Parcel Map or Subdivision Map shall follow or parallel at the distance shown the channel centerlines of those perennial streams.

(d) (1) Boundaries of zones not described in (a), (b) and (c) above shall be uncertain.

(2) Upon application for a permit the issuance of which would be affected by an uncertain zone boundary, the Planning and Development Agency shall determine the exact location of the zone boundary; which determination may be appealed to the Board.

(3) The Board shall determine, upon written application, appeal of a Planning and Development Agency Determination or its own motion, the exact location of uncertain zone boundaries.

Article 4. General Requirements

Sec. 9-2.401. Application

(a)

(1) The provisions of this article shall apply in all zones except as specifically provided otherwise by this article.

(2) Where the provisions of this article differ from those of a zone, the provisions of this article shall apply.

(b)

(1) A use defined by this chapter shall include all uses defined in terms of those uses.

(2) The uses defined in this chapter shall include all uses which are functionally equivalent.

(3) The Comission shall determine, upon application, if a use is functionally equivalent to a defined use.

(c) The express enumeration in this chapter of a use in any zone shall prohibit that use in any zone in which it is not expressly enumerated.

(d) Any zone may establish conditions for the employment of a use.

(e)

(1) The provisions of combining zones shall apply in all zones with which combining zones are combined.

(2) Where the provisions of a combining zone differ from those of a zone with which it is combined, the provisions of the combining zone shall apply.

(3) Where more than one combining zone is applied, the provisions of all the combining zones shall apply except that where the provisions of one combining zone prohibit or restrict a use permitted by another combining zone, the prohibition or restriction shall apply.

Sec. 9-2.402. General Requirements enumerated.

(a) Airports;
(b) Campgrounds;
(c) Camping;
(d) Eaves and overhangs;
(e) Fences;
(f) Garages and carports;
(g) Height;
(h) Landscaping;
(i) Lighting facilities;
(j) Mobile homes;
(k) Noise;
(l) Parking and loading;
(m) Public utility facilities;
(n) Signs;
(o) Temporary occupancy;
(p) Timber harvesting.

Sec. 9-2.403. Airports.

Airport surfaces, as identified in the General Plan, shall be free of man made obstructions.

Within airport zones of influence, as identified in the General Plan, only those uses which are not subject to the California Environmental Quality Act, or which are exempt from the California Environmental Quality Act either ministerially or categorically shall be permitted; except that dwelling units shall not be permitted.

Sec. 9-2.404. Campgrounds.

(a) Design.

The design of campgrounds shall conform to the following:

Maximum parcel density:	14 units per gross acre
Minimum average site area:	1,400 square feet
Minimum individual site area:	1,000 square feet

Sec. 9-2.405. Camping.

(a) Camping is prohibited within platted townsites, platted townsite additions, and Sanitary Districts except within campgrounds.

(b) Camping is permitted on all private lands not within Sanitary Districts, platted townsites or platted townsite additions if all aspects of the County Health Regulations are met.

Sec. 9-2.406. Eaves and overhangs.

Eaves may extend into any required yard by not more than fifty (50) percent.

No building shall extend over a property line, street or easement nor shed onto other property or a street.

Sec. 9-2.407. Fences.

(a) Fences not over six (6) feet in height may be built anywhere on a property.

(b) Fences within 10 feet of a front line shall be no more than four (4) feet high on parcels zoned 2-R, 3-R, 7-R, M-R.

(c) Fences not over eight (8) feet in height may be built anywhere on a property zoned Industrial.

(d) Fences not over eight (8) feet in height not in Industrial zones may be built subject to yard requirements.

Sec. 9-2.408. Garages and carports.

Single story detached garages may be located not closer than forty (40) feet from the centerline of the street or ten (10) feet from the front property line, whichever is greater.

Single story detached carports may be located not closer than thirty (30) feet from the centerline of the street.

Garages and carports shall not be located within twenty (20) feet of the intersection of two (2) streets.

Sec. 9-2.409. Height.

Chimneys or flues which are part of a dwelling unit may exceed the zoning height limit by no more than five (5) feet.

Sec. 9-2.410. Landscaping.

When parking lots of five (5) or more spaces are required, an area equal to a minimum of ten (10) percent of the required parking lot area shall be landscaped. Landscaping requirements may be modified as necessary by the Planning Director.

Sec.9-2.411. Lighting facilities.

All lighting facilities shall be so installed as to focus away from adjoining properties.

Sec. 9-2.412. Mobile homes.

Mobile homes installed on a foundation and not located in a Mobile Home Combining Zone (MH) shall conform to the Uniform Building Code.

Sec. 9-2.413. Noise.

(a) New uses shall not increase off-site noise to a level which exceeds the ambient noise level for the specific land use area.

(b) The establishment of noise sensitive uses, as identified within the General Plan, is prohibited within industrial protection zones, as established by the General Plan.

Sec. 9-2.414. Parking and loading.

(a) Application. Listed below are the minimum offstreet parking requirements. Uses involving the receipt and distribution of materials shall be subject to the minimum loading space requirements. Where parking and loading requirements cannot be based solely upon the uses listed, the Planning Director shall determine the requirements or the additional requirements. Any parking and loading requirements may be modified, as necessary, by the Planning Director.

(b) Number of spaces.

Basis	Parking Spaces
Dwelling unit	Two (2)
Guest room	One (1)
Guest house	One (1)
Employee	One (1) for each of the employees working at one time.
Seating	One (1) for every four(4) seats or fraction thereof.
Sales and service floor area	One (1) for each five-hundred (500) square feet or fraction thereof
Boat ramp	Twenty (20)
	Loading Spaces
Any of floor, storage or merchandise area or combination thereof	One (1) for each five-thousand (5000) square feet or fraction thereof.

(c) Design

(1) Parking lots. The following shall be the minimum parking lot design standards:

Angle of Space	Parking Space Dimensions		Maneuvering Aisle Width	
	Depth	Width Perpendicular to Depth	One-Way	Two-Way
0^{o} (parallel)	8'	20'	12'	22'
45^{o}	16'	12'	15'	22'
60	18'	10'	20'	22'
90^{o}(perpendicular)	18'	9'	27'	27'

All maneuvering aisles shall be off-street. Parking lots of five (5) or more spaces shall have maneuvering aisles. Parking lots of four (4) or fewer spaces may use streets for maneuvering. All spaces shall have unimpeded access. Where parking rows opposite each other are of different angles and share the same maneuvering aisle, the greater of the two (2) required widths shall be used.

All spaces along property lines shall have a minimum six (6) inch by six (6) inch raised curb, or equivalent barrier precluding entry from other property or from streets not used for maneuvering.

(2) Loading Spaces. The following shall be the minimum loading space design standards:

Use	Width	Depth	Clearance height
Commercial	10'	35'	14'
Industrial	10'	50'	14'

Exits from loading spaces onto streets shall not be made by backing, and entries to loading spaces shall not be made by maneuvering in the traveled way of the street.

(3) Boat ramps. Boat ramp parking spaces shall be thirty five (35) feet long.

Sec. 9-2.415. Public Utility facilities.

Underground public utility facilities shall be permitted in all zones except Open Space (OS).

The provisions of this chapter shall not apply to public utility transmission and distribution lines, towers, and poles, except that the routes of all proposed overhead transmission lines shall be submitted to the Commission for recommendation and approval prior to the acquisition of rights-of-way therefor.

Sec. 9-2.416. Signs.

(a) General applications.

(1) Area.

(i) The face area of a sign attached flush to a building or fence shall be that area within the boundary of a simple plane which encompasses all characters and intervening voids.

(ii) The face area of a freestanding sign or a sign projecting at an angle from a building shall be the total area of the sign structure.

(iii) The total face area of a sign with two (2) parallel faces shall be that of one (1) face.

(2) Height. A sign shall not exceed the maximum building height for the zone in which it is located.

(3) Maintenance. All signs shall be maintained in a safe and readable condition and shall advertise a valid operating activity, which shall include seasonal activities. A sign shall be considered unreadable when twenty (20) percent or more of the face is removed or indistinguishable. Any sign for which the owner receives a notice from the Planning Director that such sign is in an unsafe or unreadable condition or is advertising a nonfunctioning activity shall be brought into conformity with the provisions of this chapter and the terms of such notice within thirty (30) days after the receipt of such notice or shall be removed.

(4) Exemptions. The following signs shall not be subject to the provisions of this chapter:

(i) Signs which are not visible from off the property.

(ii) Window displays.

(iii) Official notices issued by a court, public body or officer.

(iv) Directional, warning or information signs or structures required or authorized by law or by Federal, State, County or City authority.

(v) Support structures for nameplates.

(5) Prohibitions. No moving or noise-making device, flag nor any moving or flashing light except time and temperature signs shall be used for advertising, attracting attention to a sign or business, or as a promotional sign; except flags may be used as promotional signs. Off-premises business or advertising signs shall not be permitted in any zone.

(b) Specific Applications.

(1) Business signs.

(i) Shall be subject to the requirements of the zones in which they are permitted.

(ii) Building front by which the permitted sign area is determined, shall be the area encompassed by the visual perimeter of that plane parallel to the street onto which the visible surface of the building can be projected.

(iii) The permitted signage may be attached to the building, freestanding or both and shall be located on the building frontage from which the sign area was calculated or in the yard of that street.

(iv) Shall require approval of the Planning Director or his representative.

(2) Community Identification Sign.

(i) Shall be permitted subject to issuance of a Special Use Permit in all zones except Open Space Zone (OS) and Timberland Production Zone (TPZ).

(ii) Shall not exceed two hundred (200) square feet.

(3) Community Organization Signs.

(i) Shall be permitted subject to issuance of a Special Use Permit in all zones except Open Space Zone (OS) and Timberland Production Zone (TPZ).

(iii) Shall be limited in numbers to no more than four (4) per town or community.

(4) Construction Signs.

(i) One (1) shall be permitted on any property for which a Building Permit has been issued.

(ii) Shall not exceed an area of thirty-two (32) square feet.

(iii) Shall be removed upon issuance of a Certificate of Occupancy by the Building Official.

(iv) Shall require approval by the Planning Director or his representative.

(5) Home Business/Industry Signs.

(i) One (1) shall be permitted for each permitted home business or home industry.

(ii) Shall not exceed an area of six (6) square feet.

(6) Nameplates.

(i) One (1) shall be permitted for each permitted dwelling unit.

(ii) Shall not exceed an area of six (6) square feet.

(7) Promotional Signs.

(i) Shall be permitted on the site of the special event;

off-site, except for business special events; on or in windows; and on permanent bulletin boards.

(ii) Shall be in place for no more than thirty (30) days.

(iii) The use of flags for business special events shall be limited to thirty (30) days in any one (1) season of the year, the seasons being Spring (March, April, May), Summer (June, July, August), Fall (September, October, November), Winter (December, January, February), provided that a minimum of one (1) week shall transpire between seasonal use.

(8) Real Estate Signs.

(i) Shall be permitted on a property for sale, lease or rent.

(ii) Each shall not exceed an area of six (6) square feet.

(9) Subdivision Signs.

(i) Two (2) shall be permitted within any subdivision.

(ii) The aggregate area of the signs shall not exceed two-hundred (200) square feet.

(iii) Shall be removed when the original sales program has resulted in the sale of ninety (90) percent of the lots within the subdivision.

(iv) Shall require approval of the Planning Director or his representative.

Sec. 9-2.417. Temporary Occupancy.

(a) Dwelling. A mobile home, travel trailer, recreational vehicle, or appurtenant building may be used as a dwelling unit in any zone for a period not to exceed eighteen (18) months while a permitted dwelling unit is being constructed or for a period of six (6) months while a permitted mobile home is being installed.

(b) Construction office and equipment storage. Temporary structures, travel trailers, recreational vehicles or mobile homes may be used for construction offices and equipment storage for the duration of the construction.

(c) Emergency service. Temporary structures, travel trailers, recreational vehicles or mobile homes may be used for provision of emergency services for the duration of the emergency.

(d) Real Estate office. Temporary structures, travel trailers, recreational vehicles or mobile homes may be used as real estate offices within a subdivision in any residential land use zone for the purpose of selling the lots of that subdivision, provided that use is discontinued when the original sales program has resulted in the sale of ninety (90) percent of the lots in the subdivision.

Sec. 9-2.418. Timber harvesting.

Commercial timber harvesting shall be permitted in all zones except Open Space (OS) subject to the requirements of the Forest Practices Act and any ordinance adopted by the County for the protection of the public health, safety, and general welfare of the community.

Article 5. Nonconforming Land, Buildings, and Uses.

Sec. 9-2.501. Nonconforming uses.

(a) Continuance.

(1) Nonconforming uses shall be discontinued, except:

(2) Lawful nonconforming uses may be continued unless otherwise restricted.

(3) A lawful nonconforming use discontinued for a period of one year may be resumed only with issuance of a Special Use Permit.

(b) Expansion.

(1) A lawful nonconforming use shall not be expanded, except;

(2) A lawful nonconforming use may be expanded with issuance of a Special Use Permit.

(3) Maintenance, rehabilitation, restoration or internal alteration of a lawful nonconforming use shall not be expansion of the lawful nonconforming use.

Article 6. Special Use Permits

Sec. 9-2.601. Purpose.

To permit and control uses which have the potential to be socially, economically or environmentally incompatible with the surrounding area.

Sec. 9-2.602. Issuance.

(a) Applications.

Any person seeking the issuance of a Special Use Permit shall file a request with the Planning Department and shall appear before the Zoning Administrator presenting evidence of the following:

(1) That the use is not socially, economically or environmentally incompatible with the surrounding area.

(2) That the owner of the property concurs in the request, if the applicant is other than the owner, and that the owner will be a party, with ultimate responsibility for the Special Use Permit, if granted.

(b) Processing time.

The Planning Director shall determine if an application is complete within thirty (30) days of receipt of the application.

Upon completion of the appropriate environmental review, an application shall be scheduled for the next regularly scheduled hearing for which it can be scheduled while meeting all requirements for notice.

(c) Investigations.

The Zoning Administrator shall investigate each application for a Special Use Permit to assure that the proposal in each application is consistent with the intent and purposes of the provisions of this chapter.

(d) Hearings.

(1) Scheduling.

The Zoning Administrator shall hold a public hearing on each application for a Special Use Permit and shall give notice of such

hearing as set forth in Section 9-2.805(a) of Article 8 of this chapter.

(2) Findings.

The Zoning Administrator shall issue findings and file them with the Planning Director. The applicant shall be notified of such findings not later than five (5) days after their issuance.

(3) Conditions.

The Zoning Administrator, in approving a Special Use Permit, may require certain conditions under which the proposed use shall be allowed, which conditions shall prevent material damages to adjacent properties and shall provide suitable safeguards to ensure social, economic and environmental compatibility with the surrounding area. Such conditions may include time limitations, architectural considerations, access provisions, off-street parking, the posting of a bond to insure the work, green belts, planting requirements, sign sizes and messages, and other controls.

Sec. 9-2.603. Revocation.

(a) Institution.

Failure to comply with any condition imposed or misrepresentation by the applicant in the issuance of a Special Use Permit shall result in the institution of revocation procedures by the Planning Director.

(b) Hearing.

(1) Notice.

The Planning Director shall schedule a public hearing before the Board with notice given as set forth in Section 9-2.805(a) of Article 8 of this chapter and certified mail notice to the person to whom the Special Use Permit was issued.

(2) Revocation.

The Board may revoke such permit or modify the original conditions for failure to comply with any of the conditions imposed or upon evidence of misrepresentation in the issuance of the Special Use Permit. The abatement and removal of facilities, if required by such revocation, shall be at the expense of the permittee.

Article 7. Planned Developments

Sec. 9-2.701. Purpose.

To encourage diversification in the relationships of structures, lot sizes, and open spaces in a planned fashion, while maintaining a plurality of such development in compliance with the zone regulations, overall densities, and other provisions of this chapter. Planned Development (PD) Permits shall be the mechanism to implement density transfers and allow clustering of dwelling and commercial units.

Sec. 9-2.702. Issuance.

(a) Applications.

Applications for a Planned Development Permit which include uses which would normally require a zone change or Special Use Permit shall include an application for zone change or Special Use Permit.

(b) Processing time.

The Planning Director shall determine if an application is complete within thirty (30) days of receipt of the application.

Upon completion of the appropriate environmental review, an application shall be scheduled for the next regularly scheduled hearing for which it can be scheduled while meeting all requirements for notice.

(c) Hearings.

(1) Scheduling.

The Zoning Administrator shall hold a public hearing on each application for a Planned Development Permit and shall give notice of such hearing as set forth in Section 9-2.805(a) of Article 8 of this chapter.

(2) Findings.

In approving an application for a Planned Development Permit, the following findings shall be made:

(i) The applicant intends to complete the development within a reasonable time; and that any development phasing is a condition of approval;

(ii) That the proposed planned development conforms to the County General Plan;

(iii) That any modification or exceptions from the normal zoning and subdivision requirements are justified to achieve an integrated plan which accomplishes a density transfer or reduces adverse economic, social, or environmental impacts.

(c) Issuance.

Following the approval of a planned development by the County, the Planning Director shall issue a Planned Development Permit, and a Special Use Permit if appropriate, and shall notify the Building Official of the conditions governing the issuance of a Building Permit. It shall be the duty of the Planning Director to ascertain that the planned development is undertaken and completed in conformance with the plans approved by the County.

Sec. 9-2.703. Revocation.

The Board may revoke such permit or modify the original conditions for failure to comply with any of the conditions imposed or upon evidence of misrepresentation in the issuance of the Planned Development Permit. The abatement and removal of facilities, if required by such revocation, shall be at the expense of the permittee.

Article 8. Variances

Sec. 9-2.801. Purpose.

To vary or modify the strict application of any of the provisions of this chapter when the strict application would deprive the property of privileges enjoyed by other property in the same vicinity and zone but not to pemit those uses not permitted by the zone.

Sec. 9-2.802. Applications.

(a) Any person requesting a Variance shall be the legal owner or

the legal representative of the owner of the property and shall file an application with the Planning Department.

(b) The applicant shall present adequate evidence showing:

(1) That there are special circumstances applicable to the property under which strict application of the provisions of this chapter would deprive the property owner of privileges enjoyed by other property owners in the vicinity;

(2) That the special circumstances do not apply generally to other properties in the same zone;

(3) That the Variance is necessary for the preservation and enjoyment of substantial property rights of the applicant;

(4) That the granting of the Variance would not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety, and general welfare;

(5) Shall include a statement of the intent of the applicant to proceed with the use within nine (9) months after the issuance of the Variance.

Sec. 9-2.803. Processing Time.

The Planning Director shall determine if an application is complete within thirty (30) days of receipt of the application.

Upon completion of the appropriate environmental review, an application shall be scheduled for the next regularly scheduled hearing for which it can be scheduled while meeting all requirements for notice.

Sec. 9-2.804. Investigations.

The Zoning Administrator shall investigate each application for a Variance to assure that the proposal in each application is consistent with the intent and purposes of the provisions of this chapter.

Sec. 9-2.805. Hearings.

(a) Notice.

(1) The Zoning Administrator shall provide notice by mail, not less than ten (10) days prior to the date of the hearing, of the time, place, and purpose of the hearing. Such notice shall be mailed to:

(i) The applicant;

(ii) Appropriate County Departments; and

(iii) All owners of any real property located within three-hundred (300) feet of the exterior boundaries of the property or properties subject to the public hearing; and

(2) Have a notice of the public hearing in a newspaper of general circulation in the County not less than ten (10) days prior to the date of the hearing.

(b) Hearings.

The Zoning Administrator may hear facts from any person appearing and may consider written communications relative to the application.

(c) Decision.

The Zoning Administrator , within forty (40) days after the close of the hearing, shall make a decision, unless an extension is granted for good cause or with the mutual consent of the applicant.

(d) Findings.

In granting a Variance the Zoning Administrator shall make these findings:

(1) That there are special circumstances applicable to the property under which strict application of the provisions of this chapter would deprive the property of privileges enjoyed by other property in the vicinity and that said circumstances do not apply generally to other properties in the same zone;

(2) That the Variance is necessary for the preservation and enjoyment of substantial property rights of the applicant; and

(3) That the granting of the Variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or general welfare;

(4) That the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the same vicinity and zone; and

(5) That the Variance will not permit uses not permitted by the zone.

(e) Conditions.

The Zoning Administrator, in granting any Variance, may require conditions under which the Variance shall be granted. Any such conditions, as required, shall be complied with, and the violation of such conditions shall result in the revocation of the permission granted by the variance.

All variances shall carry the following conditions:

(1) That any necessary work commence within nine (9) months and the completion of the work within eighteen (18) months.

(2) That any work done shall conform with the approved plans as specified in the variance;

(3) The violation of any such condition shall be a violation of the provisions of this chapter and shall be punishable as set forth in Article 12 of this chapter.

Article 9. Amendments

Sec. 9-2.901. Authorized.

The provisions of this chapter may be amended by changing the boundaries of the zones or by changing any provision of this chapter whenever the public necessity, convenience, and general welfare require such amendment.

(61614, P.C.O.C., as added by Ord. 752)

Sec. 9-2.902. Initiation.

Amendments may be initiated by:

(a) The verified petition of one or more of the owners of property affected by the proposed amendment, which petition shall be filed with the Commission;

(b) A resolution of intention adopted by the Board; or

(c) A resolution of intention adopted by the Commission.

(61614, P.C.O.C., as added by Ord. 752)

Sec. 9-2.903. Processing time.

The Planning Director shall determine if an initiated amendment is complete within thirty (30) days of receipt of the amendment.

Upon completion of the appropriate environmental review, an initiated amendment shall be scheduled for the next regularly scheduled hearing for which it can be scheduled while meeting all requirements for notice.

Sec. 9-2.904. Resolutions of intention: Conditions, stipulations, or limitations.

The Board, in adopting a resolution of intention to reclassify all or a portion of the property included in the proposed change or amendment, may, as a prerequisite to final action, include any conditions, stipulations, or limitations which the Board may find are necessary in the public interest. The fulfillment of all such conditions, stipulations, and limitations set forth in such resolution on the part of the applicant shall make such resolution a binding commitment on the Board. The failure of the applicant to meet any or all of such conditions, stipulations, or limitations set forth in such resolution, including the time limit placed in the resolution, shall render the resolution of intention to reclassify null and void, unless an extension is granted by the Board upon the recommendation of the Commission.

Sec. 9-2.905. Commission hearings: Notices.

The Planning Director shall give notice of hearing by at least one publication in a newspaper of general circulation in the County at least ten (10) days before the hearing and by such other means as the Commission may deem necessary.

Sec. 9-2.906. Commission hearings: Findings.

Following a hearing on a proposed amendment, the Commission shall make a report of its findings and recommendations with respect to the proposed amendment and shall file with the Board an attested copy of such report within ninety (90) days after the notice of the first of such hearings; provided, however, such time limit may be extended upon the mutual agreement of the parties having an interest in the proceedings. Failure of the Commission to report its findings within ninety (90) days, if there is no such mutual agreement, shall be deemed to be approval of the proposed amendment by the Commission.

Sec. 9-2.907. Board hearings: Notices.

Upon receipt of the report from the Commission or upon the expiration of such ninety (90) day period, as provided for in Section 9-2.906 of this article, the Clerk of the Board shall set the matter for a pulic hearing by the Board and give notice of such hearing and of the proposed amendment as provided by Section 9-2.805(a) of Article 8 of this chapter, except that the Board shall not be required to take any further action where the Commission has recommended against the adoption of the proposed amendment unless an appeal has been filed.

Sec. 9-2.908. Adoption: Disapproval.

After the conclusion of the hearing on a proposed amendment, the Board may adopt the amendment, or any part thereof, in such form as the Board may deem advisable, or the Board may disapprove such proposed amendment.

Article 10. Appeals

Sec. 9-2.1001. Authorized.

All decisions of the Zoning Administrator or the Commission may be appealed in writing to the Commission or the Board, respectively, within fifteen (15) days after the Zoning Administrator or the Commission has issued his or its findings.

The applicant or any real property owner within 300 feet of the exterior boundaries of the property involved who was present at the original hearing or who presented written testimony, if any, before the Zoning Administrator or the Commission, or such other person whom the Appeals Board determines to have been adversely affected by the decision, as well as any interested County department head, shall have the right to appeal to the Board.

Sec. 9-2.1002. Filing: Fees.

Appeals shall be initiated by filing a written notice of appeal with the Clerk of the Board, paying the fee therefor, and stating in the written notice of appeal the reasons why the decision of the Commission shall be amended, modified, or reversed. Such reasons shall be based upon the evidence presented to the Commission at the original hearing. The failure of the appellant to present such reasons shall be deemed cause for the denial of the appeal.

Sec. 9-2.1003. Hearings: Notices.

Notices of hearings on appeals from decisions granting or denying variances, or recommending changes of land use, or issuing or revoking Special Use Permits shall be given by the Clerk of the Board as provided in Section 9-2.805(a) of Article 8 of this chapter, and by mailing a notice of the hearing to the appellant, and by at least one publication in a newspaper of general circulation in the County at least ten (10) days before the hearing.

Sec. 9-2.1004. Jurisdiction of Board of Supervisors.

The Board of Supervisors may assume the jurisdiction of any matter decided by the Zoning Administrator by a simple majority vote of the quorum within fifteen (15) days after the time the Zoning Administrator issued his findings. Such action by the Board of Supervisors shall supersede any appeal filed pursuant to the provisions of Section 9-2.1001 of this article. Upon the assumption of jurisdiction by the Board of Supervisors, a hearing shall be scheduled and held in conformance with the provisions of Section 9-2.1003 of this article.

Article 11. Building Permits

Sec. 9-2.1101. Issuance.

No building permit shall be issued for a structure which would not be in accordance with the provisions of this chapter, except that where an existing lot is less than the required area, the Building Official may issue a permit to allow such work as would normally be permitted on a lot of the required area. Any permit issued contrary to the provisions of this chapter shall be void.

Sec. 9-2.1102. Compliance with provisions.

It shall be the duty of the Building Official, before issuing a building permit to ascertain the exact location of the property on which the building is to be located. The Building Official shall obtain the road address from the Planning Department and the Assessor's parcel number before issuing a building permit. It shall then be the duty of the Building Official to contact the Planning Department to obtain a ruling as to whether or not the proposed building complies with the provisions of this chapter or the terms of the variance or Special Use Permit applicable to such building if a Variance or Special Use Permit has been approved.

Sec. 9-2.1103. Site Development Review.

(a) Review.

The Zoning Administrator shall review all building permits for industrial uses which may have a significant effect upon the environment and are not subject to a Special Use Permit in Industrial Zones and where otherwise specified in this ordinance to ensure orderly and harmonious development and to provide for the public health, safety and welfare of the surrounding area. After giving notice and conducting a hearing following the procedures contained in Section 9-2.805 (a) (1) the Zoning Administrator shall give his approval to the granting of such building permits, or grant his approval subject to conditions or deny such permits.

(b) Standards for Review and Approval.

No building permit for such a use shall be granted unless a finding has been made that the granting of the permit will not, under the circumstances of the particular case, be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood where such building permit is sought. In addition, a finding must be made that the use sought with the building permit would be appropriate for the site, general surroundings and environmental setting. In approving such permit, the Zoning Administrator may attach conditions in order to make the above binding. Otherwise, if the Zoning Administrator cannot make the findings, he must deny the permit.

(c) Review by the Board of Supervisors.

The Board of Supervisors may assume the jurisdiction of any decision made by the Zoning Administrator under this section following the procedure contained in Section 9-2.1004.

(d) Appeals.

All decisions of the Zoning Administrator under this section may be appealed, pursuant to Article 10. Appeals, (Sec. 9-2.1001 et seq.).

Article 12. Administration.

Sec. 9-2.1201. Administration.

It shall be the duty of the Planning Director to administer the provisions of this chapter.

Sec. 9-2.1202. Enforcement.

It shall be the duty of the Sheriff and the officers of the County charged by law with the enforcement of the laws of the County to enforce the provisions of this chapter.

Sec. 9-2.1203. Violations: Penalties.

Any person, whether as principal, agent, employee, or otherwise, violating any of the provisions of this chapter shall be guilty of an infraction and, upon conviction thereof, shall be punishable as set forth in Chapter 2 of Title 1 of this Code.

Sec. 9-2.1204. Public nuisances: Abatement.

Any use contrary to the provisions of this chapter, shall be unlawful and a public nuisance, and the appropriate legal officer of the County shall immediately commence an action or proceedings for the abatement thereof in a manner provided by law and shall take such other steps and shall apply to such courts as may have jurisdiction to grant such relief as will abate any use contrary to the provisions of this chapter.

The remedies provided for in this section shall be cumulative and not exclusive.

Article 13. Single Family Residential Zones (2-R, 3-R, 7-R)

Sec. 9-2.1301. Purpose (2-R, 3-R, 7-R)

To provide for dwelling units in prime opportunity single family residential areas with provision for compatible uses.

Sec. 9-2.1302. Uses (2-R, 3-R, 7-R).

(a) Uses permitted:

(1) One dwelling unit; one guest house; one additional detached dwelling unit on any parcel of twice or more the minimum lot area;

(2) Limited child care service, limited home business.

(b) Uses permitted subject to issuance of a Special Use Permit:

(1) Child care service, home business, places of assembly, parks, public utility facilities, schools, public service facilities excluding health services.

(c) Uses permitted subject to issuance of a Planned Development Permit;

(1) Dwelling units and mobile homes--including those in recreation oriented residential developments--at the ratio of up to one dwelling unit or mobile home for each unit of minimum lot area within the area of the parcel.

Sec. 9-2.1303. Height (2-R, 3-R, 7-R).

No structure shall exceed thirty-five (35) feet in height.

Sec. 9-2.1304. Area, width, and coverage (2-R, 3-R, 7-R).

(a) The minimum net lot area shall be:

(1) 2-R; 1/2 acre;

(2) 3-R; 1/3 acre;

(3) 7-R; 1/7 acre.

(b) The minimum width shall be sixty (60) feet.

(c) The maximum building coverage shall not exceed fifty (50) percent of lot area.

Sec. 9-2.1305. Yards (2-R, 3-R, 7-R).

The minimum yard requirements shall be:

(a) Front yards: twenty (20') feet;

(b) Side and rear yards: five (5) feet per story.

Sec. 9-2.1306. Parking and loading (2-R, 3-R, 7-R).

As required in Sec. 9-2.414, General Requirements: Parking and loading.

Sec. 9-2.1307. Signs (2-R, 3-R, 7-R).

As permitted in Sec. 9-2.416, General Requirements: Signs.

Article 14. Multiple Family Residential Zone (M-R)

Sec. 9-2.1401. Purpose (M-R).

To provide for dwelling units in multiple family residential areas with provision for compatible uses.

Sec. 9-2.1402. Uses (M-R).

(a) Uses permitted:

(1) Dwelling units and mobile homes at the ratio of up to one dwelling unit or mobile home for each 1/21.8 acre of lot area;

(2) Limited child care service, limited home business, one or two person business offices.

(b) Uses permitted subject to issuance of a Special Use Permit:

(1) Child care service, home business, public utility facilities, places of assembly, public service facilities, health service, lodging facilities, recreation facilities, rooming facilities, schools, parking lots.

Sec. 9-2.1403. Height of buildings (M-R).

No structure shall exceed thirty-five (35) feet in height.

Sec. 9-2.1404. Area, width, and coverage (M-R).

(a) The minimum net lot area shall be 6,000 square feet.

(b) The minimum width shall be sixty (60) feet.

(c) The maximum building coverage shall not exceed fifty (50) percent of lot area.

Sec. 9-2.1405. Yards (M-R).

The minimum yard requirements shall be:

(a) Front yards: twenty (20) feet;

(b) Side and rear yards: five (5) feet per story.

Sec. 9-2.1406. Parking and loading (M-R).

As required in Sec. 9-2.414, General Requirements: Parking and loading.

Sec. 9-2.1407. Signs (M-R).

(a) Signs are permitted as in Sec. 9-2.416, General Requirements: Signs.

(b) Business signs not exceeding a total area of twenty-four (24) square feet for each street frontage.

Article 15. Suburban Zone (S-1)

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

To provide for dwelling units at the ratio of one to three acres per dwelling unit with provision for compatible uses.

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

(a) Uses permitted:

(1) One dwelling unit; one guest house; one additional detached dwelling unit on any parcel of twice or more the minimum lot area;

(2) Limited child care service, home business, small animal husbandry, horticulture.

(b) Uses permitted subject to issuance of a Special Use Permit:

(1) Child care service, recreation facilities, places of assembly, public utility facilities, schools, public service facilities excluding health service.

(c) Uses permitted subject to issuance of a Planned Development Permit:

(1) Dwelling units and mobile homes--including those in recreation oriented residential developments--at the ratio of up to one dwelling unit or mobile home for each unit of minimum lot area within the area of the parcel.

Sec. 9-2.1503. Height (S-1).

No structure shall exceed thirty-five (35) feet in height.

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

(a) The minimum net lot area shall be one acre.

(b) The minimum width shall be 120 feet.

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

The minimum yard requirements shall be:

(a) Front yards: twenty (20') feet;

(b) Side and rear yards: five (5) feet per story.

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

As required in Sec. 9-2.414, General Requirements: Parking and loading.

Sec. 9-2.1507. Signs.

As permitted in Sec. 9-2.416, General Requirements: Signs.

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

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

To provide for dwelling units at the ratio of three to ten acres per dwelling unit with provision for compatible uses.

Sec. 9-2.1602. Uses (S-3).

(a) Uses permitted:

(1) One dwelling unit; one guest house; one additional dwelling unit on any parcel of twice or more the minimum lot area;

(2) Limited child care service, small animal husbandry, large animal husbandry, horticulture, home business, and veterinary service.

(b) Uses permitted subject to issuance of a Special Use Permit:

(1) Child care service, recreation facilities, place of assembly, public utility facilities, schools, public service facilities excluding health service;

(2) Home industry.

(c) Uses permitted subject to issuance of a Planned Development Permit:

(1) Dwelling units and mobile homes--including those in recreation oriented residential developments--at the ratio of up to one dwelling unit or mobile home for each unit of minimum lot area within the area of the parcel.

Sec. 9-2.1603. Height (S-3).

No structure shall exceed thirty-five (35) feet in height.

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

(a) The minimum gross lot area shall be three (3) acres.

(b) The minimum width shall be 150 feet.

Sec. 9-2.1605. Yards (S-3).

The minimum yard requirements shall be:

(a) Front yards: twenty (20) feet;

(b) Side and rear yards: five (5') feet per story.

Sec. 9-2.1606. Parking and loading (S-3).

As required in Sec. 9-2.414, General Requirements: Parking and loading.

Sec. 9-2.1607. Signs (S-3).

As permitted in Sec. 9-2.416, General Requirements: Signs.

Article 17. Rural Zone (R-10)

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

To provide for dwelling units at the ratio of ten to twenty acres per dwelling unit with provision for compatible uses.

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

(a) Uses permitted:

(1) One dwelling unit; one guest house; one additional dwelling unit on any parcel of twice or more the minimum lot area: any of which may be alternative housing.

(2) Limited child care service, small animal husbandry, large animal husbandry, home business, horticulture;

(3) Wildlife management, kennels, veterinary service.

(b) Uses permitted subject to issuance of a Special Use Permit:

(1) Child care service, place of assembly, public utility facilities, recreation facilities, schools, public service facilities excluding health service;

(2) Home industry, commercial animal husbandry, agricultural auction yards, limited electric generation, mining, shooting ranges, animal breeding and boarding, hunting club.

(c) Uses permitted subject to issuance of a Planned Development Permit:

(1) Dwelling units and mobile homes--including those in recreation oriented residential developments--at the ratio of up to one dwelling unit or mobile home for each unit of minimum lot area within the area of the parcel.

Sec. 9-2.1703. Height (R-10).

No structure shall exceed thirty-five (35) feet in height.

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

(a) The minimum gross lot area shall be ten (10) acres.

(b) The minimum width shall be 300 feet.

Sec. 9-2.1705. Yards (R-10).

The minimum yard requirements shall be:

(a) Front yards: twenty (20) feet;
(b) Side and rear yards: five (5) feet per story.

Sec. 9-2.1706. Parking and loading (R-10).
As required in Sec. 9-2.414, General Requirements: Parking and loading.

Sec. 9-2.1707. Signs (R-10).
As permitted in Sec. 9-2.416, General Requirements: Signs.

Article 18. Rural Zone (R-20)

Sec. 9-2.1801. Purpose (R-20).
To provide for dwelling units at the ratio of twenty acres per dwelling unit with provision for compatible uses.

Sec. 9-2.1802. Uses (R-20).
(a) Uses permitted:
(1) One dwelling unit; one guest house; one additional dwelling unit on any parcel of twice or more the minimum lot area: any of which may be alternative housing.
(2) Limited child care service, small animal husbandry, large animal husbandry, home business, horticulture;
(3) Wildlife management, kennels, veterinary service.
(b) Uses permitted subject to issuance of a Special Use Permit:
(1) Child care service, place of assembly, public utility facilities, schools, public service facilities excluding health service, recreation facility;
(2) Home industry, commercial animal husbandry, agricultural auction yards, limited electric generation, mining, shooting ranges, animal breeding and boarding, hunting club.
(c) Uses permitted subject to issuance of a Planned Development Permit:
(1) Dwelling units and mobile homes--including those in recreation oriented residential developments--at the ratio of up to one dwelling unit or mobile home for each unit of minimum lot area within the area of the parcel.

Sec. 9-2.1803. Height (R-20).
No structure shall exceed thirty-five (35) feet in height.

Sec. 9-2.1804. Area and width (R-20).
(a) The minimum gross lot area shall be twenty (20) acres.
(b) The minimum width shall be 300 feet.

Sec. 9-2.1805. Yards (R-20).
The minimum yard requirements shall be:
(a) Front yards: twenty (20) feet;
(b) Side and rear yards: five (5') feet per story.

Sec. 9-2.1806. Parking and loading (R-20).
As required in Sec. 9-2.414, General Requirements: Parking and loading.

Sec. 9-2.1807. Signs (R-20).

As permitted in Sec. 9-2.416, General Requirements: Signs.

Article 19. Core Commercial Zone (C-1).

Sec. 9-2.1901. Purpose (C1).

To provide for primarily pedestrian oriented commercial uses near dense residential areas.

Sec. 9-2.1902. Uses (C-1).

(a) Uses permitted:

(1) Business offices, child care services, retail stores, taverns, restaurants, parking lots;

(2) One dwelling unit where the residential use does not exceed the floor area of the commercial use;

(3) Dwelling units on the second floor if the entire first floor is in commercial use.

(b) Uses permitted subject to issuance of a Special Use Permit:

(1) Limited electric generation, mining, places of assembly, postal services, public service facilities excluding health service, public utility facilities, recreation facilities, automobile service, schools.

Sec. 9-2.1303. Height (C-1).

Structures shall not exceed thirty-five (35) feet in height.

Sec. 9-2.1304. Area (C-1).

(a) The minimum net lot area shall be 2000 square feet.

Sec. 9-2.1305. Yards (C-1).

The minimum yard requirements shall be:

(a) Front yards: none;

(b) Side and rear yards: none, except ten (10) feet for yards adjacent to a residentially zoned parcel.

Sec. 9-2.1306. Parking and loading (C-1).

(a) Commercial uses:

There shall be no off-street parking or loading requirements.

(b) Residential uses:

As required in Sec. 9-2.414, General Requirements: Parking and loading.

Sec. 9-2.1307. Signs (C-1).

(a) Signs are permitted as in Sec. 9-2.416, General Requirements: Signs;

(b) Business signs not to exceed ten (10) percent of the building front square footage nor 200 square feet, whichever is less, for each frontage treated separately, except that every frontage shall be allowed at least sixteen (16) square feet, and every business activity shall be

allowed four (4) square feet of signage.

Article 20. Periphery Commercial Zone (C-2)

Sec. 9-2.2001. Purpose (C2).

To provide for major commercial uses near large population centers with provision for adequate access and parking.

Sec. 9-2.2002. Uses (C-2).

(a) Uses permitted:

(1) Business offices, child care service, health services, heavy equipment sales, heavy equipment service, lodging facilities, places of assembly, postal services, prefabricated building sales, recreation facilities, restaurants, retail stores, self-service facilities, taverns, vehicle sales, vehicle service, and wholesale commercial supply, automobile service, parking lots;

(2) One dwelling unit where the residential use does not exceed the floor area of the commercial use; or one dwelling unit on the rear fifty (50) percent of the parcel;

(3) Dwelling units on the second floor if the entire first floor is commercially used.

(b) Uses permitted subject to issuance of a Special Use Permit:

(1) Animal breeding and boarding, campgrounds, limited electric generation, mining, public service facilities, public utility facilities, schools, indoor shooting ranges, storage, transport stations, undertaking, used goods sales, veterinary services, warehousing, wholesaling;

(2) Assembly, manufacturing and processing which are based upon materials which are already in processed form.

(c) Uses permitted subject to issuance of a Planned Development Permit:

(1) Dwelling units on the rear fifty (50) percent of the parcel.

Sec. 9-2.2003. Height (C-2).

Structures shall not exceed forty (40) feet in height, except for dwelling units, which shall not exceed thirty-five (35) feet.

Sec. 9-2.2004. Area, width, and coverage (C-2).

(a) The minimum net lot area shall be 2,000 square feet.

(b) The minimum width shall be sixty (60) feet.

(c) The maximum building coverage shall not exceed seventy (70) percent of lot area.

Sec. 9-2.2005. Yards (C-2).

The minimum yard requirements shall be:

(a) Front yards: none, except ten (10) feet for yards adjacent to a residentially zoned parcel;

(b) Side and rear yards: none, except ten (10) feet for yards adjacent to a residentially zoned parcel.

Sec. 9-2.2006. Landscaping (C-2).

As required in Sec. 9-2.410, General Requirements: Landscaping.

Sec. 9-2.2007. Parking and loading (C-2).

As required in Sec. 9-2.414, General Requirements: Parking and loading.

Sec. 9-2.2008. Signs (C-2).

(a) Signs are permitted as in Sec. 9-2.416, General Requirements: Signs;

(b) Business signs, 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;

(c) Subject to issuance of a Special Use Permit, one additional self-supporting sign structure with a total face area not to exceed 200 square feet.

Article 21. Convenience Commercial Zone (C-3)

Sec. 9-2.2101. Purpose (C-3).

To provide for commercial uses serving small population centers, highway oriented commercial uses, commercial-recreation developments and commercial uses as an integral part of residential developments.

Sec. 9-2.2102. Uses (C-3).

(a) Uses permitted:

(1) Business offices, child care service, heavy equipment service, farm supply sales, health service, laundromats, lodging facilities, places of assembly, postal services, recreation facilities, restaurants, retail stores, taverns, automobile service, parking lots, vehicle service;

(2) One dwelling unit where the residential use does not exceed the floor area of the commercial use, or one dwelling unit on the rear fifty (50) percent of the parcel;

(3) Dwelling units on the second floor if the entire first floor is in commercial use.

(b) Uses permitted subject to issuance of a Special Use Permit:

(1) Animal breeding and boarding, campgrounds, limited electric generation, mining, public service facilities, public utility facilities, schools, used goods sales, veterinary services, transport station.

Sec. 9-2.2103. Height (C-3).

Structures shall not exceed forty (40) feet in height, except for dwelling units, which shall not exceed thirty-five (35) feet.

Sec. 9-2.2104. Area, width, and coverage (C-3).

(a) The minimum net lot area shall be 8,500 square feet.

(b) The minimum width shall be sixty (60) feet.

(c) The maximum building coverage shall not exceed fifty (50) percent of lot area.

Sec. 9-2.2105. Yards (C-3).

The minimum yard requirements shall be:

(a) Front yards: None, except ten (10) feet when adjacent to a residentially zoned parcel;

(b) Side and rear yards: None, except ten (10) feet for yards adjacent to a residentially zoned parcel.

Sec. 9-2.2106. Parking and loading (C-3).

As required in Sec. 9-2.414, General Requirements: Parking and loading.

Sec. 9-2.2107. Signs (C-3).

(a) Signs are permitted as in Sec. 9-2.416, General Requirements: Signs;

(b) Business signs not to exceed ten (10) percent of the building front square footage, nor 200 square feet, whichever is less, for each street frontage treated separately.

(c) Subject to issuance of a Special Use Permit, one additional self-supporting sign structure with a total face area not to exceed 100 square feet.

Article 22. Recreation-Commercial Zone (R-C)

Sec. 9-2.2201. Purpose (R-C).

To provide for commerce supportive of prime recreation sites and areas.

Sec. 9-2.2202. Uses (R-C).

(a) Uses permitted:

(1) Boat ramps, boat services, business offices, campgrounds, child care services, health services, laundromats, lodging facilities, marinas, places of assembly, postal services, recreation facilities, resorts, restaurants, retail stores, taverns, and automobile service.

(2) One dwelling unit where the residential use does not exceed the floor area of the commercial use, or one dwelling unit on the rear fifty (50) percent of the parcel.

(3) Dwelling units on the second floor if the entire first floor is in commercial use.

(b) Uses permitted subject to issuance of a Special Use Permit:

(1) Animal breeding and boarding, limited electric generation, mining, public service facilities, public utility facilities, schools, veterinary services, wholesale commercial supply, parking lot, transport station.

(c) Uses permitted subject to issuance of a Planned Development Permit:

(1) Dwelling units on the rear fifty (50) percent of the parcel.

Sec. 9-2.2203. Height (R-C).

No structure shall exceed thirty-five (35) feet in height.

Sec. 9-2.2204. Area, width and coverage (R-C).

(a) The minimum net lot area shall be 8,500 square feet.

(b) The minimum width shall be sixty (60) feet.

(c) The maximum building coverage shall not exceed seventy (70) percent of lot area.

Sec. 9-2.2205. Yards (R-C).

The minimum yard requirements shall be:

(a) Front yards: twenty (20) feet;

(b) Side and rear yards: five (5) feet, except ten (10) feet for yards adjacent to a residentially zoned parcel.

Sec. 9-2.2206. Parking and loading (R-C).

As required in Sec. 9-2.414, General Requirements: Parking and loading.

Sec. 9-2.2207. Signs (R-C).

(a) Signs are permitted as in Sec. 9-2.416, General Requirements: Signs;

(b) Business signs, 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;

(c) Subject to issuance of a Special Use Permit, one additional self-supporting sign structure with a total face area not to exceed 200 square feet.

Article 23. Recreation Zone (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20)

Sec. 9-2.2301. Purpose (Rec).

To provide for the development of prime recreation sites with dwelling unit density compatible with the opportunity area in which the prime recreation site is located and to provide for multiple use of prime recreation sites in a manner supportive of recreational use.

Sec. 9-2.2302. Uses (Rec).

(a) Uses permitted:

(1) Boat ramps, boat services, campgrounds, lodging facilities, marinas, postal services, recreation facilities, resorts.

(2) When in conjunction with a use permitted in (1) above; business offices, childcare services, health services, laundromats, places of assembly, restaurants, retail stores, taverns, automobile service;

(3) One dwelling unit.

(b) Uses permitted subject to issuance of a Special Use Permit:

(1) Limited electric generation in Rec-10 and Rec-20, mining, public service facilities, public utility facilities, rooming facilities, schools, indoor shooting ranges in Rec-P, Rec-1, Rec-3, and shooting ranges in Rec-10 and Rec-20.

(c) Uses permitted subject to 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 (1-3) acres per dwelling unit
(3) Rec-3: Three to ten (3-10) acres per dwelling unit
(4) Rec-10: Ten to twenty (10-20) acres per dwelling unit
(5) Rec-20: Twenty (20) acres per dwelling unit.

Sec. 9-2.2303. Height of Buildings (Rec).
Structures shall not exceed thirty-five (35) feet in height.

Sec. 9-2.2304. Area, width and coverage (Rec).
(a) The minimum net lot area shall be 8,500 square feet.
(b) the minimum width shall be sixty (60) feet.
(c) the maximum building coverage shall not exceed fifty (50) percent of lot area.

Sec. 9-2.2305. Yards (Rec).
The minimum yard requirements shall be:
(a) Front yards: twenty (20) feet
(b) Side and Rear yards: five (5) feet except ten (10) feet for yards adjacent to a residentially zoned parcel.

Sec. 9-2.2306. Parking and loading (Rec).
As required in Sec. 9-2.414, General Requirements: Parking and loading.

Sec. 9-2.2307. Signs (Rec).
(a) Signs are permitted as in Sec. 9-2.416, General Requirements: Signs;
(b) Business signs not to exceed ten (10) percent of the building front square footage for each street frontage treated separately, nor 200 square feet, whichever is less;
(c) Subject to issuance of a Special Use Permit, one additional self-supporting sign structure with a total face area not to exceed 100 square feet.

Article 24. Recreation-Open Space Zone (Rec-OS)

Sec. 9-2.2401. Purpose (Rec-OS).
To provide for open space and open space recreation uses of prime recreation sites, and to provide for cemeteries.

Sec. 9-2.2402. Uses (Rec-OS).
(a) Uses permitted:
(1) Golf facilities, parks, grazing, horticulture, timber management, boat ramps.
(b) Uses permitted subject to issuance of a Special Use Permit:
(1) Public utility facilities, public service facilities excluding health service, outdoor shooting ranges, hunting club.

Sec. 9-2.2403. Height (Rec-OS).

Structures shall not exceed thirty-five (35) feet in height.

Sec. 9-2.2404. Area, width and coverage (Rec-OS).

(a) The minimum net lot area shall be 8,500 square feet.

(b) The minimum width shall be sixty (60) feet.

(c) The maximum building coverage shall not exceed ten (10) percent of lot area.

Sec. 9-2.2405. Yards (Rec-OS).

The minimum yard requirements shall be:

(a) Front yards: twenty (20) feet

(b) Side and Rear yards: five (5) feet, except ten (10) feet for yards adjacent to residentially zoned parcels.

Sec. 9-2.2406. Parking and loading (Rec-OS).

As required in Sec. 9-2.414, General Requirements: Parking and loading.

Sec. 9-2.2407. Signs (Rec-OS).

(a) Signs are permitted as in Sec. 9-2.416, General Requirements: Signs;

(b) Business signs not to exceed ten (10) percent of the building front square footage for each street frontage treated separately, nor 200 square feet, whichever is less;

(c) Subject to issuance of a Special Use Permit, one additional self-supporting sign structure with a total face area not to exceed 100 square feet.

Article 25. Heavy Industrial Zone (I-1)

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

To provide for industry where access is available to transportation routes, transportation facilities and public service facilities and where surrounding land use and the environmental setting will permit most industrial uses without major adverse impacts.

Sec. 9-2.2502. Uses (I-1).

(a) Uses permitted subject to site development review (9-2.1103):

(1) Assembly, manufacturing, processing, electric generation, junkyards, salvage operations, public utility facilities, heavy equipment sales, heavy equipment service, transport stations;

(2) Retail sales and wholesaling when associated with and appurtenant to a use permitted in (1) above or (b) below;

(3) One dwelling unit when in conjunction with an industrial use.

(b) Uses permitted subject to issuance of a Special Use Permit:

(1) Mining, public service facilities excluding health service.

(2) Permitted uses which exceed height limitations.

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

No timber products manufacturing structures shall exceed 125 feet in height; no other structures shall exceed 75 feet in height except for dwelling units, which shall not exceed thirty-five (35) feet.

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

(a) The minimum net lot area shall be 10,000 square feet.

(b) The minimum width shall be sixty (60) feet.

(c) There shall be no requirement for maximum building coverage.

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

The minimum yard requirements shall be:

(a) Front yards: not less than twenty (20') feet.

(b) Side and rear yards: None, except ten (10) feet for yards adjacent to a residentially zoned parcel.

Sec. 9-2.2506. Parking and loading (I-1).

As required in Sec. 9-2.414, General Requirements: Parking and loading.

Sec. 9-2.2507. Signs (I-1).

(a) Signs are permitted as in Sec. 9-2.416, General Requirements: Signs.

(b) Business signs, 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.

(c) Subject to issuance of a Special Use Permit, one additional self-supporting sign structure with a total face area not to exceed 200 square feet.

Article 26. Light Industrial Zone (I-2)

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

To provide for light industry where access is available to transportation routes, transportation facilities and public service facilities and where surrounding land use and the environmental setting will permit most light industrial uses without major adverse impacts.

Sec. 9-2.2602. Uses (I-2).

(a) Uses permitted subject to site development review (Sec. 9-2.1103):

(1) Assembly, manufacturing, and processing which are based upon materials which are already in processed form;

(2) Storage, transport stations, warehousing, wholesaling, public utility facilities, vehicle service;

(3) Retail sales when associated with and appurtenant to a use permitted in (1) and (2) above and (b) below.

(4) One dwelling unit when in conjunction with an industrial use.

(b) Uses permitted subject to issuance of a Special Use Permit:

(1) Junkyards, salvage operations, heavy equipment service, public service facilities excluding health service.

(2) Permitted uses which exceed sixty (60) feet in height.

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

No structure shall exceed sixty (60) feet in height except for dwelling units which shall not exceed thirty-five (35) feet.

Sec. 9-2.2604. Area, Width and Coverage (I-2).

(a) The minimum net lot area shall be 10,000 square feet.

(b) The minimum width shall be sixty (60) feet.

(c) There shall be no requirement for maximum building coverage.

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

The minimum yard requirements shall be:

(a) Front yards: not less than twenty (20) feet;

(b) Side and Rear yards: none, except ten (10) feet for yards adjacent to a residentially zoned parcel.

Sec. 9-2.2606. Parking and loading (I-2).

As required in Sec. 9-2.414, General Requirements: Parking and loading.

Sec. 9-2.2607. Signs. (I-2).

(a) Signs are permitted as in Sec. 9-2.416, General Requirements: Signs:

(b) Business signs, 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;

(c) Subject to issuance of a Special Use Permit, one additional self-supporting sign structure with a total face area not to exceed 200 square feet.

Article 27. Limited Industrial Combining Zone (L-1)

Sec. 9-2.2701. Purpose (L-1).

To permit and control industrial uses which have the potential to be socially, economically or environmentally incompatible with the surrounding area. The potential incompatibility shall be specified in the ordinance which zones the property.

Sec. 9-2.2702. Uses (L-1).

(a) Uses permitted subject to issuance of a Special Use Permit:

(1) Those uses permitted and permitted subject to issuance of a Special Use Permit in the industrial zone with which the Limited Industrial Combining Zone is combined.

Article 28. Open Space Zone (OS)

Sec. 9-2.2801. Purpose (OS).

To provide for uses which will maintain the natural environment.

Sec. 9-2.2802. Uses (OS).

(a) Uses permitted:

(1) Wildlife management.

Article 29. Lake Zone (L)

Sec. 9-2.2901. Purpose (L).

To provide for the utilization and management of water resources.

Sec. 9-2.2902. Uses. (L).

(a) Uses permitted:

(1) Water impoundment, hydroelectric generation, grazing, timber management, wildlife management.

(b) Uses permitted subject to issuance of a Special Use Permit:

(1) Boat ramps, docks, marinas, recreation facilities.

Sec. 9-2.2903. Height (L).

Buildings shall not exceed one story, as defined in the Uniform Building Code.

Sec. 9-2.2904. Area and width (L).

(a) The minimum gross lot area shall be five (5) acres.

(b) The minimum width shall be 250 feet.

Sec. 9-2.2905. Yards (L).

There shall be no minimum yard requirements.

Sec. 9-2.2906. Signs (L).

(a) Signs are permitted as in Sec. 9-2.416, General Requirements: Signs.

(b) Business signs not to exceed thirty-two (32) square feet.

Article 30. Agricultural Preserve Zone (AP)

Sec. 9-2.3001. Purpose (AP).

To provide land use regulations consistent with the intent of the Plumas County Williamson Act program for Agricultural Preserves.

Sec. 9-2.3002. Uses (AP).

(a) Uses permitted:

(1) Agriculture, timber management, agricultural product sales, animal breeding and boarding, employee housing;

(2) One dwelling unit.

(b) Uses permitted subject to issuance of a Special Use Permit:

(1) Mining, limited electric generation, public utility facilities, public service facilities excluding health service, wildlife management, transport stations, agricultural auction yards, outdoor shooting ranges, hunting clubs.

Sec. 9-2.3003. Height (AP).

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

Sec. 9-2.3004. Area and width (AP).

(a) The minimum gross lot area shall be eighty (80) acres, except

(b) The minimum gross lot area shall be ten (10) acres solely where the primary use is agricultural auction yard with no dwelling unit permitted.

Sec. 9-2.3005. Yards (AP).

The minimum yard requirements shall be:

(a) Front yards: not less than twenty (20) feet;

(b) Side and rear yards: not less than five (5) feet.

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

As required in Sec. 9-2.414, General Requirements: Parking and loading.

Sec. 9-2.3007. Signs (AP).

(a) Signs are permitted as in Sec. 9-2.416, General Requirements: Signs.

(b) Business signs not to exceed thirty-two (32) square feet.

Article 31. General Agriculture Zone (GA)

Sec. 9-2.3101. Purpose (GA).

To protect and preserve for present and future utilization commercially viable important agriculture resource production areas.

Sec. 9-2.3102. Uses (GA).

(a) Uses permitted:

(1) Agriculture, timber management and wildlife management, agricultural product sales, animal breeding and boarding, employee housing;

(2) One dwelling unit, one additional dwelling unit on any parcel of eighty (80) acres or more;

(3) Home business.

(b) Uses permitted subject to issuance of a Special Use Permit:

(1) Mining, limited electric generation, home industry, public utility facilities, public service facilities excluding health service, agricultural auction yard, transport station, veterinary service, outdoor shooting ranges, hunting clubs.

(2) On land of a soil type not suitable for identification as an

important Agricultural Area: non-commercial campgrounds, recreation facilities, resorts.

(c) Uses permitted subject to issuance of a Planned Development Permit:

(1) Dwelling units at the ratio of up to one per each forty (40) acres of lot area.

Sec. 9-2.3103. Height (GA).

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

Sec. 9-2.3104. Area and width (GA).

(a) The minimum gross lot area shall be forty (40) acres.

(b) The minimum width shall be 300 feet.

Sec. 9-2.3105. Yards (GA).

The minimum yard requirements shall be:

(a) Front yards: not less than twenty (20) feet;

(b) Side and rear yards: not less than five (5) feet.

Sec. 9-2.3106. Parking and loading (GA).

As required in Sec. 9-2.414, General Requirements: Parking and loading.

Sec. 9-2.3107. Signs (GA).

(a) Signs are permitted as in Sec. 9-2.416, General Requirements: Signs.

(b) Business signs not to exceed thirty-two (32) square feet.

Article 32. Timberland Production Zone (TPZ)

Sec. 9-2.3201. Purpose (TPZ).

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

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

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

(a) The growing and harvesting of timber, including Christmas trees, and measures to protect such timber; and

(b) The following uses, except in specific instances where such a use would significantly detract from the use of property for the uses set forth in subsection (a) of this section:

(1) Management for watershed;

(2) Management for fish and wildlife habitat and hunting and fishing;

(3) Uses integral to the uses set forth in subsection (a) of this subsection, including forest management roads, log landings, log storage areas, and temporary portable wood processing equipment;

(4) Management for the use of other natural resources where less than three (3) acres of land is converted to non-timberland use, hydroelectric generation subject to site development review (9-2.1103);

(5) Grazing; and

(6) Public utility facilities as permitted by Section 9-2.415 of Article 4 of this chapter.

(7) A residence or other structure necessary for the management of a parcel zoned as timberland production if such parcel is 160 acres or greater in size.

(8) Where a single parcel is partially zoned timberland production and agricultural, structures necessary for the management of agricultural land may be located within the timberland production area.

(c) Subject to issuance of a Special Use Permit:

(1) Public service facilities excluding health service.

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

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

(a) Parcels shown on Lists A or B and which are found to meet the specifications of the Z'berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976; or

(b) Parcels petitioned for inclusion which satisfy all of the following criteria:

(1) A map has been prepared showing the legal description or the assesor's parcel number of the property desired to be zoned;

(2) A forest management plan has been prepared or approved by a registered professional forester providing for timber harvest within a reasonable period of time;

(3) Timber stocking standards of the Forest Practices Act and the Forest Practice Rules of the State Board of Forestry are met or will be met within five (5) years as secured by agreement;

(4) The area is in one ownership of at least 40 acres;

(5) The average timber site is III or higher according to the site rating system of the State Board of Forestry; and

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

Sec 9-2.3204. Area (TPZ).

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

(a) Four-fifths (4/5) of the members of the Board find that a proposed division is in the public interest; and

(b) The original owner prepares a joint timber management plan prepared or approved as to content by a registered professional forester for the parcels to be created. The joint timber management plan shall provide for the management and harvesting of timber by the original owner and any subsequent owners, and shall be recorded with the County Recorder as a deed restriction on all newly-created parcels, and shall be

subject to all other provisions of the Forest Taxation Reform Act of 1976, in addition to the normal requirements of this chapter.

Sec. 9-2.3205. Rezoning (TPZ).

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

Sec. 9-2.3206. Yards and heights of buildings (TPZ).

The provisions of the General Forest District (GF) set forth in Article 33 of this chapter shall apply.

Article 33. General Forest Zone (GF)

Sec. 9-2.3301. Purpose (GF).

To protect and preserve for present and future utilization commercially viable important timber resource production areas not in Timberland Production Zone.

Sec. 9-2.3302. Uses (GF).

(a) Uses permitted:

(1) Timber management, agriculture, wildlife management, animal breeding and boarding;

(2) One dwelling unit; one additional dwelling unit on any parcel of eighty (80) acres or more;

(3) Home business.

(b) Uses permitted subject to issuance of a Special Use Permit:

(1) Mining, limited electric generation, home industry, public utility facilities, public service facilities excluding health service, outdoor shooting ranges, hunting clubs.

(c) Uses permitted subject to issuance of a Planned Development Permit.

(1) Dwelling units at the ratio of up to one per each forty (40) acres of lot area.

Sec. 9-2.3303. Height (GF).

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

Sec. 9-2.3304. Area and width (GF).

(a) The minimum gross lot area shall be forty (40) acres.

(b) The minimum width shall be 300 feet.

Sec. 9-2.3305. Yards (GF).

The minimum yard requirements shall be:

(a) Front yards: not less than twenty (20) feet;

(b) Side and rear yards: not less than five (5) feet.

Sec. 9-2.3306. Parking and loading (GF).

As required in Sec. 9-2.414, General Requirements: Parking and loading.

Sec. 9-2.3307. Signs (GF).

(a) Signs are permitted as in Sec. 9-2.416, General Requirements: Signs

(b) Business signs not to exceed thirty-two (32) square feet.

Article 34. Mining Zone (M)

Sec. 9-2.3401. Purpose (M).

To provide for utilization of commercially viable prime mining resources and to permit no use which will preclude the extraction of materials.

Sec. 9-2.3402. Uses (M).

(a) Uses permitted:

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

(2) One dwelling unit.

(b) Uses permitted subject to site development review (9-2.1103)

(1) Hydroelectric generation.

(c) Uses permitted subject to issuance of a Special Use Permit:

(1) Recreation facilities, public service facilities excluding health service.

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

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

Sec. 9-2.3404. Area and Width (M).

(a) The minimum gross lot area shall be ten (10) acres.

(b) The minimum width shall be 300 feet.

Sec. 9-2.3405. Yards (M).

The minimum yard requirements shall be:

(a) Front yards: Twenty (20) feet.

(b) Side and rear yards: five (5) feet.

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

As required in Sec. 9-2.414, General Requirements: Parking and loading.

Sec. 9-2.3407. Signs (M).

(a) Signs are permitted as in Sec. 9-2.416, General Requirements: Signs.

(b) Business signs not to exceed thirty-two (32) square feet.

Article 35. Flood Plain Combining Zone (FP)

Sec. 9-2.3501. Purpose (FP).

To regulate development to achieve reasonable safety from flood hazard.

Sec. 9-2.3502. Uses (FP).

(a) Uses permitted in primary flood hazard areas:

(1) No buildings;

(2) Permit alteration, channelization, diversion or land filling for the protection of existing uses.

(b) Uses permitted in secondary flood hazard areas:

(1) No habitable structures;

(2) Permit alteration, channelization, diversion or land filling where such changes will not adversely alter off-site historical flood patterns where such alterations are necessary to accommodate nonhabitable structures and for the protection of existing uses.

Article 36. Potential High Fire Hazard Combining Zone (FH)

Sec. 9-2.3601. Purpose (FH).

To regulate development to achieve reasonable safety from fire hazard.

Sec. 9-2.3602. Requirements (FH).

(a) (1) Driveways shall provide a sixteen (16) foot roadbed with adequate turnaround for fire trucks.

(2) Shaded fuel breaks within private road right-of-ways shall be maintained.

(3) 2500 gallons of water with approved provisions for fire engine filling shall be provided for each dwelling unit, or there shall be an approved water system of equal capacity immediately available.

(4) Roofs shall be Class A, exclusive of wood, as defined by the Uniform Building Code; construction shall conform with the Uniform Fire Code; all exterior surfaces shall be made of materials that provide not less than one hour of fire resistance (conforming to Table 43-B of the Uniform Building Code).

(5) Structures shall be located at least thirty (30) feet from side and rear property lines and thirty (30) feet from other structures.

(b) The requirements in (a) above shall not apply should the County Fire Warden conduct a specific site review and determine an area to not be a potential high fire hazard area.

Article 37. Special Plan Combining Zone SP-(ScA,ScR,HA,HB)

Sec. 9-2.3701. Purpose (SP).

To administer important scenic areas, special plan-historical areas and designated historical buildings.

Sec. 9-2.3702. Identification (SP).

Special Plan Areas are specifically identified in the General Plan as to the qualities to be protected or preserved as Scenic Areas (ScA), Scenic Roads (ScR), Historical Areas (HA), and Historical Buildings (HB).

Sec. 9-2.3703. Special Plan Review (SP).

(a) No structure or fence shall be constructed nor its exterior altered in any way nor a Historical Building demolished nor a building permit issued without special plan review as set forth in (b) below

(b) (1) Special plan review shall be conducted by the Zoning Administrator or his designated representative.

(2) Special plan review shall be to ensure compliance with the standards for land development and the land use protection measures of the applicable Scenic Area, Scenic Road, or Historical Area as identified in the General Plan.

(3) Special plan review for Historical Buildings shall be consideration of the value to the public interest prior to approval of a building permit to demolish an Historical Building.

Sec. 9-2.3704. Special Plan Review Committee (SP).

(a) Designation. A Special Plan Review Committee shall be designated for each Special Plan Combining District.

(b) Membership. The Committee shall consist of the Planning Director and the Building Official, or their designated representatives, one member of the Commission, a local architect, landscape architect, or artist, and three (3) residents of the community who are selected by the Commission.

(c) Terms. The Committee shall serve at the pleasure of the Commission.

(d) Meetings. The Committee shall meet at such times as need warrants.

(e) Functions, duties, and powers. The Committee shall establish standards for reviewing plans.

(f) Existing guidelines shall be applicable until amended as provided above.

Article 38. Mobile Home Combining Zone (MH)

Sec. 9-2.3801. Purpose (MH).

To provide for the use of mobile homes as dwelling units.

Sec. 9-2.3802. Uses (MH).

(a) Uses permitted:

(1) Mobile homes may be used as buildings, subject to the building provisions of the zone with which the Mobile Home Combining Zone is combined.

(2) The underside of the mobile home shall be panelled or obscured around the periphery with decks or landscape planting.

Article 39. Business Exclusion Combining Zone (BX)

Sec. 9-2.3901. Purpose (BX).

To preclude or exclude businesses.

Sec. 9-2.3902. Uses (BX).

(a) Uses permitted:

(1) The use of land, dwelling units or appurtenant structures shall be permitted for dwelling and dwelling appurtenant uses only.

Article 40. Farm Animal Combining Zone (F)

Sec. 9-2.4001. Purpose (F).

To provide for animal husbandry.

Sec. 9-2.4002. Uses (F).

(a) Uses permitted:

(1) Small animal husbandry.

(2) Large animal husbandry.

PLANNING DEPARTMENT

P.O. BOX 437, QUINCY, CALIFORNIA 95971 (916) 283-2000

October 18, 1984

TO: Board of Supervisors
FROM: John S. McMorrow, Planning Director
RE: Zoning Enabling Ordinance

The attached proposed zoning ordinance amendments will be the subject of the hearing on October 30, 1984. I feel this proposal will allow for streamlined and rapid processing of permits while assuring protection from unanticipated uses which will adversely affect the general welfare of the County.

The appeal process is the only section which is a concern I had discussed during budget hearings. I hope to again present an argument to eliminate the Planning Commission as an appeals board which will be supported by historical data.

JSMcM:m

Att: a/s

Sec. 9-2.1103. Site development review.

The Planning Director shall review all building permits for uses not subject to a Special Use Permit in Industrial Zones and where otherwise specified in this ordinance to ensure orderly and harmonious development and to provide the general welfare by disallowing uses which are not appropriate to the site, general surrounding, or environmental setting. This review may involve public hearings at the sole discretion of the Planning Director and shall result in approval, approval subject to conditions, or denial. The Board of Supervisors may, upon its own motion, assume this authority of the Planning Director or the Planning Director may refer any subject building permit to the Board of Supervisors for review and action.

Any decision made by the Planning Director shall be appealable as provided by Sec. 9-2.1001, et seq.

USES PERMITTED - SUBJECT TO SITE DEVELOPMENT REVIEW

(I-1) Sec. 9-2.2502. (a) ADD subject to site development review (Sec. 9-2.1103).

(I-2) Sec. 9-2.2602. (a) ADD subject to site development review (Sec. 9-2.1103).

(TPZ) Sec. 9-2.3202. (b)(4) ADD hydroelectric generation, subject to site development review (Sec. 9-2.1103).

(M) Sec. 9-2.3402. CHANGE (b) to (c).

ADD (b) Uses permitted, subject to site development review (Sec. 9-2.1103).

(1) Hydroelectric generation.

SUMMARY OF ZONING ENABLING ORDINANCE

The Plumas County Board of Supervisors intends to adopt a revised zoning enabling ordinance on December 4, 1984, which will establish new zoning district classifications, standards for development and minimum parcel sizes. This ordinance is intended to implement the newly revised general plan and will have an impact on all parcels of land. The following is a list of areas covered in the revised zoning enabling ordinance:

Article 1. Purposes and Application
Article 2. Definitions
Article 3. Establishment of Zones
Article 4. General Requirements
Article 5. Nonconforming Land, Buildings, and Uses
Article 6. Special Use Permits
Article 7. Planned Developments
Article 8. Variances
Article 9. Amendments
Article 10. Appeals
Article 11. Building Permits
Article 12. Administration
Article 13. Single Family Residential Zones (2-R, 3-R, 7-R)
Article 14. Multiple Family Residential Zone (M-R)
Article 15. Suburban Zone (S-1)
Article 16. Secondary Suburban Zone (S-3)
Article 17. Rural Zone (R-10)
Article 18. Rural Zone (R-20)
Article 19. Core Commercial Zone (C-1)
Article 20. Periphery Commercial Zone (C-2)
Article 21. Convenience Commercial Zone (C-3)
Article 22. Recreation-Commercial Zone (R-C)
Article 23. Recreation Zones (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20)
Article 24. Recreation-Open Space Zone (Rec-OS)
Article 25. Heavy Industrial Zone (I-1)
Article 26. Light Industrial Zone (I-2)
Article 27. Limited Industrial Combining Zone (L-1)
Article 28. Open Space Zone (OS)
Article 29. Lake Zone (L)
Article 30. Agricultural Preserve Zone (AP)
Article 31. General Agricultural Zone (GA)
Article 32. Timberland Production Zone (TPZ)
Article 33. General Forest Zone (GF)
Article 34. Mining Zone (M)
Article 35. Flood Plain Combining Zone (FP)
Article 36. Potential High Fire Hazard Combining Zone (FH)
Article 37. Special Plan Combining Zones (SP -ScA,-ScR,-HA,-HB)
Article 38. Mobile Home Combining Zone (MH)
Article 39. Business Exclusion Combining Zone (BX)
Article 40. Farm Animal Combining Zone (F)

A certified copy of the full text of the proposed ordinance is posted in the County Clerk's Office, Courthouse, Quincy, California, and copies are available from the Plumas County Planning Department.

The ordinance was duly passed and adopted by the Board of Supervisors of the County of Plumas, State of California, at a regular meeting of said Board held on the 4th day Of December, 1984, by the following vote:

AYES:	Supervisors:	Papenhausen, Glines, Pricer, Coates and Ross
NOES:	Supervisors:	None
ABSENT:		None

s/Leonard Ross
Chairman

ATTEST: s/ILA DIGGS
County Clerk and ex-officio
Clerk of said Board of Supervisors

I CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF Sum of Ordinance ADOPTED BY THE BOARD OF SUPERVISORS OF PLUMAS COUNTY, CALIFORNIA, ON December 4 19 84
ATTEST December 6 19 84
ILA DIGGS, COUNTY CLERK
& EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS
Nancy Merkel DEPUTY

Historical Zoning Ordinances:
Ordinance 85-604

ORDINANCE No. 85 - 604

AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, REZONING PLUMAS COUNTY CONSISTENT WITH THE PLUMAS COUNTY GENERAL PLAN.

The Board of Supervisors of the County of Plumas, State of California, **DOES ORDAIN** as follows:

Section 1. All existing parcels of land within Plumas County shall be rezoned into one or a combination of the zoning classifications enumerated in Plumas County Code section 9-2.301 and described in Code sections 9-2.1301 through 9-2.4002. The zoning classifications applying to any specific parcel shall be identified in Exhibit A attached hereto and in Exhibit B filed in the Office of the County Clerk and incorporated herein. Exhibit A represents a map of one parcel showing a zoning boundary. Exhibit B (General Plan maps and overlays) represents the County's General Plan Maps with overlays showing the zoning designated for each parcel in the County.

Section 2. Any parcels zoned "Limited Industrial Combining" are so designated by virtue of potential land-use incompatibilities which are identified in Exhibit C attached hereto.

Section 3. Environmental considerations related to this rezoning have been addressed in EIR No. 39 and submittal analysis, which are hereby certified by this Board as complete and adequate.

Section 4. The Plumas County Planning Director shall prepare and maintain zoning plan maps consistent with this ordinance and with Plumas County Code section 9-2.302.

The foregoing ordinance was duly passed and adopted by the Board of Supervisors of the County of Plumas, State of California, at a regular meeting of said board held on the 19th day of March 1985, by the following vote:

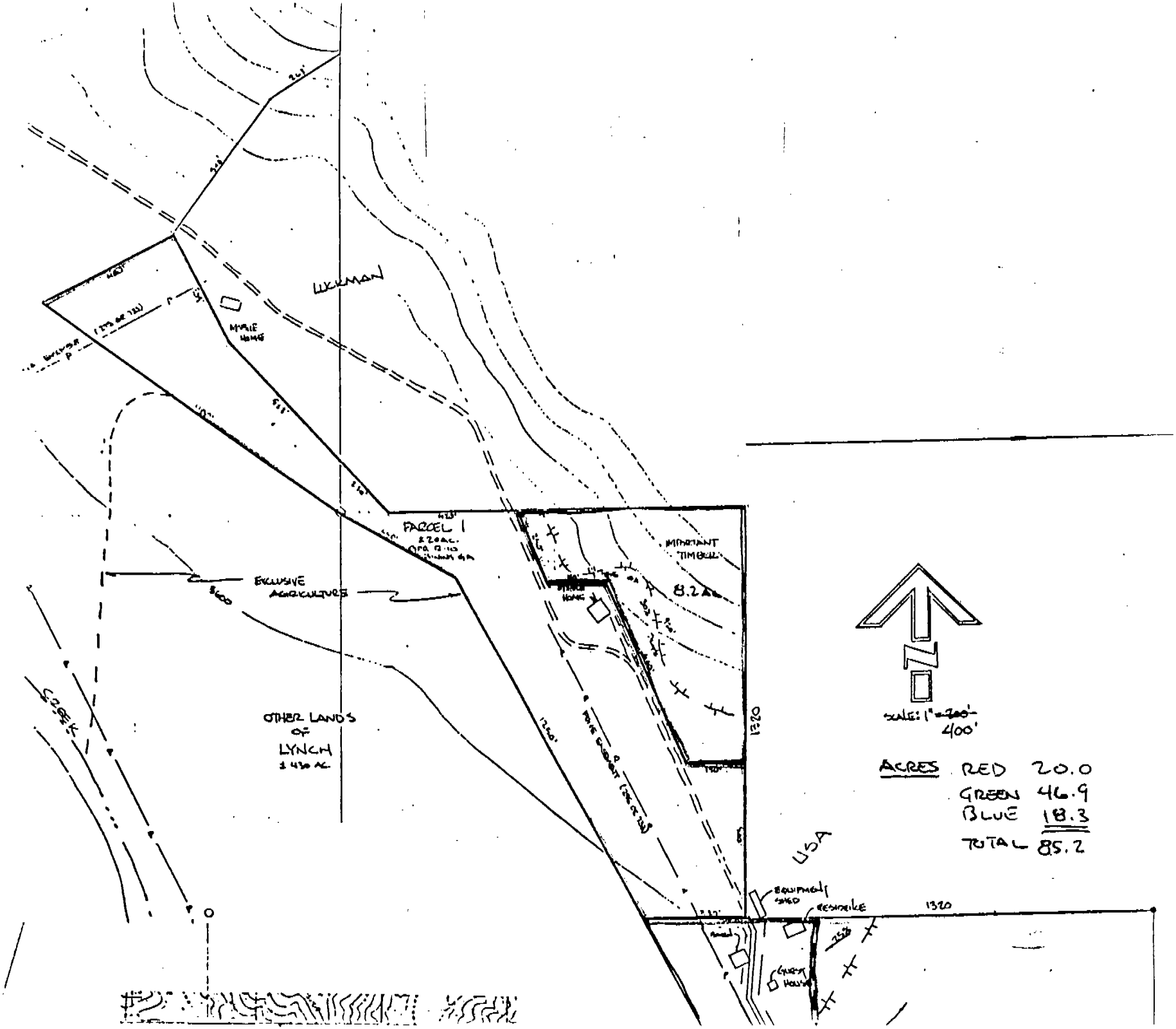
AYES:	Supervisors:	Schramel, Glines, Gossett, Ross and Coates
NOES:	Supervisors:	None
ABSENT:	Supervisors:	None

Bill Coates
Chairman, Board of Supervisors

ATTEST:

County Clerk and ex-officio Clerk
of said Board of Supervisors

PUBLISH: (**SUMMARY**)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MOBILE HOME
PARCEL 1
±20 AC.
EXCLUSIVE AGRICULTURE
IMPORTANT TIMBER
8.2 AC
OTHER LANDS OF LYNCH
± 436 AC.
CREEK
1320'
USA
EQUIPMENT SHED
RESIDENCE
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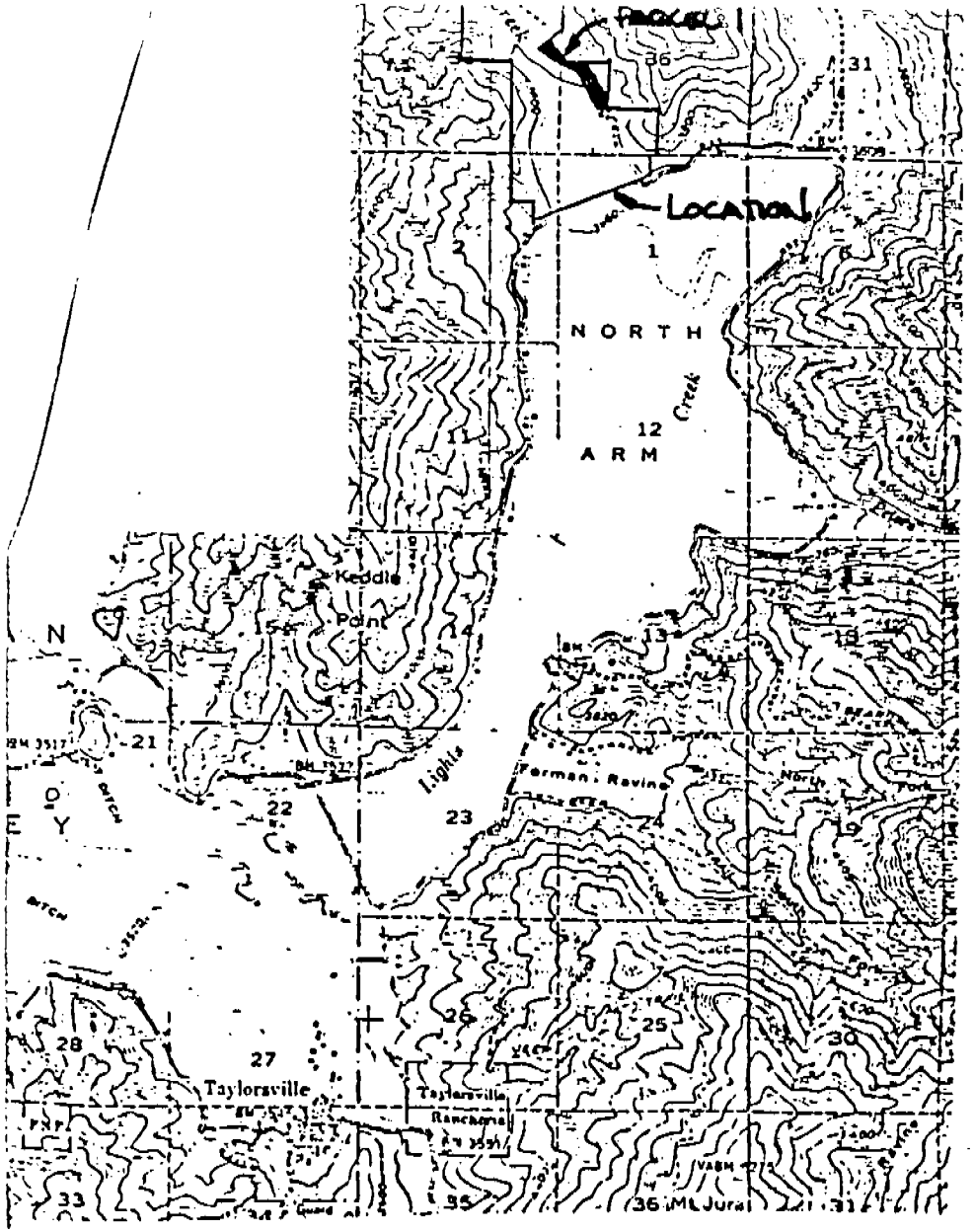
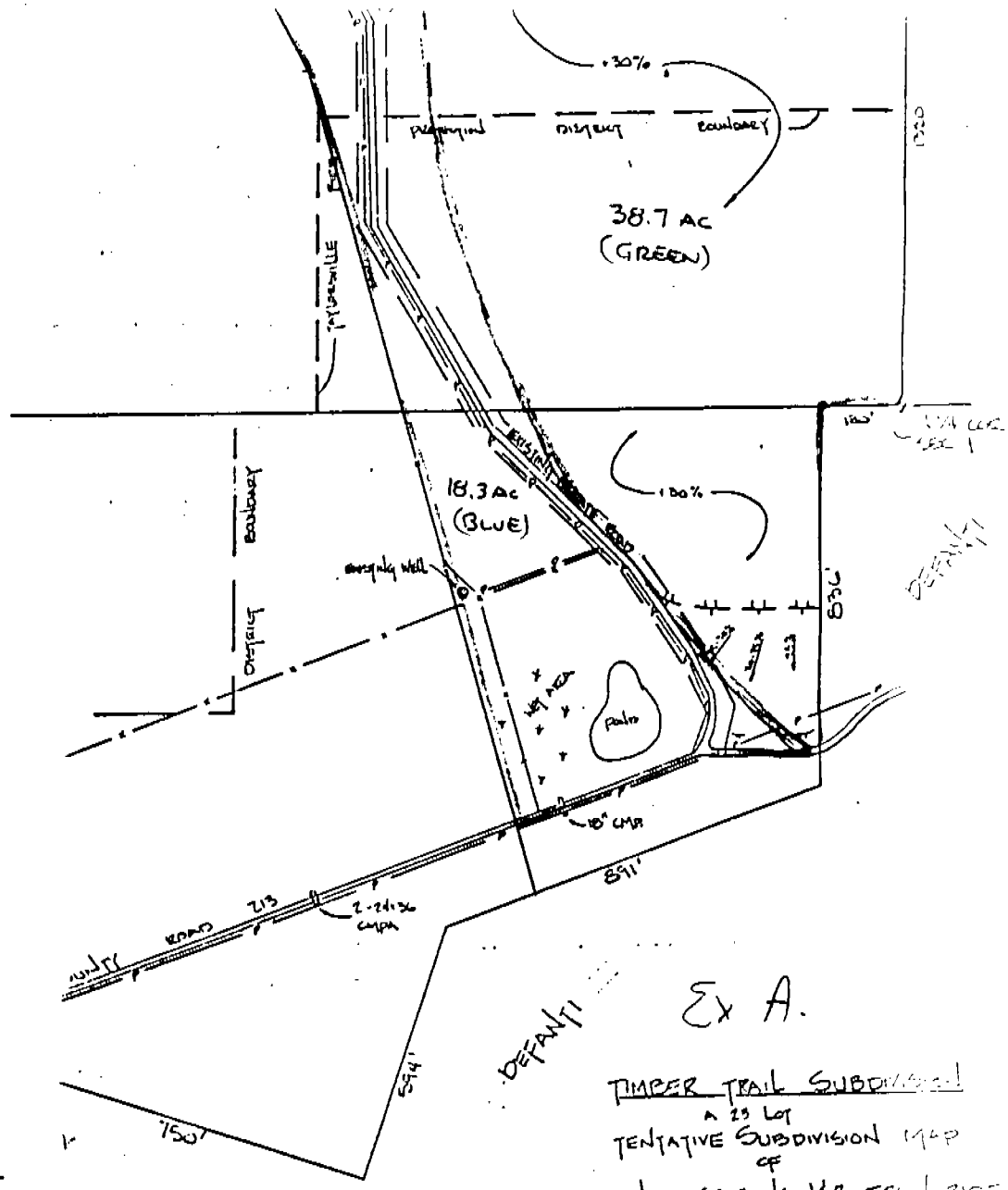
GREEN HOUSE
SCALE: 1" = 400'
ACRES RED 20.0
GREEN 46.9
BLUE 18.3
TOTAL 85.2





Ex A.

TIMBER TRAIL SUBDIVISION
A 23 LOT
TENTATIVE SUBDIVISION MAP
OF
A PORTION OF SECTIONS 1&2, T26N, R10E
AND SECTIONS 35 & 36, T27N, R10E, MDB&M
PLUMAS COUNTY, CALIFORNIA

FOR

ORDINANCE EXHIBIT A

ORD 85-604

Exhibit "C"

LIMITED INDUSTRIAL (LI) DESIGNATIONS

Present (3/12/85) Assessor's Parcel #	Potential Social, Economic or Environmental Incompatibility of Industrial Uses
100-202-04	Within and subject to the requirements of the Noise Sensitive Protection Area for Chester High School
100-202-09	New industrial uses or major expansion of existing industrial uses could result in adverse impacts due to the limited panhandle width, which is a problem of accessibility to transportation routes and due to the potential adverse impact on the adjacent environment from traffic and noise.
100-202-12 100-202-13	Within and subject to the requirements of the Noise Sensitive Protection Areas for Chester High School, Chester Elementary School and Seneca Hospital.
100-230-05	Within and subject to the requirements of the Noise Sensitive Protection Areas for Seneca Hospital and the school site on assessors parcel 100-230-15.
100-230-13	Within and subject to the requirements of the Noise Sensitive Protection Areas for Chester Elementary School, Seneca Hospital and the school site on assessors parcel 100-230-15.
001-140-11	Within and subject to the requirements of the Noise Sensitive Protection Area for Seneca Hospital.
100-260-09 100-260-10	Within and subject to the requirements of the Noise Sensitive Protection Areas for Seneca Hospital, Chester Elementary School, Chester High School.
102-412-10	Served by a road which will not accommodate all types of permitted industrial activities because County Road 313A, Peninsula Drive, has an Actual High ADT which is greater than the present safe capacity.
110-033-01 110-033-02 110-033-03	Within and subject to the requirements of the Noise Sensitive Protection Area for the old Greenville Elementary School.
110-040-21	Within and subject to the requirements of the Noise Sensitive Protection Area for the old Greenville Elementary School.
110-040-25 110-040-26 110-051-04	Within and subject to the requirements of the Noise Sensitive Protection Areas for the old Greenville Elementary School, Greenville Elementary School and Greenville High School.
110-180-06 110-180-07 110-180-08	Within and subject to the requirements of the Noise Sensitive Protection Areas for Greenville Elementary School, Greenville High School and Indian Valley Hospital.
110-330-03	Within and subject to the requirements of the Noise Sensitive Protection Area for Indian Valley Hospital
110-360-08 110-360-12 110-360-13	Within and subject to the requirements of the Noise Sensitive Protection Area for Indian Valley Hospital and new industrial uses or major expansion of existing uses could result in adverse impacts due to surrounding land uses, which are: single family residential to the west, important timber to the south, periphery commercial to the east and industrial to the north; and previous deed restrictions and Indian Valley Zoning Study.

Assessor's Parcel #	Potential Social, Economic or Environmental Incompatibility of Industrial Uses
004-280-23	New industrial uses or major expansion of existing uses could result in adverse impacts due to surrounding land uses which are: Secondary Suburban to the west, south and north, Rural to the east, Important Timber to the northeast and Recreation to the north; and previous zoning and Indian Valley Zoning Study.
115-012-03 115-012-05 115-012-25 115-012-27 115-012-32 115-012-33 115-012-38 115-012-40 115-012-42 115-021-01 115-021-02 115-021-03 115-021-04 115-180-21	Within and subject to the requirements of the Noise Sensitive Protection Area for Quincy Elementary School.
115-170-26	Within and subject to the requirements of the Noise Sensitive Protection Areas for Quincy Elementary School, Quincy High School and Quincy Convalescent Hospital.
117-350-11 116-081-02 116-082-01 116-082-02 116-082-03 116-082-04 116-082-05 116-082-06 116-121-04 116-123-01 116-320-17 116-320-24 116-320-25 116-320-26 117-350-06 117-350-07 117-350-08 117-350-10 117-350-12	Within and subject to the requirements of the Noise Sensitive Protection Areas for Pioneer Elementary School and the school site on assessors parcel 116-010-16.
125-080-11	New industrial uses or major expansion of existing uses could result in adverse impacts due to surrounding land uses which are: Secondary Suburban to the west and south, Mining and Agricultural Preserve to the north; and owner's request.
140-060-14	New industrial uses or major expansion of existing uses could result in adverse impacts due to surrounding land uses which are: Agricultural Buffer to the west, Industrial to the south and east and Periphery Commercial to the north; and previous zoning.

Assessor's Parcel #	Potential Social, Economic or Environmental Incompatibility of Industrial Uses
140-060-19	New industrial uses or major expansion of existing uses could result in adverse impacts due to surrounding land uses which are: Periphery Commercial and Industrial to the west, Industrial to the south, Industrial and Periphery Commercial to the east and Periphery Commercial and Agricultural Preserve to the north; and previous zoning.
140-060-26 140-060-29	New industrial uses or major expansion of existing uses could result in adverse impacts due to surrounding land uses which are: Industrial to the west, south and east and Periphery Commercial to the north; and previous zoning.

Publish: All Papers

TEXT OF PROPOSED ORDINANCE AND SUMMARY OF EXHIBITS ATTACHED TO PROPOSED ORDINANCE.

ORDINANCE No. 85 - 604

AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, REZONING PLUMAS COUNT CONSISTENT WITH THE PLUMAS COUNTY GENERAL PLAN.

The Board of Supervisors of the County of Plumas, State of California, **DOES ORDAIN** as follows:

Section 1. All existing parcles of land within Plumas County shall be rezoned into one or a combination of the zoning classifications enumerated in Plumas County Code section 9-2.301 and described in Code sections 9-2.1301 through 9-2.4002. The zoning classifications applying to any specific parcel shall be identified in Exhibit A attached hereto and in Exhibit B filed in the Office of the County Clerk and incorporated herein. Exhibit A represents a map of one parcel showing a zoning boundary. Exhibit B (General Plan maps and overlays) represents the County's General Plan Maps with overlays showing the zoning designated for each parcel in the County.

Section 2. Any parcels zoned "Limited Industrial Combining" are so designated by virtue of potential land-use incompatibilities which are identified in Exhibit C attached hereto.

Section 3. Environmental considerations related to this rezoning have been addressed in EIR No. 39 and submittal analysis, which are hereby certified by this Board as complete and adequate.

Section 4. The Plumas County Planning Director shall prepare and maintain zoning plan maps consistent with this ordinance and with Plumas County Code section 9-2.302.

The foregoing ordinance was duly passed and adopted by the Board of Supervisors of the County of Plumas, State of California, at a regular meeting of said board held on the 19th day of March 1985, by the following vote:

AYES: Supervisors: Schramel, Glines, Gossett, Ross and Coates

NOES: Supervisors: None

ABSENT: Supervisors: None

s/Bill Coates
Chairman, Board of Supervisors

ATTEST:

s/Ila Diggs
County Clerk and ex-officio Clerk
of said Board of Supervisors

PUBLISH: **(SUMMARY)**

NOTICE OF CORRECTION

The previous publication of this Ordinance (March 13, 1985) was incorrect insofar as the Number of the Ordinance and the Vote by the Board of Supervisors. There should have been no Number and no Vote, since the Ordinance had only been read the first time and had not yet been adopted. The Ordinance, as published above, shows the correct Number and Vote resulting from adoption on March 19, 1985.

Publish: All Papers

TEXT OF PROPOSED ORDINANCE AND SUMMARY OF EXHIBITS ATTACHED TO PROPOSED ORDINANCE.

ORDINANCE No. 85 - 604

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Chairman, Board of Supervisors

ATTEST:

s/Ila Diggs
County Clerk and ex-officio Clerk
of said Board of Supervisors

PUBLISH: ~~(SUMMARY)~~

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Chairman, Board of Supervisors

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County Clerk and ex-officio Clerk
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Historical Zoning Ordinances:
Ordinance 86-623

ORDINANCE No. 86 - 623

AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, AMENDING ARTICLES 2, 4, 5, 7, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 29, 30, 31, 32, 33, 34, 39, and REPEALING SECTION 9-2.1103 OF ARTICLE 2 and ADDING ARTICLE 11.5 TO CHAPTER 2 OF TITLE 9 OF THE PLUMAS COUNTY CODE (Affects Definitions, General Requirements, Nonconforming Structures and Uses, Planned Developments, Amendments, Building Permits, Site Development Review, Administration and Enforcement, and Uses Permitted and Signage within Various Zoning Classifications; Brings County into Conformance with State Law.)

The Board of Supervisors of the County of Plumas, State of California, **DOES ORDAIN** as follows:

Section 1. Sections 9-2.211, 9-2.222, 9-2.223, 9-2.227, 9-2.262, and 9-2.276 of Article 2 of Chapter 2 of Title 9 are hereby amended to read as follows:

Sec. 9-2.211. Appurtenance.

"Appurtenance" shall mean a use, building or activity which is a functional part of a use.

Sec. 9-2.222. Child day care facility.

"Child day care facility" shall mean a facility which provides nonmedical day care of less than twenty-four (24) hours per day for children under eighteen (18) years of age. This use is subject to additional requirements of the County and the State.

Sec. 9-2.223. Child day care home.

"Child day care home" shall mean a child day care facility in the provider's own home which provides day care for seven (7) to twelve (12) children, inclusive, including children who reside at the home, provided that the noise level does not exceed the ambient outside noise level for the area in which the home is located as determined by the General Plan

This use is subject to additional requirements of the County and the State.

Sec. 9-2.227. Dock.

"Dock" shall mean a structure for the mooring of two (2) or fewer boats.

Sec. 9-2.262. Marina.

"Marina" shall mean a facility providing dockage, supplies and services for boats; or dockage for three (3) or more boats.

Sec. 9-2.276. Public service facility.

"Public service facility" shall mean a facility for the provision of services to the public by a public agency; cemeteries; and disposal sites as defined in Section 6-10.101 of this Code; and does not include health service, child day care facility, or community care facility.

Section 2. Article 2 of Chapter 2 of Title 9 of the Plumas County Code is hereby amended by adding Sections 9-223.5, 9-225.3, 9-225.7 and 9-2.290.5 thereto to read as follows:

Sec. 9-223.5. Child day care home, limited.

"Child day care home, limited" shall mean a child day care facility in the provider's own home which provides day care for six (6) or fewer children, including children who reside at the home. This use is subject to additional requirements of the County and the State.

Sec. 9-2.225.3. Community care facility.

"Community care facility" shall mean any facility, place or building which is maintained and operated to provide nonmedical residential care, adult day care, or home-finding agency services for children, adults, or children and adults, including, but not limited to the physically handicapped, mentally impaired or incompetent persons, and does not include drug recovery facilities. This use is subject to additional requirements of the County and the State.

Sec. 9-2.225.7. Community care facility, limited residential.

"Community care facility, limited residential" shall mean a community care facility which provides twenty-four-hour care for six (6) or fewer persons, with the residents and operators being considered a family. "Six or fewer persons" does not include the provider or members of the provider's family or persons employed as facility staff. This use is subject to additional requirements of the County and the State.

Sec. 9-2.290.5. Story.

"Story" shall mean that portion of a building included between the upper surface of any floor and the upper surface of the floor

next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused underfloor space is more than six (6') feet above finished grade for more than fifty (50%) percent of the total perimeter or is more than twelve (12') feet above finished grade at any point, such usable or unused under-floor space shall be considered a story.

Section 3. Sections 9-2.405 and 9-2.408 of Article 4 of Chapter 2 of Title 9 of the Plumas County Code are hereby amended to read as follows:

Sec. 9-2.405. Camping.

(a) Camping is prohibited within Prime Opportunity Areas as designated by the General Plan, except within campgrounds.

(b) Camping is permitted on all private lands not within Prime Opportunity Areas as designated by the General Plan if all aspects of the County Health Regulations are met, subject to the concurrence of the property owner.

Sec. 9-2.408. Garages and carports.

Garages may be located not closer than forty (40') feet from the centerline of the street or ten (10') feet from the front property line, whichever is greater.

Carports may be located not closer than thirty (30') feet from the centerline of the street.

Garages and carports may be converted to other uses only if they meet the yard requirements of the zone in which the garage or carport is located.

Section 4. Article 5 of Chapter 2 of Title 9 of the Plumas County Code is hereby amended to read as follows:

Article 5. Nonconforming Structures and Uses.

Sec. 9-2.501. Purpose.

To regulate the use of structures and land which were lawfully established prior to the adoption of the applicable provisions of this chapter, but which would be prohibited, regulated or restricted under the terms of this chapter or future amendment.

Sec. 9-2.502. General provisions.

(a) Issuance of building permit.

Nothing in this chapter shall be deemed to require a change in the plans, construction, or designated use of any building for which a valid, unrevoked building permit has been issued by the Building Department.

(b) Lawful nonconforming uses.

Regardless of any other provision of this chapter, any use for which a permit has been granted conforming with any zoning ordinance of the County subject to any conditions imposed at the time of the grant shall, without further action, be deemed a Lawful Non-Conforming Use.

(c) Effect of zoning ordinances.

The passage and adoption of this Article shall not be construed to make conforming a use of land or structure which was nonconforming as determined by the regulations of the zoning regulations in effect at the time of the establishment of that use of land or structure.

(d) Continuance.

(1) The unlawful nonconforming use of land or structures shall be discontinued or brought into conformity and unlawful nonconforming structures shall be removed or brought into conformity.

(2) Lawful nonconforming structures and the lawful nonconforming use of land or structures may be continued unless otherwise restricted.

(3) The lawful nonconforming use of land or structures, if discontinued for a period of one year, may be resumed only upon issuance of a Special Use Permit.

Sec. 9-2.503. Nonconforming structures.

(a) Repair, maintenance, internal alteration.

A lawful nonconforming structure may be repaired, maintained or altered internally unless otherwise restricted.

(b) Restoration.

A lawful nonconforming structure which is damaged to an extent which does not permit use for the intended purposes may be restored either within one year of the occurrence of the damage or upon issuance of a Special Use Permit.

(c) Enlargement.

(1) A structure, lawfully nonconforming as to yard requirements, height or lot coverage may not be added onto or

enlarged unless the additions and enlargements are made in conformance with the regulations of the applicable zone; or upon issuance of a Variance.

(2) A structure, lawfully nonconforming for reasons other than those in (1) above, may be added onto or enlarged upon issuance of a Special Use Permit.

(d) Relocation.

A lawful nonconforming structure shall not be moved to any other lot or to any other portion of the lot on which it is presently located unless as a result of the move the structure shall conform to the regulations of the zone in which it will be located after the move.

Sec. 9-2.504. Nonconforming use of structures.

(a) Expansion.

(1) A lawful nonconforming use may be expanded within the structure upon issuance of a Special Use Permit.

(2) A structure containing a lawful nonconforming use may be added onto or enlarged to expand the lawful nonconforming use upon issuance of a Special Use Permit.

(b) Change in use.

The lawful nonconforming use of land with no structures may be changed to another use which is functionally equivalent upon issuance of a Special Use Permit.

Sec. 9-2.505. Nonconforming use of land with no structures.

(a) Expansion.

A lawful nonconforming use of land with no structures shall not be expanded or increased to occupy a greater land area either on the same or adjoining property nor shall the intensity of the existing use be increased, except that occupation of a greater land area or an increase in intensity may be permitted upon issuance of a Special Use Permit.

Sec. 9-2.506. Nonconforming use of land with structures.

(a) A use involving both land and structures shall be considered one use.

(b) Expansion.

(1) That portion of the lawful nonconforming use outside of structures shall not be expanded or increased to occupy a

greater land area either on the same or adjoining property nor shall the intensity of the existing use be increased except upon issuance of a Special Use Permit.

(2) A structure within the land area of the lawful nonconforming use shall not be added onto or enlarged unless the addition or enlargement will not result in occupation of a greater land area or an increase in the intensity of the use; or upon issuance of a Special Use Permit.

Sec. 9-2.507. Nonconforming off-street parking and loading.

Where off-street parking and loading in connection with a use at the time this chapter became effective is insufficient to meet the

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requirements of Article 4, Section 9-2.414 of this chapter, the use shall not be altered or enlarged unless the required additional parking and loading spaces are provided to meet those requirements, notwithstanding the other provisions of this article and chapter

Section 5. Section 9-2.701 of Article 7 of Chapter 2 of Title 9 of the Plumas County Code is hereby amended to read as follows:

Sec. 9-2.701. Planned Developments.

The purpose of planned developments is to provide for diversification in the relationship of structures, lot sizes, and open spaces in a planned fashion in conformance with the General Plan with any modifications or exceptions from the normal zoning and subdivision requirements justified to achieve an integrated plan which accomplishes a density transfer or reduces adverse economic, social or environmental impacts. Planned Development Permits shall be the mechanism to implement density transfers and allow clustering of dwelling and commercial units.

Section 6. Section 9-2.902 of Article 9 of Chapter 2 of Title 9 is hereby amended to read as follows:

Sec. 9-2.902. Initiation.

(a) Amendments to boundaries of zones may be initiated by:

(1) The verified petition of one or more of the owners of property affected by the proposed amendment, which petition shall be filed with the Commission; **or**

(2) A resolution of intention adopted by the Board; **or**

(3) A resolution of intention adopted by the Commission.

(b) Amendments to any provision of this chapter may be initiated by:

(1) A resolution of intention adopted by the Board; **or**

(2) A resolution of intention adopted by the Commission.

Section 6. Section 9-2.1103 of Article 11 of Chapter 2 of Title 9 of the Plumas County Code is hereby **REPEALED.**

Section 7. Chapter 2 of Title 9 of the Plumas County Code is hereby amended by adding Article 11.3 thereto to read as follows:

Article 11.3. Site Development Review.

Sec. 9-2.1131. Purpose.

The purpose of site development review is to permit and control those uses which may have a significant effect on the environment with ensurance of orderly and harmonious development and with provision for the public health, safety and general welfare within the surrounding area.

Sec. 9-2.1132. Site development review.

(a) When the Planning Department rules on whether or not a proposed building for a use permitted subject to Site Development Review complies with the provisions of this chapter, the Planning Director shall determine if the use may have a significant effect on the environment. This determination shall be made in compliance with the County Environmental Review Guidelines.

(b) If the Planning Director determines with certainty that there is no possibility that the use may have a significant effect on the environment, the Planning Department shall rule that the proposed building complies with the provisions of this article.

(c) If the Planning Director determines that the use may have a significant effect on the environment, the Planning Department shall rule that the proposed building does not comply with the provisions of this article unless a Site Development permit is issued.

Sec. 9-2.1133. Site development permit.

(a) Applications.

(1) Any person seeking the issuance of a Site Development Permit shall file an application with the Planning Department.

(2) The application shall present adequate evidence showing:

(i) That granting the permit would not be detrimental to the health, safety or welfare of persons residing or working in the vicinity where the use would be established.

(ii) That the use is appropriate for the site, general surroundings and environmental setting.

(3) Processing time.

(i) The Planning Director shall determine if an application is complete within thirty (30) days of receipt of the application.

(ii) Upon completion of the appropriate environmental review, an application shall be scheduled for the next regularly scheduled hearing for which it can be scheduled while meeting all requirements for notice.

(4) Investigation.

The Planning Director shall investigate each application for a Site Development Permit to assure that the proposal in each application is consistent with the intent and purposes of the provisions of this chapter.

(b) Hearings.

(1) Scheduling.

The Zoning Administrator shall hold a public hearing on each application for a Site Development permit and shall give notice of the hearing as set forth in Article 11.5 of this chapter.

(2) Hearing.

The Zoning Administrator shall consider the information provided by the application, the environmental document, the Planning Director's investigation and facts provided by any person appearing at the hearing or by written communications relative to the application.

(3) Decision.

The Zoning Administrator shall make a decision within forty (40) days after the close of the hearing, unless an extension is granted for good cause or with the mutual consent of the applicant.

(4) Findings.

In granting a Site Development Permit, the Zoning Administrator shall find that:

(i) The use will not be detrimental to the health, safety or welfare of persons residing in the vicinity of the use.

(ii) The use is appropriate for the site, general surroundings and environmental setting.

(5) Conditions.

The Zoning Administrator, in granting a Site Development Permit, may impose conditions which ensure that the use will not be detrimental to the health, safety and welfare of persons residing in the vicinity of the use and which ensure that the use is appropriate for the site, general surroundings and environmental setting.

(c) Revocation.

(1) Institution.

Failure to comply with any condition imposed or misrepresentation by the applicant in the issuance of a Site Development Permit shall result in the institution of revocation procedures by the Planning Director.

(2) Hearing.

(i) Notice.

The Planning Director shall schedule a public hearing before the Board with notice given as set forth in Article 11.5 of this chapter and certified mail notice to the person to whom the Site Development Permit was issued.

(ii) Revocation.

The Board may revoke the permit or modify the original conditions for failure to comply with any conditions imposed or upon evidence of misrepresentation in the issuance of the Site Development Permit. The abatement and removal of facilities, if required by such revocation, shall be at the expense of the permitee.

Section 8. Article 12 of Chapter 2 of Title 9 of the Plumas County Code is hereby amended to read as follows:

Article 12. Administration and Enforcement

Sec. 9-2.1201. Administration.

It shall be the duty of the Planning Director to administer the provisions of this chapter.

Sec. 9-2.1202, Enforcement.

Violations constituting infractions shall be enforced by authorized personnel of the Planning Department or Sheriff's Department, or both, and shall be prosecuted by the Office of the District Attorney. Violations constituting public nuisances shall be enforced by authorized personnel of the Planning Department and shall be abated by civil proceedings instituted by the Office of the County Counsel. Enforcement remedies provided in this article shall be cumulative.

Sec. 9-2.1203. Violations: Infractions.

Each violation, and each day a violation occurs, shall be a separate offense. Any person, firm, or corporation, or principal, agent, or employee thereof, who violates any of the provisions of this chapter shall be guilty of an infraction and, upon conviction thereof, shall be punished as set forth in Chapter 2 of Title 1 of this Code. Any infraction occurring upon or involving a parcel of land shall be deemed an infraction by the legal owner or owners of the parcel and independently, shall be deemed an infraction by any person or persons occupying or controlling that portion of the parcel involved in the violation.

Sec. 9-2.1204. Public nuisances: Abatement.

Any use contrary to the provisions of this chapter shall be unlawful and is hereby declared to be a public nuisance which may be abated and enjoined by a court of competent jurisdiction which may grant such other relief as is just, including costs incurred by the County in the action and costs incurred by the County for correction or removal of the violation. All abatement costs incurred by the County shall become a debt owed to the County by the owner of the property and such debt may be recorded as a lien on the subject property.

Section 9. Section 9-2.1302 of Article 13 of Chapter 2 of Title 9 of the Plumas County Code is hereby amended to read as follows:

Sec. 9-2.1302. Uses (2-R, 3-R, 7-R).

(a) The following uses shall be permitted in the Single-Family Residential Zones (2-R, 3-R, 7-R):

(1) One dwelling unit; one guest house; and one additional detached dwelling unit on any parcel of twice or more the minimum lot area; and

(2) Child day care home, limited child day care home, limited residential community care facility, and limited home business.

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

(1) Child day care facility, community care facility, home business, places of assembly, parks, public utility facilities, schools, and public service facilities.

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

(1) Dwelling units and mobile homes, including those in recreation-oriented residential developments, at the ratio of up to one dwelling unit or mobile home for each unit of minimum lot area within the area of the parcel.

Section 10. Section 9-2.1402 of Article 14 of Chapter 2 of Title 9 of the Plumas County Code is hereby amended to read as follows:

Sec. 9-2.1402. Uses (M-R).

(a) The following uses shall be permitted in the Multiple-Family Residential Zone (M-R):

(1) Dwelling units and mobile homes, excluding guestrooms, at the ratio of up to one dwelling unit or mobile home for each 1/21.8 acre of lot area; and

(2) Child day care home, limited child day care home, limited residential community care facility, limited home business, one or two person business offices.

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

(1) Child day care facility, community care facility, home business, public utility facilities, places of assembly, public service facilities, health service, lodging facilities, recreation facilities, rooming facilities, schools and parking lots.

Section 11. Section 9-2.1502 of Article 15 of Chapter 2 of Title 9 of the Plumas County Code is hereby amended to read as follows:

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

(a) The following uses shall be permitted in the Suburban Zone (S-1):

(1) One dwelling unit; one quest house; and one additional detached dwelling unit on any parcel of twice or more the minimum lot area; and

(2) Child day care home, limited child day care home, limited residential community care facility, home businesses, small animal husbandry and horticulture.

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

(1) Child day care facility, community care facility, recreation facilities, places of assembly, public utility facilities, schools, and public service facilities.

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

(1) Dwelling units and mobile homes, including those in recreation-oriented residential developments, at the ratio of up to one dwelling unit or mobile home for each unit of minimum lot area within the area of the parcel.

Section 12. Section 9-2.1602 of Article 16 of Chapter 2 of Title 9 of the Plumas County Code is hereby amended to read as follows:

Sec. 9-2.1602. Uses (S-3).

(a) The following uses shall be permitted in the Secondary Suburban Zone (S-3):

(1) One dwelling unit; one guest house; and one additional dwelling unit on any parcel of twice or more the minimum lot area; and

(2) Child day care home, limited child day care home, limited residential community care facility, small animal husbandry, large animal husbandry, horticulture, home business, and veterinary service.

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

(1) Child day care facility, community care facility, recreation facilities, places of assembly, public utility facilities, schools, and public service facilities.

(2) Home industry.

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

(1) Dwelling units and mobile homes, including those in recreation-oriented residential developments, at the ratio of up to one dwelling unit or mobile home for each unit of minimum lot area within the area of the parcel.

Section 13. Section 9-2.1702 of Article 17 of Chapter 2 of Title 9 of the Plumas County Code is hereby amended to read as follows:

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

(a) The following uses shall be permitted in the Rural Zone (R-10):

(1) One dwelling unit; one guest house; and one additional dwelling unit on any parcel of twice or more the minimum lot area, any of which may be alternative housing;

(2) Child day care home, limited child day care home, limited residential community care facility, small animal husbandry, large animal husbandry, home business, and horticulture;

(3) Wildlife management, kennels, and veterinary services.

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

(1) Child day care facility, community care facility, recreation facilities, places of assembly, public utility facilities, schools, and public service facilities.

(2) Home industry, commercial animal husbandry, agricultural auction yards, limited electric generation, mining, shooting ranges, animal breeding and boarding, and hunting clubs.

(c) The following uses shall be permitted subject to the issuance of a planned development permit.

(1) Dwelling units and mobile homes, including those in recreation-oriented residential developments, at the ratio of up to one dwelling unit or mobile home for each unit of minimum lot area within the area of the parcel.

Section 14. Section 9-2.1802 of Article 18 of Chapter 2 of Title 9 of the Plumas County Code is hereby amended to read as follows:

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

(a) The following uses shall be permitted in the Rural Zone (R-20):

(1) One dwelling unit; one guest house; and one additional dwelling unit on any parcel of twice or more the minimum lot area, any of which may be alternative housing;

(2) Child day care home, limited child day care home, limited residential community care facility, small animal husbandry, large animal husbandry, home business, and horticulture;

(3) Wildlife management, kennels and veterinary services.

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

(1) Child day care facility, community care facility, places of assembly, public utility facilities, schools, public service facilities, and recreation facilities;

(2) Home industry, commercial animal husbandry, agricultural auction yards, limited electric generation, mining, shooting ranges, animal breeding and boarding, and hunting clubs.

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

(1) Dwelling units and mobile homes, including those in recreation-oriented residential developments, at the ratio of up to one dwelling unit or mobile home for each unit of minimum lot area within the area of the parcel.

Section 15. Section 9-2.1902 of Article 18 of Chapter 2 of Title 9 of the Plumas County Code is hereby amended to read as follows:

Sec. 9-2.1902. Uses (C-1).

(a) The following uses shall be permitted in the Core Commercial Zone (C-1):

(1) Business offices, child day care home, limited child day care home, child day care facility, retail stores, taverns, restaurants, and parking lots;

(2) One dwelling unit where the residential use does not exceed the floor area of the commercial use;

(3) Dwelling units on the second floor if the entire first floor is in commercial use.

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

(1) Limited electric generation, mining, places of assembly, postal services, public service facilities, public utility facilities, recreation facilities, automobile service, schools, and community care facility.

Section 16. Section 9-2.2002 and 9-2.2008 of Article 20 of Chapter 2 of Title 9 of the Plumas County Code are hereby amended to read as follows:

Sec. 9-2.2002. Uses (C-2).

(a) The following uses shall be permitted in the Periphery Commercial Zone (C-2):

(1) Business offices, child day care home, limited child day care home, child day care facility, health services, heavy equipment sales, heavy equipment service, lodging facilities, places of assembly, postal services, prefabricated building sales, recreation facilities, restaurants, retail stores, self-service facilities, taverns, vehicle sales, vehicle service, and wholesale commercial supply, automobile service and parking lots;

(2) One dwelling unit where the residential use does not exceed the floor area of the commercial use or one dwelling unit on the rear fifty (50%) percent of the parcel; and

(3) Dwelling units on the second floor if the entire first floor is commercially used.

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

(1) Animal breeding and boarding, campgrounds, community care facility, limited electric generation, mining, public service facilities, public utility facilities, schools, indoor shooting ranges, storage, transport stations, undertaking, used goods sales, veterinary services, warehousing, and wholesaling; and

(2) Assembly, manufacturing, and processing which are based upon materials which are already in processed form.

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

(1) Dwelling units on the rear fifty (50%) percent of the parcel.

Sec. 9-2.2008. Signs (C-2).

(a) Signs in the Periphery Commercial Zone (C-2) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements Signs).

(b) Business signs, 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 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 200 square feet.

Section 17. Sections 9-2.2102 and 9-2.2107 of Article 21 of Chapter 2 of Title 9 of the Plumas County Code are hereby amended to read as follows:

Sec. 9-2.2102. Uses (C-3).

(a) The following uses shall be permitted in the Convenience Commercial Zone (C-3):

(1) Business offices, child day care home, limited child day care home, child day care facility, heavy equipment service, farm supply sales, health service, laundromats, lodging facilities, places of assembly, postal services, recreation facilities, restaurants, retail stores, taverns, automobile service, parking lots, and vehicle service;

(2) One dwelling unit where the residential use does not exceed the floor area of the commerical use or the dwelling unit on the rear fifty (50%) percent of the parcel; and

(3) Dwelling units on the second floor if the entire first floor is in commercial use.

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

(1) Animal breeding and boarding, campgrounds, community care facility, limited electric generation, mining, public service facilities, public utility facilities, schools, used good sales, veterinary services, and transport station.

Sec. 9-2.2107. Signs (C-3).

(a) Signs in the Convenience Commercial Zone (C-3) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).

(b) Business signs, 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 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 square feet.

Section 18. Sections 9-2.2202 and 9-2.2207 of Article 22 of Chapter 2 of Title 9 of the Plumas County Code are hereby amended to read as follows:

Sec. 9-2.2202. Uses (R-C).

(a) The following uses shall be permitted in the Recreation Commercial Zone (R-C):

(1) Boat ramps, boat services, business offices, campgrounds, child day care home, limited child day care home, child day care facility, health services, laundromats, lodging facilities, marinas, places of assembly, postal services, recreation facilities, resorts, restaurants, retail stores, taverns, and automobile service.

(2) One dwelling unit where the residential use does not exceed the floor area of the commercial use or one dwelling unit on the rear fifty (50%) percent of the parcel; and

(3) Dwelling units on the second floor if the entire first floor is in commercial use.

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

(1) Animal breeding and boarding, community care facility, limited electric generation, mining, public service facilities, public utility facilities, schools, veterinary services, wholesale commercial supply, parking lot, transport station, and storage.

(c) The following uses shall be permitted subject the the issuance of a planned development permit:

(1) Dwelling units on the rear fifty (50%) percent of the parcel.

Sec. 9-2.2207. Signs (R-C).

(a) Signs in the Recreation Commercial Zone (R-C) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).

(b) Business signs, 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 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 200 square feet.

Section 19. Sections 9-2.2302 and 9-2.2307 of Article 23 of Chapter 2 of Title 9 of the Plumas County Code are hereby amended to read as follows:

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, campgrounds, lodging facilities, marinas, postal services, recreation facilities, and resorts;

(2) When in conjunction with a use permitted in (1) above: business offices, child day care home, limited child day care home, child day care facility, health services, laundromats, places of assembly, restaurants, retail stores, taverns, and automobile service;

(3) One dwelling unit.

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

(1) Limited electric generation in Rec-10 and Rec-20; community care facility, mining, public service facilities, public utility facilities, rooming facilities, schools; indoor shooting ranges in Rec-P, Rec-1, Rec-3, and shooting ranges in Rec-10 and Rec-20.

(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 (1-3) acres per dwelling unit;

(3) Rec-3: three to ten (3-10) acres per dwelling unit;

(4) Rec-10: ten to twenty (10-20) acres per dwelling unit; and

(5) Rec-20: twenty (20) acres per dwelling unit.

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, 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 32 square feet.

Section 20. Sections 9-2.2402 and 902.2407 of Article 24 of Chapter 2 of Title 9 of the Plumas County Code are hereby amended to read as follows:

Sec. 9-2.2402. Uses (Rec-OS).

(a) The following uses shall be permitted in the Recreation-Open Space Zone (Rec-OS):

(1) Golf facilities, parks, grazing, horticulture, timber management, and boat ramps.

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

(1) Public utility facilities, public service facilities, outdoor shooting ranges, and hunting club.

Sec. 9-2.2407. Signs (Rec-OS).

(a) Signs in the Recreation-Open Space Zone (Rec-OS) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).

(b) Business signs, 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 32 square feet.

Section 21. Sections 9-2.2502 and 9-2.2507 of Article 25 of Chapter 2 of Title 9 of the Plumas County Code are hereby amended to read as follows:

Sec. 9-2.2502. Uses (I-1).

(a) The following uses shall be permitted in the Heavy Industrial Zone (I-1) subject to site development review as set forth in Article 11.3 of this chapter.

(1) Assembly, manufacturing, processing, electric generation, junk yards, salvage operations, public utility facilities, heavy equipment sales, heavy equipment services, and transport stations;

(2) Retail sales and wholesaling when associated with and appurtenant to a use permitted by subsection (1) of this subsection or subsection (b) of this section;

(3) One dwelling unit when in conjunction with an industrial use; and

(4) Child day care home and limited child day care home.

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

(1) Mining and public service facilities; and

(2) Permitted uses which exceed the height limitations.

Sec. 9-2.2507. Signs (I-1).

(a) Signs in the Heavy Industrial Zone (I-1) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).

(b) Business signs, 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 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 200 square feet.

Section 22. Section 9-2.2602 and 9-2.2607 of Article 26 of Chapter 2 of Title 9 of the Plumas County Code are hereby amended to read as follows:

Sec. 9-2.2602. Uses (I-2).

(a) The following uses shall be permitted in the Light Industrial Zone (I-2) subject to site development review as set forth in Article 11.3 of this chapter:

(1) Assembly, manufacturing, and processing which are based upon materials which are already in processed form;

(2) Storage, transport stations, warehousing, wholesaling, public utility facilities, and vehicle services;

(3) Retail sales when associated with and appurtenant to a use permitted by subsections (1) and (2) of this subsection and subsection (b) of this section;

(4) One dwelling unit when in conjunction with an industrial use; and

(5) Child day care home and limited child day care home.

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

(1) Junk yards, salvage operations, heavy equipment service, and public service facilities.

Sec. 9-2.2607. Signs (I-2).

(a) Signs in the Light Industrial Zone (I-2) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).

(b) Business signs, 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 32 square feet.

Section 22.5. Section 9-2.2902 of Article 29 of Chapter 2 of Title 9 of the Plumas County Code is hereby amended to read as follows:

Sec. 9-2.2902. Uses (L).

(a) The following uses shall be permitted in the Lake Zone (L):

(1) Water impoundment, hydroelectric generation, grazing, timber management, wildlife management, and docks.

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

(1) Boat ramps, marinas, and recreation facilities.

Section 23. Section 9-2.3002 of Article 30 of Chapter 2 of Title 9 of the Plumas County Code is hereby amended to read as follows:

Sec. 9-2.3002. Uses (AP).

(a) The following uses shall be permitted in the Agricultural Preserve Zone (AP):

(1) Agriculture, timber management, agricultural product sales, animal breeding and boarding, and employee housing;

(2) One dwelling unit; and

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

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

(1) Mining, limited electric generation, public utility facilities, public service facilities, wildlife management, transport stations, agricultural auction yards, outdoor shooting ranges, and hunting clubs.

(2) Recreational uses, but not limited to walking, hiking, picknicking, camping, swimming, boating, fishing, hunting, or other outdoor games or sports for which facilities are provided for public participation.

Section 24. Section 9-2.3102 of Article 31 of Chapter 2 of Title 9 of the Plumas County Code is hereby amended to read as follows:

Sec. 9-2.3102. Uses (GA).

(a) The following uses shall be permitted in the General Agriculture Zone (GA):

(1) Agriculture, timber management, wildlife management, agricultural product sales, animal breeding and boarding, and employee housing;

(2) One dwelling unit and one additional dwelling unit on any parcel of eighty (80) acres or more; and

(3) Child day care home, limited child day care home, and home business.

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

(1) Mining, limited electric generation, home industry, public utility facilities, public service facilities, agricultural auction yard, transport station, veterinary service, outdoor shooting ranges, and hunting clubs.

(2) On land of a soil type not suitable for identification as an important agricultural area, noncommercial campgrounds, recreation facilities, and resorts.

(c) The following uses shall be permitted subject to the issuance of a planned development permit.

(1) Dwelling units at the ratio of up to one per each forty (40) acres of lot area.

Section 25. Section 9-2.3202 of Article 32 of Chapter 2 of Title 9 of the Plumas County Code is hereby amended to read as follows:

Sec. 9-2.3202. Uses (TPZ).

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

(a) The growing and harvesting of timber, including Christmas tress, and measures to protect such timber;

(b) The following uses, except in specific instances where such a use would significantly detract from the use of property for the uses set forth in subsection (a) of this section:

(1) Management for watershed;

(2) Management for fish and wildlife habitat and hunting and fishing;

(3) Uses integral to the uses set forth in subsection (a) of this section, including forest management roads, log landings, log storage areas, and temporary portable wood processing equipment;

(4) Management for the use of other natural resources where less than three (3) acres of land is converted to non-timber-land use and hydroelectric generation subject to site development review as set forth in Article 11.3 of this chapter;

(5) Grazing;

(6) Public utility facilities as permitted by Section 9-2.415 of Article 4 of this chapter;

(7) A residence or other structure necessary for the management of a parcel zoned as timberland production if such parcel is 160 acres or greater in size; child day care home and limited child day care home; and

(8) Where a single parcel is partially zoned timberland production and agricultural, structures necessary for the management of agricultural land may be located within the timberland production area; and

(c) Subject to the issuance of a special use permit:

(1) Public service facilities.

Section 26. Section 9-2.3302 of Article 33 of Chapter 2 of Title 9 of the Plumas County Code is hereby amended to read as follows:

Sec. 9-2.3302. Uses (GF).

(a) The following uses shall be permitted in the General Forest Zone (GF):

(1) Timber management, agriculture, wildlife management, and animal breeding and boarding;

(2) One dwelling unit and one additional dwelling unit on any parcel of eighty (80) acres or more; and

(3) Child day care home, limited child day care home, and home business.

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

(1) Mining, limited electric generation, home industry, public utility facilities, public service facilities, outdoor shooting ranges, and hunting clubs.

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

(1) Dwelling units at the ratio of up to one per each forty (40) acres of lot area.

Section 27. Section 9-2.3402 of Article 34 of Chapter 2 of Title 9 of the Plumas County Code is hereby amended to read as follows:

Sec. 9-2.3402. Uses (M).

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

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

(2) One dwelling unit; and

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

(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.

Section 28. Section 9-2.3902 of Article 39 of Chapter 2 of Title 9 of the Plumas County Code is hereby amended to read as follows:

Sec. 9-2.3902. Uses (BX).

(a) The following uses shall be permitted in the Business Exclusion Combining Zone (BX):

(1) The use of land, dwelling units or appurtenant structures shall be permitted for dwelling and dwelling appurtenant uses only, except for:

(2) Limited home business, limited child day care home, limited residential community care facility.

The foregoing ordinance was duly passed and adopted by the Board of Supervisors of the County of Plumas, State of California, at a regular meeting of said board held on the 7th day of January 1986, by the following vote:

AYES: Supervisors: Schramel, Coates, Gossett, Ross and Glines

NOES: Supervisors: None

ABSENT: Supervisors: None

Albert O. Glines
Chairman, Board of Supervisors

ATTEST:

County Clerk and ex officio Clerk
of said Board of Supervisors

PUBLISH: Summary

12/6/85

SUMMARY OF ORDINANCE 86-623

The Board of Supervisors of the County of Plumas, State of California, will consider amending Title 9, Chapter 2 of the Plumas County Code on December 17, 1985, at 1:30 p.m. as follows:

1. Delete the definitions CHILD CARE SERVICE, LIMITED CHILD CARE SERVICE, and delete those uses when they are included in a zone.

2. Add the definitions CHILD DAY CARE FACILITY, CHILD DAY CARE HOME, LIMITED CHILD DAY CARE HOME, COMMUNITY CARE FACILITY, and STORY, and add as permitted uses or permitted by Special Use Permit to various zones.

3. Amend the definitions of DOCK, MARINA, and PUBLIC SERVICE FACILITY.

4. Amend the general requirements relating to CAMPING, and GARAGES and CARPORTS.

5. Amend the articles regulating NONCONFORMING LAND, BUILDINGS AND USES PLANNED DEVELOPMENTS, AMENDMENTS, BUILDING PERMITS, and ADMINISTRATION.

6. Add SITE DEVELOPMENT REVIEW as an article.

7. Amend the use provisions for GUEST ROOMS in Multiple Family Residential Zone, STORAGE in Recreation-Commercial Zone, DOCKS in Lake Zone; LIMITED HOME BUSINESS, LIMITED CHILD DAY CARE HOME, and LIMITED RESIDENTIAL COMMUNITY CARE FACILITY in Business Exclusion Combining Zone, and PUBLIC SERVICE FACILITIES and BUSINESS SIGNS in various zones.

A certified copy of the proposed ordinance will be posted in the office of the Plumas County Clerk, Courthouse, Quincy, California, on or before January 7, 1986.

ILA DIGGS, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Plumas, State of California.

PUBLISH: January 15, 1986

Fether River Bulletin
Portola Reporter
Indian Valley Record
Chester Progressive

The foregoing is a summary of the Ordinance passed and adopted by the Board of Supervisors of the County of Plumas, State of California, at a regular meeting of said Board held on the 7th day of January 1986, by the following vote:

AYES: Supervisors: Schramel, Coates, Gossett, Ross and Glines
NOES: Supervisors: None
ABSENT: Supervisors: None

Historical Zoning Ordinances:
Ordinance 89-716

I CERTIFY THAT THE ~~FOREGOING~~ IS A TRUE AND CORRECT COPY OF Ord 89-716 ADOPTED BY THE BOARD OF SUPERVISORS OF PLUMAS COUNTY, CALIFORNIA, ON Sept 5 19 89 ATTEST Sept 6 19 89
ILA DIGGS, COUNTY CLERK
& EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS
DEPUTY

ORDINANCE NO. 89 - 716

AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, ~~AMENDING~~ ARTICLE 2 OF CHAPTER 2 BY ADDING SECTION 9-2.213.5 AND TO INCLUDE THE PERMITTED USE IN RESIDENTIAL ZONING SUBSECTIONS OF ARTICLES 13 THROUGH 18 OF CHAPTER 2 OF TITLE 9 OF THE PLUMAS COUNTY CODE **(Defining Bed and Breakfast Inns and Permitting its Use, Subject to a Special Use Permit, in Various Residential Zones).**

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

Section 1. Article 2 of Chapter 2 of Title 9 of the Plumas County Code is hereby amended by adding Section 9-2.213.5 to read as follows:

Sec. 9-2.213.5. Bed and breakfast inns.

"Bed and breakfast inns" shall mean a lodging facility subject to the following restrictions:

1. The maximum number of guestrooms shall be limited to the number of dwelling units permitted by the zoning for the property.
2. The owner or manager shall be required to occupy the property.
3. Meals may be served to guests of the inn only.
4. On-site parking shall be adequately screened from view from the street.
5. The proposed use shall maintain the architectural integrity of the building and the character of the neighborhood.

Section 2. Subparagraphs (1) of Subsections 9-2.1302 (b) of Article 13, 9-2.1502 (b) of Article 15, 9-2.1602 (b) of Article 16, 9-2.1702 (b) of Article 17, and 9-2.1802 (b) of Article 18 of Chapter 2 of Title 9 of the Plumas County Code is hereby amended to read as follows:

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

(1) Bed and breakfast inns, child day care facilities, community care facilities, places of assembly, public utility facilities, public service facilities, recreation facilities, and schools.

Section 3. Subparagraph (1) of Subsection 9-2.1402 (b) of Article 14 of Chapter 2 of Title 9 of the Plumas County Code is hereby amended to read as follows:

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

(1) Bed and breakfast inns, child day care facilities, community care facilities, health services, home businesses, lodging facilities, parking lots, parks, places of assembly, public utility facilities, public service facilities, recreation facilities, and schools.

The foregoing ordinance was duly passed and adodpted by the Board of Supervisors of the County of Plumas, State of California, at a regular meeting of said Board held on the 5th day of September, 1989, by the following vote:

AYES: Supervisors: Scroggs, Coates, Schramel, Smith and Woodhall
NOES: Supervisors: None
ABSENT: Supervisors: None

Donald A. Woodhall
Chairman, Board of Supervisors

ATTEST:

County Clerk and ex-officio Clerk of said Board of Supervisors

PUBLISH: ALL PAPERS

89-716

Historical Zoning Ordinances:
Ordinance 91-762

SUMMARY OF CODE AMENDMENT ORDINANCE

The Plumas County Board of Supervisors adopted on September 4, 1991, an ordinance implementing the State Responsibility Area Fire Safe Regulations.

ORDINANCE NO. 91 - 762

AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, TO IMPLEMENT THE STATE RESPONSIBILITY AREA FIRE SAFE REGULATIONS, BY ADOPTING AND AMENDING CERTAIN SECTIONS OF TITLES 8 AND 9 OF THE PLUMAS COUNTY CODE.

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

Section 1. Section 8-1.10 of CHAPTER 1 (Building Code); Sections 8-11.03 and 8-11.04 of CHAPTER 11 (Fire Code) of TITLE 8; and Section 9-2.227.5 of ARTICLE 2, Sections 9-2.402 and 9-2.419 of ARTICLE 4, Section 9-2.702 of ARTICLE 7, Sections 9-2.802 and 9-2.805 of ARTICLE 8, Section 9-2.1205 of ARTICLE 12, Section 9-2.1305 of ARTICLE 13, Section 9-2.1405 of ARTICLE 14, Section 9-2.1505 of ARTICLE 15, Section 9-2.1605 of ARTICLE 16, Section 9-2.1705 of ARTICLE 17, Section 9-2.1805 of ARTICLE 18, Section 9-2.1905 of ARTICLE 19, Section 9-2.2005 of ARTICLE 20, Section 9-2.2105 of ARTICLE 21, Section 9-2.2205 of ARTICLE 22, Section 9-2.2305 of ARTICLE 23, Section 9-2.2405 of ARTICLE 24, Section 9-2.2505 of ARTICLE 25, Section 9-2.2605 of ARTICLE 26, Section 9-2.2905 of ARTICLE 29, Section 9-2.3005 of ARTICLE 30, Section 9-2.3105 of ARTICLE 31, Sections 9-2.3206 and 9-2.3207 of ARTICLE 32, Section 92.3305 of ARTICLE 33, and Section 9-2.3405 of ARTICLE 34 of CHAPTER 2 (Zoning); and Section 9-3.105 of ARTICLE 1, Sections 9-3.205 and 9-3.209 of ARTICLE 2, Section 9-3.315 of ARTICLE 3, and Section 9-3.802 of ARTICLE 8 of CHAPTER 3 (Subdivisions); Sections 9-4.103 and 9-4.104 of ARTICLE 1, Section 9-4.202 of ARTICLE 2, Sections 9-4.311.5, 9-4.312.5, 9-4.314.5, 9-4.315.5, 9-4.320.5 and 9-4.332 of ARTICLE 3, Sections 9-4.410,9-4.411, 9-4.412, and 9-4.413 of ARTICLE 4, Sections 9-4.501, 9-4.502 and 9-4.503 of ARTICLE 5, Sections 9-4.603, 9-4.604, and 9-4.607 of ARTICLE 6, Sections 9-4.906 and 9-4.907 of ARTICLE 9, Sections 9-4.1001, 9-4.1002, 9-4.1003, 9-4.1004, and 9-4.1005 of ARTICLE 10 of CHAPTER 4 (Development Standards); Sections 9-8.201.5 and 9-8.202.5 of ARTICLE 2, Sections 9-8.401, 9-8.403, 9-8.404, and 9-8.405 of ARTICLE 4, Sections 9-8.602, and 9-8.603 of ARTICLE 6, and Section 9-8.704 of ARTICLE 7 of CHAPTER 8 (Street Address System); and Sections 9-9.101, 9-9.102, 9-9.103 of ARTICLE 1, Sections 9-9.201, and 9-9.202 of ARTICLE 2, Sections 9-9.301, 9-9.302, 9-9.303, 9-9.304, and 9-9.305 of ARTICLE 3, and Sections 9-4.401, 9-4.402, 9-4.403, 9-9.404, and 9-9.405 of ARTICLE 4 of CHAPTER 9 (State Responsibility Area Fire Safe Regulations) of TITLE 9 of the Plumas County Code are adopted and amended as set forth in **Exhibit "A"**.

Section 2. Exhibit "A" shall take effect when, and if, the Board of Forestry certifies Plumas County ordinances as equaling or exceeding the State Responsibility Area Fire Safe Regulations; but shall not take effect before October 1, 1991.

The foregoing ordinance was duly passed and adopted by the Board of Supervisors of the County of Plumas, State of California, at a regular meeting of said Board held on the 3rd day of September, 1991, by the following vote:

AYES: Supervisors: Scroggs, Woodhall, Coates and Smith
NOES: Supervisors: None
ABSENT: Supervisors: Schramel

Jim Smith
Chairman, Board of Supervisors

ATTEST:

County Clerk and ex-officio Clerk
of said Board of Supervisors

Publish: September 4, 1991
All papers

EXHIBIT: COPIES OF EXHIBIT A, DESCRIBED ABOVE, ARE ON FILE IN THE OFFICE OF THE COUNTY CLERK.

A CERTIFIED COPY OF THE FULL TEXT OF THE ORDINANCE IS POSTED IN THE OFFICE OF THE COUNTY CLERK.

ORDINANCE NO. 91 - 762.

AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, TO IMPLEMENT THE STATE RESPONSIBILITY AREA FIRE SAFE REGULATIONS, BY ADOPTING AND AMENDING CERTAIN SECTIONS OF TITLES 8 AND 9 OF THE PLUMAS COUNTY CODE.

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

Section 1. Section 8-1.10 of CHAPTER 1 (Building Code); Sections 8-11.03 and 8-11.04 of CHAPTER 11 (Fire Code) of TITLE 8; and Section 9-2.227.5 of ARTICLE 2, Sections 9-2.402 and 9-2.419 of ARTICLE 4, Section 9-2.702 of ARTICLE 7, Sections 9-2.802 and 9-2.805 of ARTICLE 8, Section 9-2.1205 of ARTICLE 12, Section 9-2.1305 of ARTICLE 13, Section 9-2.1405 of ARTICLE 14, Section 9-2.1505 of ARTICLE 15, Section 9-2.1605 of ARTICLE 16, Section 9-2.1705 of ARTICLE 17, Section 9-2.1805 of ARTICLE 18, Section 9-2.1905 of ARTICLE 19, Section 9-2.2005 of ARTICLE 20, Section 9-2.2105 of ARTICLE 21, Section 9-2.2205 of ARTICLE 22, Section 9-2.2305 of ARTICLE 23, Section 9-2.2405 of ARTICLE 24, Section 9-2.2505 of ARTICLE 25, Section 9-2.2605 of ARTICLE 26, Section 9-2.2905 of ARTICLE 29, Section 9-2.3005 of ARTICLE 30, Section 9-2.3105 of ARTICLE 31, Sections 9-2.3206 and 9-2.3207 of ARTICLE 32, Section 92.3305 of ARTICLE 33, and Section 9-2.3405 of ARTICLE 34 of CHAPTER 2 (Zoning); and Section 9-3.105 of ARTICLE 1, Sections 9-3.205 and 9-3.209 of ARTICLE 2, Section 9-3.315 of ARTICLE 3, and Section 9-3.802 of ARTICLE 8 of CHAPTER 3 (Subdivisions); Sections 9-4.103 and 9-4.104 of ARTICLE 1, Section 9-4.202 of ARTICLE 2, Sections 9-4.311.5, 9-4.312.5, 9-4.314.5, 9-4.315.5, 9-4.320.5 and 9-4.332 of ARTICLE 3, Sections 9-4.410,9-4.411, 9-4.412, and 9-4.413 of ARTICLE 4, Sections 9-4.501, 9-4.502 and 9-4.503 of ARTICLE 5, Sections 9-4.603, 9-4.604, and 9-4.607 of ARTICLE 6, Sections 9-4.906 and 9-4.907 of ARTICLE 9, Sections 9-4.1001, 9-4.1002, 9-4.1003, 9-4.1004, and 9-4.1005 of ARTICLE 10 of CHAPTER 4 (Development Standards); Sections 9-8.201.5 and 9-8.202.5 of ARTICLE 2, Sections 9-8.401, 9-8.403, 9-8.404, and 9-8.405 of ARTICLE 4, Sections 9-8.602, and 9-8.603 of ARTICLE 6, and Section 9-8.704 of ARTICLE 7 of CHAPTER 8 (Street Address System); and Sections 9-9.101, 9-9.102, 9-9.103 of ARTICLE 1, Sections 9-9.201, and 9-9.202 of ARTICLE 2, Sections 9-9.301, 9-9.302, 9-9.303, 9-9.304, and 9-9.305 of ARTICLE 3, and Sections 9-4.401, 9-4.402, 9-4.403, 9-9.404, and 9-9.405 of ARTICLE 4 of CHAPTER 9 (State Responsibility Area Fire Safe Regulations) of TITLE 9 of the Plumas County Code are adopted and amended as set forth in **Exhibit "A".**

Section 2. Exhibit "A" shall take effect when, and if, the Board of Forestry certifies Plumas County ordinances as equaling or exceeding the State Responsibility Area Fire Safe Regulations; but shall not take effect before October 1, 1991.

The foregoing ordinance was duly passed and adopted by the Board of Supervisors of the County of Plumas, State of California, at a regular meeting of said Board held on the 3 th day of September, 1991, by the following vote:

AYES: Supervisors: Scroggs, Woodhall, Coates and Smith
NOES: Supervisors: None
ABSENT: Supervisors: Schramel

Jim Smith
Chairman, Board of Supervisors

ATTEST:

Nancy L. DaFoe
County Clerk and ex-officio Clerk
of said Board of Supervisors

Communities, Chapter 1, Section 1-2, Definitions, page 4, 1987 edition and Health and Safety Code Sections 18007, 18008, and 19971) the Building Official shall require submittal of plans for required driveway construction. The Building Official shall review those plans and may impose any needed conditions for their conformance with the provisions of this Section. The driveway shall be constructed before final inspection or issuance of a Certificate of Occupancy as decided by the Building Official. The Building Official shall establish a procedure for coordination with the chiefs in the issuance of building permits.

(h) Reports of violations of this Section shall be given to the Headquarters of the Ranger Units of the California Department of Forestry and Fire Protection which administer State Responsibility Area fire protection in Plumas County.

(i) Certain words and phrases used in this Section are defined as set forth below:

(1) **Driveway.**
"Driveway" shall mean a vehicular access of more than 150 feet that serves no more than two buildings, with no more than three dwellings on a single parcel, and any number of appurtenant buildings.

(2) **One-Way Road.**
"One-way Road" shall mean a roadway designed for traffic flow in one direction only.

(3) **Roadway.**
"Roadway" shall mean any surface designed, improved, or ordinarily used for vehicle travel including appurtenant structures.

Sec. 8-11.04. Amendments: Section 10.208.
Section 10.208 of said Fire Code is hereby amended to read as follows:

Premises Identification

Sec. 10.208. Addresses and road signs shall be posted and installed as provided for in Chapter 8 of Title 9 of this Code, commencing with Section 9-8.101. Reports of violations of this Section shall be given to the Headquarters of the Ranger Units of the California Department of Forestry and Fire Protection which administer State Responsibility Area fire protection in Plumas County.

TITLE 9. PLANNING AND ZONING.
CHAPTER 2. ZONING

Article 2. Definitions

Sec. 9-2.227.5. Driveway
"Driveway" shall mean a vehicular access of more than 150 feet that serves no more than two buildings, with no more than three dwellings on a single parcel, and any number of appurtenant buildings.

Article 4. General Requirements

Sec. 9-2.402. General requirements enumerated.
The following general requirements are addressed in this article:
(a) Airports;
(b) Camp grounds;
(c) Camping;
(d) Easements;

EXHIBIT "A"
CODE CHANGES IMPLEMENTING
STATE RESPONSIBILITY AREAS - FIRE SAFE REGULATIONS

TITLE 8. BUILDING REGULATIONS
CHAPTER 1. BUILDING CODE

Sec. 8-1.10. Disposal of Flammable Vegetation and Fuels.
Disposal of flammable vegetation and fuels removed during construction shall be completed before final inspection.

Sec. 8-11.03. Amendments: Section 10.207.
Section 10.207 of said Fire Code is hereby amended to read as follows:

Driveways

Sec. 10.207. (a) General. Driveways shall be provided and maintained in accordance with the provisions of this section. Driveways shall be constructed as provided by Chapter 4 of Title 9 of this code, commencing with Section 9-4.101.

(b) **Where Required.** Driveways shall be required for every building hereafter constructed when any portion of an exterior wall of the first story is located more than 150 feet from a road which provides access to the property.

EXCEPTIONS: Exceptions from the provisions of this Section may be made as provided in Section 9-9.202 of Chapter 9 of Title 9 of this Code.

More than one driveway may be required when it is determined by the chief that access by a single road may be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

For high-piled combustible storage, see Section 81.109

(c) **Permissible Modifications.** Vertical clearances or widths required by this section shall be increased when, in the opinion of the chief, vertical clearances or widths are not adequate to provide fire apparatus access.

(d) **Obstruction.** The required width of any driveway shall not be obstructed in any manner, including parking of vehicles. Minimum required widths and clearances established under this section shall be maintained at all times.

(e) **Signs.** When required, approved signs or other approved notices shall be provided and maintained for driveways to identify such roads and prohibiting their obstruction.

(f) **Gates.** Gate entrances shall be at least 2 feet wider than the width of the traffic lanes serving that gate.

All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.

Where a one-way road with a single traffic lane provides access to a gated entrance, a 40 foot turning radius shall be provided.

(g) **Administration.** It shall be the duty of the chief and the Building Official to administer the provisions of this Section. Before issuing a building permit for new construction not related to an existing structure and before issuing a permit for siting of a manufactured home (as defined by the National Fire Protection Association, National Fire Code, Section 501A, Stand for Fire Safety, Criteria for Manufactured Home Installations, Sites and

(e) Eaves and overhangs;
(f) Fences;
(g) Garages and carports;
(h) Height;
(i) Landscaping;
(j) Lighting facilities;
(k) Mobile homes;
(l) Noise;
(m) Parking and loading;
(n) Public utility and facilities;
(o) Signs;
(p) Temporary occupancy; and
(q) Timber harvesting.
(r) Yards.

Sec. 9-2.419. Yards.

(a) The minimum side and rear yard requirements for parcels of 1 acre or more shall be 30 feet. The minimum front yard requirement shall be as provided by the applicable zone, but not less than 30 from the center line of the street. In no case shall a structure extend into the street.

(b) The minimum front, side and rear yard requirements for parcels less than 1 acre shall be:

1. 30 feet for side and rear and the front as provided by the applicable zone except that the front shall not be less than 30 feet from the center line of the street, but in no case shall a structure extend into the street; or,

2. As provided by the applicable zone:

i. If the property is served by a community water system which provides a 2-hour fireflow plus 8-hour average domestic needs and if the 2-hour fireflow provided is 750 gallons per minute when the property is zoned for a density of 2 dwelling units per acre or less, or if the 2-hour fireflow provided is 1,000 gallons per minute when the property is zoned for a density greater than 2 dwelling units per acre or for commercial, industrial, or recreational use; or,

ii. If roofs are Class A, exclusive of wood, as defined by the Uniform Building Code or if roofs are metal, tile or concrete. If construction conforms with the Uniform Fire Code; and if all exterior surfaces, excluding doors and windows, are made of materials which provide not less than one hour of fire resistance (conforming to Table 43-B of the Uniform Building Code); or,

iii. If 2,500 gallons of water are provided for each dwelling unit with provisions for fire engine filling approved by the entity responsible for fire protection; or,

iv. If the property is within a district which provides fire protection and which has an ISO class of 9 or better.

Article 7. Planned Developments

Sec. 9-2.702. Issuance.

(a) Applications. Applications for planned development permits which include uses which would normally require a special use permit shall include an application for a special use permit.

(b) Processing time. The Planning Director shall determine if an application is complete within thirty (30) days after the receipt of the application.

If an application is determined to not be complete, the applicant shall make the application complete within one year from the date on which the application was determined to not be complete, or the application shall be considered withdrawn.

Upon completion of the appropriate environmental review, an application shall be scheduled for the next regularly scheduled hearing for which the application can be scheduled while meeting all requirements for notice.

(c) Hearings. (1) Scheduling. The Zoning Administrator shall hold a public hearing on each application for a planned development permit and shall give notice of such hearing as set forth in Article 11.5 of this chapter.

(2) Findings. In approving an application for a planned development permit, the following findings shall be made:

(i) That the applicant intends to complete the development within a reasonable time and that any development phasing is a condition of approval;

(ii) That the proposed planned development conforms to the General Plan; and

(iii) That any modification or exception from the normal zoning and subdivision requirements is justified to achieve an integrated plan which accomplishes a density transfer or reduces adverse economic, social, or environmental impacts; and

(iv) If any exceptions from the provisions of this code which implement the SRA Fire Safe Regulations are requested, that the requirements of Section 9-9.202 of Article 2 of Chapter 9 of this Title are met.

(d) Issuance. Following the approval of a planned development by the County, the Planning Director shall issue a planned development permit, and a special use permit if appropriate, and shall notify the Building Official of the conditions governing the issuance of a building permit. It shall be the duty of the Planning Director to ascertain that the planned development is undertaken and completed in conformance with the plans approved by the County.

Article 8. Variances

Sec. 9-2.802. Applications.

(a) Any person requesting a variance shall be the legal owner or the legal representative of the owner of the property and shall file an application with the Planning and Development Agency.

(b) The applicant shall present adequate evidence showing:

(1) That there are special circumstances applicable to the property under which the strict application of the provisions of this chapter would deprive the property owner of privileges enjoyed by other property owners in the vicinity;

(2) That the special circumstances do not apply generally to other properties in the same zone;

(3) That the variance is necessary for the preservation and enjoyment of the substantial property rights of the applicant;

(4) That the granting of the variance would not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety, and general welfare;

(5) If any exceptions from the provisions of this code which implement the SRA Fire Safe Regulations are requested, that the requirements of Section 9-9.202 of Article 2 of Chapter 9 of this Title will be met; and,

(6) Shall include a statement of the intent of the applicant to proceed with the use within nine (9) months after the issuance of the variance.

Sec. 9-2.805. Hearings.

(a) Notices. The Zoning Administrator shall hold a public hearing on each application for a variance and shall give notice of such hearing as set forth in Article 11.5 of this chapter.

(b) Hearings. The Zoning Administrator may hear facts from any person appearing and may consider written communications relative to the application.

(c) Decisions. The Zoning Administrator, within forty (40) days after the close of the hearing, shall make a decision, unless an extension is granted for good cause or with the mutual consent of the applicant.

(d) Findings. In granting a variance the Zoning Administrator shall make the following findings:

(1) That there are special circumstances applicable to the property under which the strict application of the provisions of this chapter would deprive the property of privileges enjoyed by other property in the vicinity and that such circumstances do not apply generally to other properties in the same zone;

(2) That the variance is necessary for the preservation and enjoyment of the substantial property rights of the applicant.

(3) That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety, or general welfare;

(4) That the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the same vicinity and zone;

(5) If any exceptions from the provisions of this code which implement the SRA Fire Safe Regulations are requested, that the requirements of Section 9-9.202 of Article 2 of Chapter 9 of this Title are met; and,

(6) That the variance will not permit uses not permitted by the zone.

(e) Conditions. The Zoning Administrator, in granting any variance, may require conditions under which the variance shall be granted. Any such condition, as required, shall be complied with, and the violation of such conditions shall result in the revocation of the permission granted by the variance.

All variances shall carry the following conditions:

(1) That any necessary work commence within nine (9) months and the completion of the work within eighteen (18) months;

(2) That any work done shall conform with the approved plans as specified in the variance; and

(3) That the violation of any such condition shall be a violation of the provisions of this chapter and shall be punishable as set forth in Article 12 of this chapter.

Article 12. Administration and Enforcement

Sec. 9-2.1205 California Department of Forestry and Fire Protection

The Headquarters of the Ranger Units of the California Department of Forestry and Fire Protection which administer State Responsibility Area fire protection in Plumas County shall be given reports of violations of those sections of this Chapter which implement the SRA Fire Safe Regulations. Those sections are enumerated in Section 9-9.103 of Chapter 9 of Title 9 of this Code.

Article 13. Single-Family Residential Zones (2-R, 3-R, 7-R)

Sec. 9-2.1305. Yards (2-R, 3-R, 7-R).

The minimum yard requirements in the Single-Family Residential Zones (2-R, 3-R, 7-R) shall be as required by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards). If the provisions of Subsection (b) of Section 9-2.419 are applicable the minimum yard requirements shall be:

(a) Front yards: twenty (20') feet; and

(b) Side and rear yards: five (5') feet per story.

Article 14. Multiple-Family Residential Zone (M-R)

Sec. 9-2.1405. Yards (M-R).

The minimum yard requirements in the Multiple-Family Residential Zone (M-R) shall be as required by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards). If the provisions of Subsection (b) of Section 9-2.419 are applicable the minimum yard requirements shall be: (a) Front yards: twenty (20') feet; and

(b) Side and rear yards: five (5') feet per story.

Article 15. Suburban Zone (S-1)

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

The minimum yard requirements in the Suburban Zone (S-1) shall be as required by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards). If the provisions of Subsection (b) of Section 9-2.419 are applicable the minimum yard requirements shall be:

(a) Front yards: twenty (20') feet; and

(b) Side and rear yards: five (5') feet per story.

Article 16. Secondary Suburban Zone (S-3)

Sec. 9-2.1605. Yards (S-3).

The minimum yard requirements in the Secondary Suburban Zone (S-3) shall be as required by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards). If the provisions of Subsection (b) of Section 9-2.419 are applicable the minimum yard requirements shall be:

(a) Front yards: twenty (20') feet; and

(b) Side and rear yards: five (5') feet per story.

Article 17. Rural Zone (R-10)

Sec. 9-2.1705. Yards (R-10).

The minimum yard requirements in the Rural Zone (R-10) shall be as required by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards). If the provisions of Subsection (b) of Section 9-2.419 are applicable the minimum yard requirements shall be:

(a) Front yards: twenty (20') feet; and

(b) Side and rear yards: five (5') feet per story.

Article 18. Rural Zone (R-20)

Sec. 9-2.1805. Yards (R-20).

The minimum yard requirements in the Rural Zone (R-20) shall be as required by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards). If the provisions of Subsection (b) of Section 9-2.419 are applicable the minimum yard requirements shall be:

(a) Front yards: twenty (20') feet; and

(b) Side and rear yards: five (5') feet per story.

Article 19. Core Commercial Zone (C-1)

Sec. 9-2.1905. Yards (C-1).

The minimum yard requirements in the Core Commercial Zone (C-1) shall be as required by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards). If the provisions of Subsection (b) of Section 9-2.419 are applicable the minimum yard requirements shall be:

(a) Front yards: none and

(b) Side and rear yards: none, except ten (10') feet for yards adjacent to a residentially zoned parcel.

Article 20. Periphery Commercial Zone (C-2)

Sec. 9-2.2005. Yards (C-2).

The minimum yard requirements in the Periphery Commercial Zone (C2) shall be as required by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards). If the provisions of Subsection (b) of Section 9-2.419 are applicable the minimum yard requirements shall be:

(a) Front yards: none, except ten (10') feet for yards adjacent to a residentially zoned parcel; and

(b) Side and rear yards: none, except ten (10') feet for yards adjacent to a residentially zoned parcel.

Article 21. Convenience Commercial Zone (C-3)

Sec. 9-2.2105. Yards (C-3).

The minimum yard requirements in the Convenience Commercial Zone (C-3) shall be as required by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards). If the provisions of Subsection (b) of Section 9-2.419 are applicable the minimum yard requirements shall be:

(a) Front yards: none, except ten (10') feet when adjacent to a residentially zoned parcel; and

(b) Side and rear yards: none, except ten (10') feet for yards adjacent to a residentially zoned parcel.

Article 22. Recreation Commercial Zone (R-C)

Sec. 9-2.2205. Yards (R-C).

The minimum yard requirements in the Recreation Commercial Zone (RC) shall be as required by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards). If the provisions of Subsection (b) of Section 9-2.419 are applicable the minimum yard requirements shall be:

(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.

Article 23. Recreation Zones (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20)

Sec. 9-2.2305. Yards (Rec).

The minimum yard requirements in the Recreation Zones (Rec-P, Recl, Rec-3, Rec-10, Rec-20) shall be as required by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards). If the provisions of Subsection (b) of Section 9-2.419 are applicable the minimum yard requirements shall be:

(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.

Article 24. Recreation-Open Space Zone (Rec-OS)

Sec. 9-2.2405. Yards (Rec-OS).

The minimum yard requirements in the Recreation-Open Space Zone (Rec-OS) shall be as required by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards). If the provisions of Subsection (b) of Section 9-2.419 are applicable the minimum yard requirements shall be:

(a) Front yards: twenty (20') feet; and

(b) Side and rear yards: five (5') feet, except ten (10') feet for yards adjacent to residentially zoned parcels.

Article 25. Heavy Industrial Zone (I-1)

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

The minimum yard requirements in the Heavy Industrial Zone (I-1) shall be as required by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards). If the provisions of Subsection (b) of Section 9-2.419 are applicable the minimum yard requirements shall be:

(a) Front yards: not less than twenty (20') feet; and

(b) Side and rear yards: none, except ten (10') feet for yards adjacent to a residentially zoned parcel.

Article 26. Light Industrial Zone (I-2)

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

The minimum yard requirements in the Light Industrial Zone (I-2) shall be as required by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards). If the provisions of Subsection (b) of Section 9-2.419 are applicable the minimum yard requirements shall be:

(a) Front yards: not less than twenty (20') feet; and

(b) Side and rear yards: none, except ten (10') feet for yards adjacent to residentially zoned parcels.

Article 29. Lake Zone (L)

Sec. 9-2.2905. Yards (L).

The minimum yard requirement shall be as required by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards).

Article 30. Agricultural Preserve Zone (AP)

Sec. 9-2.3005. Yards (AP).

The minimum yard requirements in the Agricultural Preserve Zone (AP) shall be as required by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards). If the provisions of Subsection (b) of Section 9-2.419 are applicable the minimum yard requirements shall be:

(a) Front yards: not less than twenty (20') feet; and

(b) Side and rear yards: not less than five (5') feet.

Article 31. General Agriculture Zone (GA)

Sec. 9-2.3105. Yards (GA).

The minimum yard requirements in the General Agriculture Zone (GA) shall be as required by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards). If the provisions of Subsection (b) of Section 9-2.419 are applicable the minimum yard requirements shall be:

(a) Front yards: not less than twenty (20') feet; and

(b) Side and rear yards: not less than five (5') feet.

Article 32. Timberland Production Zone (TPZ)

Sec. 9-2.3206. Height (TPZ)

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

Sec. 9-2.3207. Yards (TPZ).

The minimum yard requirements in the Timberland Production Zone (TPZ) shall be as required by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards). If the provisions of Subsection (b) of Section 9-2.419 are applicable the minimum yard requirements shall be:

(a) Front yards: not less than twenty (20') feet; and

(b) Side and rear yards: not less than five (5') feet.

Article 33. General Forest Zone (GF)

Sec. 9-2.3305. Yards (GF).

The minimum yard requirements in the General Forest Zone (GF) shall be as required by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards). If the provisions of Subsection (b) of Section 9-2.419 are applicable the minimum yard requirements shall be:

(a) Front yards: not less than twenty (20') feet; and

(b) Side and rear yards: not less than five (5') feet.

Article 34. Mining Zone (M)

Sec. 9-2.3405. Yards (M).

The minimum yard requirements in the Mining Zone (M) shall be as required by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards). If the provisions of Subsection (b) of Section 9-2.419 are applicable the minimum yard requirements shall be:

(a) Front yards: twenty (20') feet; and

(b) Side and rear yards: five (5') feet.

CHAPTER 3. SUBDIVISIONS

Article 1. General Provisions

9-3.105 (m)

"Structure" shall mean anything for the establishment of which the Planning and Development Agency requires a building permit.

(n) "Greenbelt" shall mean a facility or land use designed for a use other than fire protection which will slow or resist the spread of a wildfire (as defined in Public Resources Code Section 4103 and 4104). Greenbelt may include parking lots, irrigated or landscaped areas, golf courses, parks, playgrounds, maintained vineyards, orchards, or annual crops that do not cure in the field.

Article 2. Administration

Sec. 9-3.205. Modifications.

Modifications to the provisions of this Chapter and the departmental subdivision regulations may be made under a Planned Development Permit, as provided in Article 7 of Chapter 2 of Title 9 of this Code commencing with Section 9-2.701; and may be made under a Modification Permit, if a modification of development standards, as provided in Article 2 of Chapter 2 of Title 9 of this Code commencing with Section 9-4.201; as appropriate except that Sections implementing the SRA Fire Safe Regulations shall be modified as provided in Section 9-9.202 of Chapter 9 of Title 9 of this Code.

Sec. 9-3.209. California Department of Forestry and Fire Protection.

The Planning Department shall notify the Director of the California Department of Forestry and Fire Protection of tentative maps for subdivision in State Responsibility Areas.

Article 3. Design

Sec. 9-3.315. Greenbelts.

When greenbelts are proposed they shall be located strategically as a separation between wildland fuels and structures.

Article 8. Violations

Sec. 9-3.802. California Department of Forestry and Fire Protection.

The Headquarters of the Ranger Units of the California Department of Forestry and Fire Protection which administer State Responsibility Area fire protection in Plumas County shall be given reports of violations of those sections of this Chapter which implement the SRA Fire Safe Regulations. Those sections are enumerated in Section 9-9.103 of Chapter 9 of Title 9 of this Code.

CHAPTER 4. DEVELOPMENT STANDARDS

Article 1. Purposes and Application

Sec. 9-4.103. Administration.

It shall be the duty of the Planning and Development Agency and the Department of Public Works to administer the provisions of this chapter.

Sec. 9-4.104. California Department of Forestry and Fire Protection.

The Headquarters of the Ranger Units of the California Department of Forestry and Fire Protection which administer State Responsibility Area fire protection in Plumas County shall be given reports of violations of those sections of this Chapter which implement the SRA Fire Safe Regulations. Those sections are enumerated in Section 9-9.103 of Chapter 9 of Title 9 of this Code.

Article 2. Modifications

Sec. 9-4.202. Application.

(a) Planned developments.

(1) The modification of development standards may be permitted pursuant to a planned development permit, as provided for in Article 7 of Chapter 2 of this title, if justified to achieve an integrated plan which accomplishes:

(i) A density transfer; or

(ii) Reduces adverse economic, social or environmental impacts; and,

(2) In granting a modification of development standards, the grantor shall make the following findings:

(i) That the modification is consistent with the General Plan.

(ii) That the modification is justified to achieve an integrated plan which precludes adverse economic, social or environmental effects;

(iii) That the modification is not socially, economically or environmentally incompatible with the surrounding area; and,

(iv) If any exceptions from the provisions of this code which implement the SRA Fire Safe Regulations are requested, that the requirements of Section 9-9.202 of Article 2 of Chapter 9 of this Title are met.

(b) Modification Permits.

(1) Use of. The modification of development standards may be permitted for developments which are not subject to issuance of a planned development permit under a modification permit.

(2) Applications. Any person seeking the issuance of a modification permit shall file a request with the Planning and Development Agency and shall appear before the Zoning Administrator presenting evidence of the following:

(i) That the modification is consistent with the General Plan; (ii)

(ii) That the modification is justified to achieve an integrated plan which precludes adverse economic, social or environmental effects;

(iii) That the modification is not socially, economically or environmentally incompatible with the surrounding area;

(iv) That the owner of the property concurs in the request, if the applicant is other than the owner, and that the owner will be a party, with ultimate responsibility for the modification, if granted; and,

(v) If any exceptions from the provisions of this code which implement the SRA Fire Safe Regulations are requested, that the requirements of Section 9-9.202 of Article 2 of Chapter 9 of this Title will be met.

(3) Processing time.

(i) The Planning Director shall determine if an application is complete within thirty (30) days after the receipt of the application.

(ii) If an application is determined to not be complete, the applicant shall make the application complete within one year from the date on which the application was determined to not be complete, or the application shall be considered withdrawn. (iii) Upon completion of the appropriate environmental review, an application shall be scheduled for the next regularly scheduled hearing for which the application can be scheduled while meeting all requirements for notice.

(4) Investigations. The Zoning Administrator shall investigate each application for a modification permit to assure that the proposal in each application is consistent with the intent and purposes of the provisions of this chapter.

(5) Hearings.

(i) Scheduling. The Zoning Administrator shall hold a public hearing on each application for a modification permit and shall give notice of hearing as set forth in Article 11.5 of Chapter 2 of this Title.

(ii) Findings. The Zoning Administrator shall issue findings and file them with the Planning Director. The applicant shall be notified of such findings not later than five (5) days after their issuance.

(iii) Conditions. The Zoning Administrator, in approving a modification permit, may require certain conditions under which the modification shall be allowed, which conditions shall prevent material damages to adjacent properties and shall provide suitable safeguards to ensure that the modification shall be consistent with the General Plan; ensure that the modification achieves an integrated plan which precludes adverse economic, social or environmental effects; and that the modification is socially, economically and environmentally compatible with the surrounding area.

(6) Revocation.

(i) Institution. Failure to comply with any condition imposed or misrepresentation by the applicant in the issuance of a modification permit shall result in the institution of revocation procedures by the Planning Director.

(ii) Hearings.

(aa) Notices. The Planning Director shall schedule a public hearing before the Board with notice given as set forth in Article 11.5 of Chapter 2 of this Title and given by certified mail to the person to whom the modification permit was issued.

(bb) Revocation. The Board may revoke such permit or modify the original conditions for failure to comply with any of the conditions imposed or upon evidence of misrepresentation in the issuance of the modification permit. The abatement and removal of facilities, if required by such revocation, shall be at the expense of the permittee.

Article 3. Definitions

Sec. 9-4.311.5 Dead-end Road.

"Dead-end road" shall mean a road that has only one point of vehicular access to a State Highway or Major thoroughfare; and shall include looped roads which have only one point of access, immediately or ultimately, to a State Highway or Major Thoroughfare.

Sec. 9-4.312.5 Driveway.
"Driveway" shall mean a vehicular access of more than 150 feet that serves no more than two buildings, with no more than three dwellings on a single parcel, and any number of appurtenant buildings.

Sec. 9-4.314.5 Fire Valve.
"Fire Valve" shall mean "Hydrant".

Sec. 9-4.315.1 Hammerhead Turnaround
"Hammerhead turnaround" shall mean a "T" shaped three point turnaround space.

Sec. 9-4.315.5 Hydrant.
"Hydrant" shall mean a valved connection on a water supply or storage system having at least one 2 1/2 inch outlet with male American National Fire Hose Screw Threads used to supply fire apparatus and hoses with water.

Sec. 9-4.320.5 One-Way Road.
"One-way Road" shall mean a roadway designed for traffic flow in one direction only.

Sec. 9-4.332. Roadway.
"Roadway" shall mean any surface designed, improved, or ordinarily used for vehicle travel including appurtenant structures.

Sec. 9-4.344.5 T Turnaround
"T turnaround" shall mean a "T" shaped three point turnaround space.

Article 4. Classification of Public and Private Roads

Sec. 9-4.410. Class 8 Roads.
Class 8 Roads shall be:
(a) One-way County roads which provide access to an area zoned for no more than ten (10) dwellings; and
(b) One-way private roads in Prime Opportunity or Suburban Areas which provide access to an area zoned for no more than ten (10) dwellings.

Sec. 9-4.411. Class 9 Roads.
Class 9 Roads shall be private roads in Moderate Opportunity Areas other than Suburban which do not serve any Commercial or Industrial Area.

Sec. 9-4.412. Class 10 Roads.
Class 10 Roads shall be roads which serve only Limited Opportunity Areas and Resource Production Areas, and which are not Resource Transportation Routes.

Sec. 9-4.413. Class 11 Roads.
Class 11 Roads shall be driveways of more than 150 feet which provide access to no more than two buildings, with no more than 3 dwellings on a single parcel.

Article 5. Minimum Design Standards

Sec. 9-4.501. Roads.

(a) The following table sets forth the minimum design standard for roads.

MINIMUM DESIGN STANDARDS, ROADS
(Drainage ditches, cut and fill not included)

ROAD CLASSIFICATION	(1) SURFACING/ TRAVELED WAY	(2) TOTAL SHOULDER WIDTH	ROADBED	RIGHT-OF-WAY	(3) CLEARING LIMIT	PROJECTED TRAFFIC A.D.T.
1	48' (4 lanes)	(4) 16' (paved)	64'	(5) 80'		+7500
2	(6) 36' (3 lanes)	(4) 16' (paved)	52'	(5) 80'		+5000-7500
3	24'	(7) 16' (paved)	40'	(5) 60'		-5000
4A	24'	16'	40'	60'	4'	+1000
4B	24'	8'	32'	60'	4'	400-1000
4C	20' (rocked)	4'	24'	60'	2'	-400
5	22'	18'	40'	60'	4'	+1000
6	22'	8'	30'	60'	4'	+400-1000
7	18'	4'	22'	50'	2'	-400
8	12' (one-way)	8'	20'	40'	2'	
9	18' (rocked)	(9) 4'	22'	40'	2'	
10	18' (graded)	(9) 4'	22'	40'	2'	
11	10' (graded)	0'	10'	(8) 20'	0'	

(b) All roadway surfaces shall be capable of supporting a minimum 40,000 pound load. Bridges, culverts, and other appurtenant structures which supplement the roadway bed or shoulders shall support a minimum load of 80,000 pounds.

(c) All roadways shall provide a minimum vertical clearance of 15 feet.

(d) FOOTNOTES:

(1) Surfacing to be pavement except as otherwise specified.

(2) Shoulders to be rocked unless otherwise specified.

(3) From outer limit of construction. In flat land, the clearing limit shall be measured from the bottom of the ditch.

(4) For parallel parking. For diagonal parking, an additional total of 18 feet of paved shoulder is required.

(5) For parallel parking. For diagonal parking, an additional 18 feet of right-of-way is required.

(6) Center lane is to be either a passing lane, a left turn lane, or a combination of the two.

(7) Total shoulder width may be reduced to six (6') feet where no on-street parking is permitted and where no special maneuvering areas are necessary for traffic safety and ADT is less than 1000.

(8) Where right-of-way is needed.

(9) Total shoulder width may be reduced to zero (0') feet if an exception is granted under the provisions os Section 9-9.202 of Article 2 of Chapter 9 of this Title 9 of this Code.

Sec. 9-4.502. Turnouts.

Turnouts shall be a minimum of 10 feet wide and 30 feet long with a minimum 25 foot taper on each end.

Sec. 9-4.503. Turnarounds.

(a) The turnaround area at the end of dead-end roads shall be improved with subbase and base as required by the road classification for a diameter of eighty (80') feet and shall be provided with shoulders as required for the class of road served. The utrnaround area at the end of dead-end paved roads shall be paved for a diameter of sixty (60') feet. Right of Way for turnarounds shall be a minimum diameter of 20 feet more than the diameter of the required surfaced area and shoulder.

(b) T turnarounds.

(1) T turnarounds shall be permitted at the end of driveways.

(2) T turnarounds may be permitted through an exception granted as provided in Section 9-9.202 of Article 2 of Chapter 9 of Title 9 of this Code.

(3) The top of the "T" of a T turnaround shall be at least sixty (60') feet long.

(4) The components of a T turnaround shall be no narrower than the roadway which serves it and shall be constructed to the same standards.

(5) The top of the "T" of a T turnaround at the end of a driveway shall be no narrower than twenty (20') feet and shall be constructed to the same standard as the driveway.

Article 6. Road Specifications

Sec. 9-4.603. Clearing of the right-of-way.

The width of clearing of the right-of-way shall be the width of the roadbed plus the width of cuts and fills plus the clearing limit, all as set forth in Article 5 of this chapter, except that public safety may require the removal of dead or dying trees beyond the limits of construction. The minimum clearing limit may be waived for the preservation of individual trees that are of exceptional size or beauty, but under no circumstance will any trees be allowed within three (3') feet of the edge of traveled way. All due consideration shall be given to the protection of trees from damage during construction. In flat land, the clearing limit shall be measured from the bottom of the ditch. Disposal of flammable vegetation and fuels removed during road construction shall be completed before completion of road construction.

Sec. 9-4.604. Design standards.

(a) The widths of roadbeds, shoulders, pavement and clearing limits shall be set forth in Article 5 of this chapter, dependent upon the classification of the road and projected ADT.

(b) In addition, the requirements set forth in this section shall be met.

(c) The roadbed shall be in the center of the right-of-way except where excess width of right-of-way is required to accommodate cuts or fills, or where in the opinion of the Director of Public Works topography precludes the desirability of the required coincidence, or where it is desirable to preserve individual trees of exceptional size or beauty.

(d) The geometric design of roadbeds shall be such as to accommodate a minimum speed of 25 miles per hour, except the minimum design speed for rocked surfacing shall be 15 miles per hour and the minimum design speed for major thoroughfares shall be 30 to 50 miles per hour, in accordance with engineering practice. An additional surface width of 4 feet shall be added to curves of 50 to 100 feet radius, and 2 feet shall be added to curves of 100 to 200 feet radius.

(e) The length of vertical curves in roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than 100 feet.

(f) Roadway grades shall not exceed seven (7%) percent for public roadways and thirteen (13%) percent for private roadways, except with written permission of the Director of Public Works and either the chief of the appropriate structural fire protection agency or, if the roadway is not within the boundaries of such an agency, the County Fire Warden. Roadway grades shall not exceed sixteen (16%) percent.

(g) All gutters, drains, culverts and bridges shall be installed as shown on the approved plans. All bridges shall be built with a 40,000 pound H20 design load on the approved plans. All drainage facilities shall have a minimum longitudinal grade of one-quarter (0.25%) percent.

(h) Cut sections shall have a 3:1 side slope between the outer shoulder edge and flowline of the side ditch, and cut and fill slopes shall be 2:1 except where the condition of a cut in rock can be shown to be stable at steeper slopes, in which case the approval of the Director of Public Works shall be required.

(i) The maximum length of dead-end roads, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

parcels zoned for less than one acre	800 feet
parcels zoned for 1 acre to 4.99 acres	1320 feet
parcels zoned for 5 acres to 19.99 acres	2640 feet
parcels zoned for 20 acres or larger	5280 feet

(1) All lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes, requiring different length limits, the shortest allowable length shall apply.

(2) Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1320 foot intervals.

(3) Each dead-end road shall have a turnaround constructed at its terminus.

(j) The roadbed shall have the necessary base material placed and compacted for the full roadbed width, and shall be surfaced for the entire length of the road for a width as set forth in Article 5 of this chapter.

(k) All Class 8 Roads shall connect to a two-lane roadway at both ends, shall not exceed 2,640 feet in length, and shall have a turnout constructed at the approximate midpoint.

(l) Class 11 Roads shall provide a turnout near the midpoint of the driveway. Where the road exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. A turnaround shall be provided at all building sites on driveways over 300 feet in length and shall be within 50 feet of the building.

Sec. 9-4.607. Improvements to existing roads.

(a) All developments directly benefited by a precise planned road other than a major thoroughfare must:

(1) Dedicate right-of-way on-site as necessary to conform to the appropriate standard; and

(2) Pay into the County Road Fund a sum of money equal to the prorated share of the benefit received by the road; or

(3) Construct a portion or all of the road; or

(4) A combination of (2) and (3) above.

(b) The prorated share of the benefit received by the road shall be calculated in one of the following ways:

(1) The prorated share shall equal the predicted traffic volume on the road arising from the development divided by the projected traffic volume for the road and multiplied by the cost of improvement of the road to the standards for its class, as set forth in Article 5 of this chapter.

(2) The prorated share shall equal the predicted traffic volume on the road arising from the development divided by the existing traffic volume for the road and multiplied by the cost of improvement of the road to the minimum standards for its class, as set forth in Article 5 of this chapter.

(3) The prorated share for development in Commercial, Industrial or Recreation Areas shall equal the acreage of the development divided by the Commercial, Industrial and Recreation Area acreage served by the road multiplied by the cost of improvement of the road to the minimum standards for its class, as set forth in Article 5 of this chapter, after the cost of improving the road to the minimum standards for the class it would be if it did not serve any Commercial, Industrial or Recreation Areas is subtracted from the cost of improving the road to the minimum standards for its class. This hypothetical classification shall be based upon the projected traffic volume for the road and the provisions of Article 4 of this chapter.

(4) The prorated share shall equal the predicted traffic volume on the road arising from the development divided by the projected traffic volume for the road and multiplied by the cost of improvement of the road to the minimum standards for its class, as set forth in Article 5 of this chapter, based upon a specific traffic analysis for the development and roads in the area.

(c) The method used to calculate the prorated share of the benefit received by a road shall be determined by the person or body approving the development. The Director of Public Works shall recommend the method to be used to calculate the prorated share of the benefit received by a road and shall calculate that share.

(d) The cost of improvement shall be based on a cost estimate prepared by the developer's engineer and mutually agreed upon the developer and the Director of Public Works. The cost estimate shall be provided with the project application.

(e) Predicted traffic volume, projected traffic volume and the Commercial, Industrial and Recreation Area acreage served by a road shall be determined as set forth in Article 7 of this chapter.

(f) In the event the developer's prorated share exceeds fifty (50%) percent of the total cost of improvement, the required improvements shall be completed for the subject portion of the road.

(g) It shall be the County's prerogative that whenever any work on an existing County road is to be partially financed by the County, the County may elect to do the work with its own forces. Otherwise the improvement work within a development shall be done by the developer's contractor.

(h) All developments directly benefited by a private road shall make whatever improvements are necessary to bring the road into conformance with the class necessary to serve such developments.

Sec. 9-4.906. Identification.

(a) All access roads shall be marked with a sign approved by the Director of Public Works.

(b) All lots shall be identified by a street address assigned by the Planning Director.

(c) Road signs shall be located at intersections of roads.

(d) Signs identifying traffic access or flow limitations shall be placed:

(1) At the intersection preceding the traffic access limitation, and

(2) No more than 100 feet before the traffic access limitation.

Sec. 9-4.907. Bridges.

(a) The traveled way of bridges shall be the same as the traveled way of the road serving each end, except as set forth in (b) below.

(b) The traveled way of bridges may be the same as one traffic lane of the road serving each end if:

(1) The road is a Class 7, 9, 10 or 11 Road, with an A.D.T of less than 200; and

(2) The bridge is no longer than 330 feet; and

(3) The entire bridge and the road at both ends are visible from on the bridge and both ends in a manner which would permit a driver to ascertain whether or not the bridge can be safely entered and crossed.

(4) Warning signs reading "one-lane bridge 90 feet" shall be installed 30 yards from each end of the bridge.

(5) Turnouts shall be provided at both ends of the bridge.

(c) Bridges shall have signs providing the weight and vertical clearance limitations of the bridge. The signs shall be clearly visible and be installed 30 yards from each end of the bridge.

Article 10. Emergency Water for Fire Protection

Sec. 9-4.1001. Application.

(a) When a community water system is required for land division, the requirements of this article shall be satisfied before completion of road construction.

(b) When individual water systems are required for land division, the requirements of this article shall be satisfied before final inspection for building construction.

(c) Provisions of this Article shall not apply to construction within land divisions approved before adoption of this Article.

Sec. 9-4.1002. Water.

(a) Developments in Prime Opportunity Areas shall be served by a community water system with adequate water, volume, pressure and storage capacity which provides a 2-hour fireflow plus 8-hour average domestic needs. Fireflow requirements shall be 750 gallons per minute for areas zoned for 2 dwelling units per acre; and 1,000 gallons per minute for areas zoned for more than 2 dwelling units per acre, and areas zoned commercial and industrial.

(b) Developments outside of Prime Opportunity Areas shall provide Twenty-five hundred (2,500) gallons of water for emergency fire protection per dwelling unit, with approved provisions for fire engine filling or an approved water system of equal capacity immediately available.

(c) Developments outside of Prime Opportunity Area may provide water systems that meet or exceed the standards set forth in Section 1275.10 of the SRA Fire Safe Regulations in lieu of the requirements set forth in subsection (b) of this Section.

Section 9-4.1003. Hydrants.

(a) Where hydrants or fire valves are required, they shall be located 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor farther than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway.

(b) Hydrants serving buildings shall not be less than 50 feet nor more than 1/2 mile by road from the building served and shall be located at a turnout or turnaround along the driveway of the building served or along the road that intersects with that driveway.

(c) Hydrant heads shall be brass with 2 1/2 inch National Hose male thread with cap for pressure or gravity flow systems and 4 1/2 inch for draft systems. Hydrants shall be wet or dry barrel as required by the delivery system. Hydrants shall have crash protection as required by the local fire protection entity.

Section 9-4.1004. Signing of Water Sources.

(a) Hydrants and fire valves and access to water located along a driveway shall be identified by a reflectorized blue marker with a minimum dimension of 3 inches on the street address sign, mounted on a fire retardant post.

(b) Hydrants and fire valves and access to water located along a road shall be identified by a reflectorized blue marker with a minimum dimension of 3 inches, mounted on a fire retardant post. The sign post shall be within 3 feet of the hydrant or fire valve. The sign shall be no fewer than 3 feet nor more than 5 feet above ground. The sign shall be horizontal and visible from the driveway.

(c) Hydrants and fire valves and access to water may be identified as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988, in lieu of the methods described above.

Sec. 9-4.1005 Accessibility

Emergency water for fire protection shall be available for use within twelve (12') feet of a driveway or road.

Sec. 9-4.1006. Inspection.

Inspection of community water systems shall be made by a representative of the Department of Public Works. Inspections of individual water systems shall be made by a representative of the Building Official. When the contractor or developer requires such inspection, he shall notify the appropriate department in writing or by telephone call not less than five (5) working days prior to the time that he would like to have the inspection made, and in advance of starting his next phase of construction. Inspection will be made within three (3) working days after completion of the construction phase requiring inspection.

Written reports on the results of the inspection will be available to all parties concerned within thirty-six (36) hours after the field inspection is made.

CHAPTER 8. STREET ADDRESS SYSTEM

Article 2. Definitions.

Sec. 9-8.201.5 Dead-end Road.

"Dead-end road" shall mean a road that has only one point of vehicular access to a State Highway or Major thoroughfare; and shall include looped roads which have only one point of access, immediately or ultimately, to a State Highway or Major Thoroughfare.

Sec. 9-8.202.5 Roadway.

"Roadway" shall mean any surface designed, improved, or ordinarily used for vehicle travel including appurtenant structures.

Article 4. Posting

Sec. 9-8.401. Required.

Where a street address system has been established, the placement of numbers shall be required as provided for by this article.

Sec. 9-8.403. Addresses on Buildings.

(a) The numbers of a street address shall be affixed to the building to which allocated.

(b) The numbers of an allocated street address which are affixed to a building shall be clearly visible and legible from the street which provides access to the property, except that, if the building is provided access by an internal roadway, the numbers shall be clearly visible and legible from the internal roadway.

(c) The numbers of a street address which are affixed to a building shall be in arabic numerals.

(d) It shall be the responsibility of the property owner to affix the numbers of an allocated street address.

(d) The numbers of a street address shall be affixed within ninety (90) days after the mailing of the notice provided for in Section 9-8.402 of this article.

(f) The numbers of a street address need not be affixed for a property which is unimproved and for which no use has been established.

(g) Street addresses shall be affixed to buildings before January 1, 1992.

(h) Street addresses shall be affixed to buildings before final inspection.

Sec. 9-8.404. Street address signs.

(a) A street address sign is a display of the numbers of an allocated street address by means other than affixture to a building.

(b) The numbers of a street address shall be affixed to street address sign.

(c) It shall be the responsibility of the property owner to affix the numbers of an allocated street address.

(d) Street address signs shall be subject to the provisions of Section 9-2.416 of this Title.

(e) Design

(1) The face area of a street address sign shall be that area within the boundary of a simple plane which encompasses all characters and intervening voids.

(2) The face area of a street address sign shall not exceed six (6) square feet except when it is necessary to accommodate additional minimum signage.

(3) Size of letters, numbers, and symbols for street address signs shall be a minimum 3 inch letter height, 3/8 inch stroke, reflectorized, contrasting with the background color of the sign.

(4) The numbers for street address signs shall be in arabic numerals.

(5) Where multiple addresses are required at a single driveway, they shall be mounted on a single post.

(f) Location

(1) All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and visible from both directions of travel along the road.

(2) Addresses shall be visible and legible from the road on which the address is located.

(3) Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.

(4) Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site.

(g) The street address sign shall be placed within fifteen (15) days after issuance of a building permit for a building.

(h) Street address signs shall be placed for all improved properties before January 1, 1992.

Article 6. Road Identification.

Sec. 9-8.602. Road signs.

(a) Before an approved subdivision map or planned development permit may be recorded, the County roads and private roads providing access thereto and therewithin shall be marked with signs which shall give the identification as determined pursuant to subsections (b) and (d) of Section 9-8.601 of this article. identification, County roads, and (d), Road identification, private roads, above.

(b) State highways and Forest Service roads within the area of an approved subdivision map or planned development permit shall be marked with signs which shall give the identification as determined pursuant to subsections (a) and (c) of Section 9-8.601 of this article before the subdivision map or planned development permit may be recorded.

(c) When the Public Works Department marks a road with a sign, that sign shall give the identification as determined pursuant to Section 9-8.601 of this article.

(d) A new or replacement sign marking a road within a street address system adopted by ordinance shall give the street address number of its location and shall indicate the direction in which street address numbers ascend.

(e) Size of letters, numbers, and symbols for road signs shall be a minimum 3 inch letter height, 3/8 inch stroke, reflectorized, contrasting with the background color of the sign.

(f) Road signs shall be visible and legible from both directions of travel for a distance of at least 100 feet.

(g) The height of road signs shall be 8 1/2 feet.

(h) Signs shall be placed at intersections of roads.

Sec. 9-8.603. Road names.

(a) New names for County or private roads shall not duplicate any road name in the County's jurisdiction. The differences in road name suffixes shall not be considered differences in road names.

(b) A dead-end road less than 200 feet long which has no feasible possibility of future extension or connection may have the same name as the road which provides access to the dead-end road provided the dead-end road has a different suffix.

(c) New names which are phonetic duplications or sound very similar to existing names shall be avoided.

(d) Continuity.

(1) The continuation of an existing road shall have the same name.

(2) If a road significantly changes direction for a substantial distance, and if the change is readily discernible on the road, the portions may have different names.

(e) Discontinuity.

(1) Discontinuous roads shall have a different name for each portion, except as provided in subsection (2) of this subsection.

(2) If it is anticipated and feasible that portions of a discontinuous road may become continuous, the portions may have the same name, to which a locational affix may be appended.

(f) Subdivisions and planned developments.

(1) Any tentative map for a subdivision and any application for a planned development permit shall give the existing identification, as determined by Section 9-9.601 of this article, of every road providing access thereto and therewithin.

(2) If the Forest Service has given a name to a Forest Service road, such name may be given on any tentative map for subdivision and any application for a planned development permit.

(3) Any tentative map for a subdivision and any application for a planned development permit which proposes new roads providing access thereto or therewithin shall propose names for such roads.

(4) If access is provided to or within the area of a tentative map for subdivision or an application for a planned development permit by a private road which is not identified by a name pursuant to Section 9-8.601 of this article, the tentative map for the subdivision or application for the planned development permit shall propose a name for such road.

(g) Selection. In the selection of new road names, consideration shall be given to:

(1) Consistency with the provisions of this section;

(2) Existing common usage;

(3) Historical associations;

(4) Geographic associations;

(5) Consistency with any established naming pattern in the vicinity; and

(6) Ease of communication, especially under stress.

(h) Review.

(1) The Planning Director shall review road names proposed by a tentative map for a subdivision or application for a planned development permit application and shall disallow those names which would be contrary to the provisions of this section.

(2) If the Planning Director disallows a road name for being contrary to the provisions of this section, he shall propose a road name.

(3) The Public Works Department shall submit to the Planning Director for review and a report as to consistency with the provisions of this section any proposed new names for County roads and the proposed names for any new County roads.

Article 7. Administration and Enforcement

Sec. 9-8.704. California Department of Forestry and Fire Protection

The Headquarters of the Ranger Units of the California Department of Forestry and Fire Protection which administer State Responsibility Area fire protection in Plumas County shall be given reports of violations of this Chapter.

CHAPTER 9. STATE RESPONSIBILITY AREA FIRE SAFE REGULATIONS

Article 1. Purposes and Application

Sec. 9-9.101. Purposes.

The provisions of this chapter are to complete integration of the SRA Fire Safe Regulations into this Code and to specify those portions of this Code which implement those regulations.

Sec. 9-9.102. Application.

The application of the provisions of this chapter and those portions of this Code which implement the SRA Fire Safe Regulations shall be held to be only the minimum requirements for the promotion of the public health, safety and general welfare.

Sec. 9-9.103. Specification.

The portions of this Code which implement the SRA Fire Safe Regulations are:

1. Section 8-1.10 of Chapter 1 of Title 8;
2. Sections 8-11.03 and 8-11.04 of Chapter 11 of Title 8;
3. Section 9-2.227.5 of Article 2 of Chapter 2 of Title 9;
4. Section 9-2.419 of Article 4 of Chapter 2 of Title 9;
5. Sections 9-9.1205, 99-2.1305, 9-2.1405, 9-2.1505, 9-2.1605, 9-2.1705, 9-2.1805, 9-2.1905, 9-2.2005, 9-2.2105, 9-2.2205, 9-2.2305, 9-2.2405, 9-2.2505, 9-2.2605, 9-2.2905, 9-2.3005, 9-2.3105, 9-2.3207, 9-2.3305, and 9-2.3405 of Chapter 2 of Title 9;
6. Sections 9-3.105(m), 9-3.105(n), and 9-3.314 of Article 3 of Chapter 3 of Title 9;
7. Sections 9-4.311.5, 9-4.312.5, 9-4.314.5, 9-4.315.5, 9-4.320.5, and 9-4.332 of Article 3 of Chapter 4 of Title 9.
8. Sections 9-4.403 through 9-4.413, inclusive, of Article 4 of Chapter 4 of Title 9;
9. Sections 9-4.501 through 9-4.503 of Article 5 of Chapter 4 of Title 9;
10. Sections 9-4.601, and Sections 9-4.603 through 9-4.605 of Article 6 of Chapter 4 of Title 9;
11. Section 9-4.906 and 9-4.907 of Article 9 of Chapter 4 of Title 9;
12. Sections 9-4.1001 through 9-4.1006 of Article 10 of Chapter 4 of Title 9;
13. Chapter 8 of Title 9, commencing with Section 9-8.101;
14. Chapter 9 of Title 9, commencing with Section 9-9.101.

Sec. 9-9.202. Exceptions.

(a) Exceptions from the provisions of Title 9 of this Code which implement the SRA Fire Safe Regulations may be made through a planned development permit. The provisions of this section shall apply in addition to those of Section 9-2.702 of Article 7 of Chapter 2 of Title 9 of this Code.

(b) Exceptions from the provisions of Chapter 4 of Title 9 of this Code commencing with Section 9-4.101, which implement the SRA Fire Safe Regulations may be made through a modification permit. The provisions of this section shall apply in addition to those of Section 9-4.202 of Article 2 of Chapter 4 of Title 9 of this Code.

(c) Exceptions from the provisions of Chapter 2 of Title 9 of this Code commencing with Section 9-2.101, which implement the SRA Fire Safe Regulations may be made through a variance. The provisions of this section shall apply in addition to those of Article 8 of Chapter 2 of Title 9 of this Code, commencing with Section 9-2.801.

(d) Exceptions from the provisions of Chapter 8 of Title 9 of this Commencing with Section 9-8.101 may be made by the Planning Director after consultation with the Headquarters of the Ranger Units of the California Department of Forestry and Fire Protection which administer State Responsibility Area fire protection in Plumas County and Fire Protection and the local fire protection entity.

(e) Exceptions from the provisions of Title 8 of this Code which implement the SRA Fire Safe Regulations may be made by the Building Official after consultation with the Headquarters of the Ranger Units of the California Department of Forestry and Fire Protection which administer State Responsibility Area fire protection in Plumas County the local fire protection entity.

(f) In addition to what is otherwise required, applications for exceptions from the provisions of this Code which implement the SRA Fire Safe Regulations shall:

1. State the specific sections from which an exception is requested,
2. Provide material facts supporting the exception,

3. State the details of the exception or mitigation proposed as providing the same practical effect as the section from which an exception is requested, and

4. Provide a map showing the proposed location and siting of the exception or mitigation.

(g) When a hearing is required for an exception, notice of the hearing shall be given to the Headquarters of the Ranger Units of the California Department of Forestry and Fire Protection which administer State Responsibility Area fire protection in Plumas County and to the appropriate fire protection entity in a manner consistent with the provisions of Article 11.5 of Chapter 2 of Title 9 of this Code, commencing with Section 9-2.1151.

(h) In granting an exception, a finding shall be made that the exception provides the same overall practical effect as the section from which it is granted.

Article 3. Appeals

Sec. 9-9.301. Authorized.

Decisions on exceptions from the sections of this code which implement the SRA Fire Safe Regulations may be appealed in writing to the Board, within ten (10) days after the decision by:

(a) The applicant;

(b) Any owner of real property within 300 feet of the exterior boundaries of the property involved who was present at any hearing held for an exception or who presented written testimony for that hearing, or who may be adversely affected by the decision;

(c) Such other person whom the Board determines to have been adversely affected by the decision; or

(d) Any interested County department head, the Headquarters of the Ranger Units of the California Department of Forestry and Fire Protection which administer State Responsibility Area fire protection in Plumas County, local fire protection entity.

Sec. 9-9.302. Filing: Fees.

Appeals shall be initiated by filing a written notice of appeal with the Clerk of the Board, paying the fee therefore, and stating in the written notice of appeal the reasons why the decision on the exception should be amended, modified, or reversed. Such reasons shall be based upon the evidence presented at the original hearing or upon evidence presented to the Planning Director or Building Official at the time of his decision, or shall be based on evidence of adverse effects on the appellant, if not the applicant, of the decision. The failure of the appellant to present such reasons shall be deemed cause for the denial of the appeal.

Sec. 9-9.303. Hearings: Notices.

Notices of hearings on appeals from decisions on exceptions from the sections of this Code which implement the SRA Fire Safe Regulations shall be given by the Clerk of the Board, as provided in Article 11.5 of Chapter 2 of Title 9 of this Code, commencing with Section 9-2.1151, with the appellant considered to have filed a written request for notice as provided for in Section 9-2.1153 of that article.

Sec. 9-9.304. Jurisdiction of the Board of Supervisors.

The Board may assume the jurisdiction of any matter which may be decided by the Zoning Administrator or the Commission by a simple majority vote of the quorum at any time prior to a decision. Upon the assumption of jurisdiction by the Board, a hearing shall be scheduled and notice shall be given by the Clerk of the Board as provided in Article 11.5 of Chapter 2 of this Title.

Sec. 9-9.305. Findings.

If an appeal made under this Article is granted the Board shall make findings that the decision meets the intent of providing defensible space consistent with the SRA Fire Safe Regulations. The findings shall include a statement of reasons for the decision. A written copy of the findings shall be provided to the Headquarters of the Ranger Units of the California Department of Forestry and Fire Protection which administer State Responsibility Area fire protection in Plumas County.

Article 4. Definitions

Sec. 9-9.401. Application.

The words and phrases set forth in this article and used in this title shall be defined as set forth in this article and by common usage and context, except as specifically defined in this title.

Sec. 9-9.402 Defensible space.

"Defensible space" shall mean the area of a parcel, development, neighborhood or community, exclusive of structures, where emergency vehicle access, emergency water reserves, street names and building identification, and fuel modification measures are provided in conformance with the SRA Fire Safe Regulations.

Sec. 9-9.403 Dwelling.

"Dwelling" shall mean a a building, or portion of a building, which provides for sleeping, cooking, eating, and sanitation for one family (as defined in Section 9-2.232 of Chapter 2 of this Title); and shall mean any additional quarters and guest house.

Sec. 9-9.404. Same Practical Effect.

"Same Practical Effect" shall means an exception or alternative with the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for fire fighter safety, including:

(a) access for emergency wildland fire equipment,
(b) safe civilian evacuation,
(c) signing that avoids delays in emergency equipment response,
(d) available and accessible water to effectively attack wildfire or defend a structure from wildfire, and
(e) fuel modification sufficient for civilian and fire fighter safety.

Sec. 9-9.405. SRA Fire Safe Regulations

"SRA Fire Safe Regulations " shall mean the provisions of Section 1270 et seq. of Title 14 of the California Code of Regulations.

Historical Zoning Ordinances:
Ordinance 91-768

SUMMARY OF GENERAL PLAN AMENDMENT ZONING ORDINANCE

The Plumas County Board of Supervisors adopted an ordinance rezoning certain real property consistent with the General Plan Amendments enacted by Resolution 91 - 5237.

ORDINANCE NO. 91 - 768

AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, REZONING CERTAIN REAL PROPERTY CONSISTENT WITH THE GENERAL PLAN AMENDMENTS ENACTED BY RESOLUTION NO. 91 - 5237.

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

Section 1. The real properties enumerated and depicted in Exhibit A and as particularly described therein by Assessor Parcel Number and as depicted in Exhibits B, C and D, attached hereto, are hereby rezoned into one or a combination of the zoning classifications enumerated in Plumas County Code Section 9-2.301 and described in Code Sections 9-2.1301 through 9-2.4002 as enumerated and depicted in Exhibit A and as depicted in Exhibits B, C and D attached hereto.

Section 2. The real properties enumerated and depicted in Exhibit A and as depicted in Exhibits B, C and D, attached hereto, and particularly described therein by Assessor Parcel Number are to retain the Flood Plain (FP), Special Plan-Scenic Area (SP-ScA) and Special Plan-Scenic Road (SP-ScR) Combining Zones previously established by Ordinance No. 85-604, except as otherwise affected herein.

Section 3. The real properties enumerated and depicted in Exhibit E, attached hereto, and particularly described therein by Assessor Parcel Number are rezoned as described therein. These rezonings serve to remove or adjust the Flood Plain Combining Zone (FP) while reenacting the other previous zonings established by Ordinance No. 85-604, except as otherwise affected herein.

Section 4. Article 36 of Chapter 2 of Title 9 of the Plumas County Code is hereby repealed; with this action, no property in Plumas County is zoned Potential High Fire Hazard Combining Zone (FH).

Section 5. These rezonings are consistent with and will serve to implement General Plan Amendments enacted by Resolution No. 91 - 5237.

Section 6. Environmental considerations related to this rezoning has been addressed in EIR #49, which was certified for this purpose by Resolution No. 91 - .

Section 7. The Plumas County Planning Director is hereby directed to reflect the zoning as provided for in this ordinance and pursuant to Section 9-2.302 of the Plumas County Code.

The foregoing ordinance was duly passed and adopted by the Board of Supervisors of the County of Plumas, State of California, at a regular meeting of said Board held on the 8th day of OCTOBER, 1991, by the following vote:

AYES: Supervisors: Scroggs, Woodhall, Schramel and Smith
NOES: Supervisors: None
ABSENT: Supervisors: Coates

Jim Smith
Chairman, Board of Supervisors

ATTEST:
Nancy L. DeSoto
County Clerk and ex-officio Clerk
of said Board of Supervisors

PUBLISH: ALL PAPERS
October , 1991

EXHIBITS: COPIES OF EXHIBITS A, B, C, D & E AS DESCRIBED ABOVE ARE ON FILE IN THE OFFICE OF THE COUNTY CLERK.

A CERTIFIED COPY OF THE FULL TEXT OF THE ORDINANCE IS POSTED IN THE OFFICE OF THE COUNTY CLERK.

ORDINANCE NO. 91 - 768

AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, REZONING CERTAIN REAL PROPERTY CONSISTENT WITH THE GENERAL PLAN AMENDMENTS ENACTED BY RESOLUTION NO. 91 - 5237.

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

Section 1. The real properties enumerated and depicted in Exhibit A and as particularly described therein by Assessor Parcel Number and as depicted in Exhibits B, C and D, attached hereto, are hereby rezoned into one or a combination of the zoning classifications enumerated in Plumas County Code Section 9-2.301 and described in Code Sections 9-2.1301 through 9-2.4002 as enumerated and depicted in Exhibit A and as depicted in Exhibits B, C and D attached hereto.

Section 2. The real properties enumerated and depicted in Exhibit A and as depicted in Exhibits B, C and D, attached hereto, and particularly described therein by Assessor Parcel Number are to retain the Flood Plain (FP), Special Plan-Scenic Area (SP-ScA) and Special Plan-Scenic Road (SP-ScR) Combining Zones previously established by Ordinance No. 85-604, except as otherwise affected herein.

Section 3. The real properties enumerated and depicted in Exhibit E, attached hereto, and particularly described therein by Assessor Parcel Number are rezoned as described therein. These rezonings serve to remove or adjust the Flood Plain Combining Zone (FP) while reenacting the other previous zonings established by Ordinance No. 85-604, except as otherwise affected herein.

Section 4. Article 36 of Chapter 2 of Title 9 of the Plumas County Code is hereby repealed; with this action, no property in Plumas County is zoned Potential High Fire Hazard Combining Zone (FH).

Section 5. These rezonings are consistent with and will serve to implement General Plan Amendments enacted by Resolution No. 91 - .

Section 6. Environmental considerations related to this rezoning has been addressed in EIR #49, which was certified for this purpose by Resolution No. 91 - .

Section 7. The Plumas County Planning Director is hereby directed to reflect the zoning as provided for in this ordinance and pursuant to Section 9-2.302 of the Plumas County Code.

The foregoing ordinance was duly passed and adopted by the Board of Supervisors of the County of Plumas, State of California, at a regular meeting of said Board held on the 8 th day of OCTOBER, 1991, by the following vote:

AYES: Supervisors: Scroggs, Woodhall, Schramel and Smith
NOES: Supervisors: None
ABSENT: Supervisors: Coates

ATTEST:

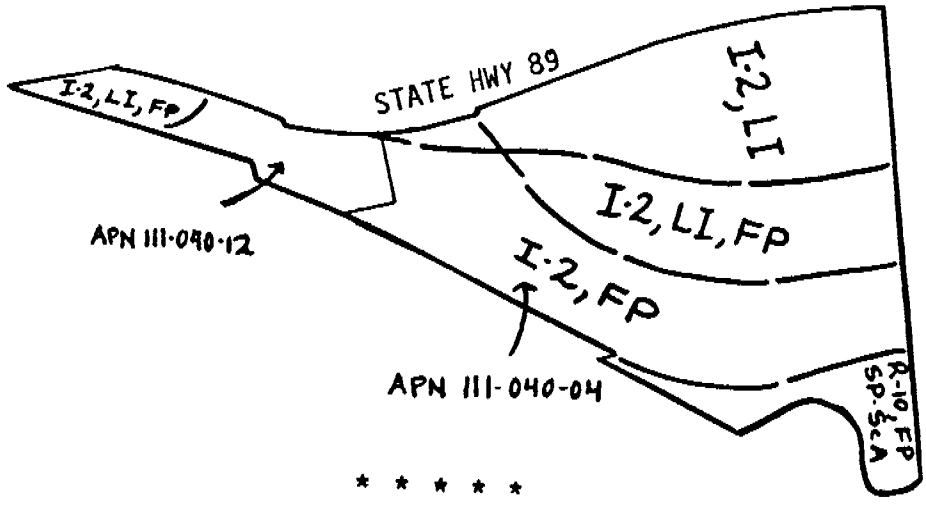
Nancy L. DaFonte
County Clerk and ex-officio Clerk
of said Board of Supervisors

Jim Smith
Chairman, Board of Supervisors

PUBLISH: **SUMMARY**

EXHIBIT "A"

APN	ZONE
008-120-10	S-3, SP-ScA, SP-ScR within 100-ft. of the right-of-way of Genesee Road, FP within the flood hazard area as shown on the General Plan.
008-120-11	S-3, SP-ScA, SP-ScR within 100-ft. of the right-of-way of Genesee Road, FP with the flood hazard area as shown on the Gneral Plan.
111-160-01	S-3, MH, SP-ScR within 100-ft. of the right-of-way of Highway 89, SP-ScA.



* * * * *

16 & 22, T.24N., R.9E. M.D.B.& M.

Tax Area Code
53-047
53-048
53-043
53-003

115-16

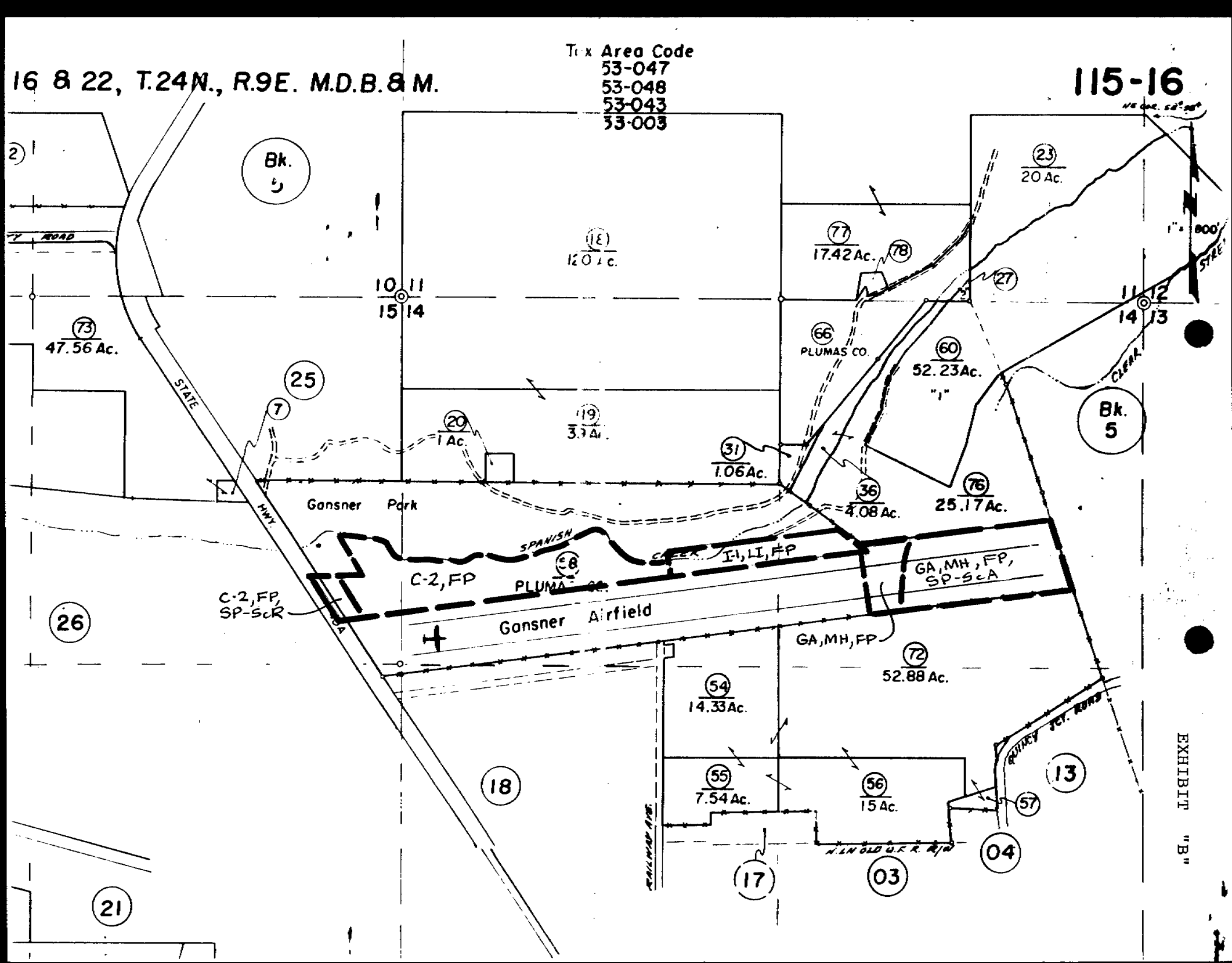
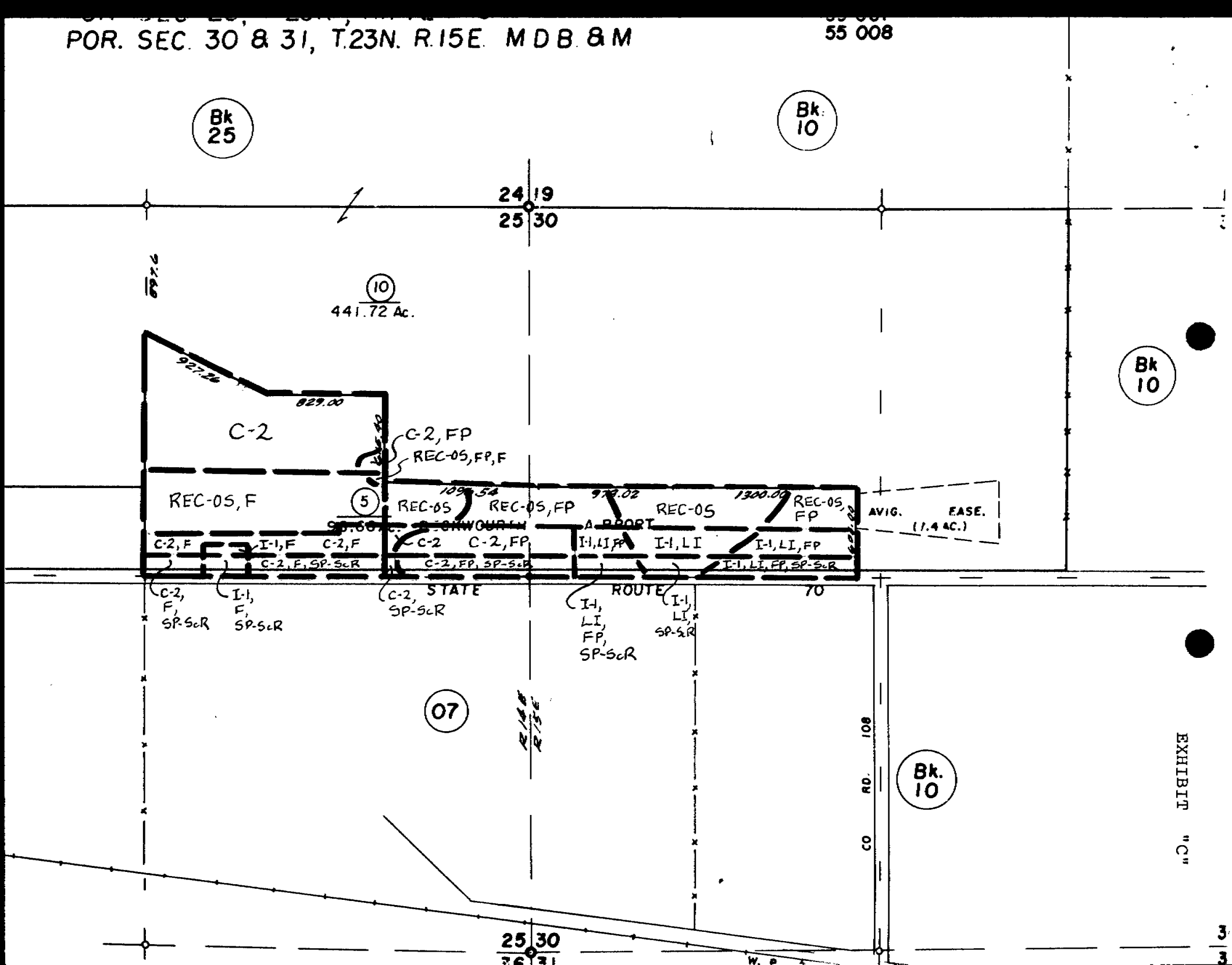


EXHIBIT "B"

POR. SEC. 30 & 31, T.23N. R.15E. M D B. & M

55 008



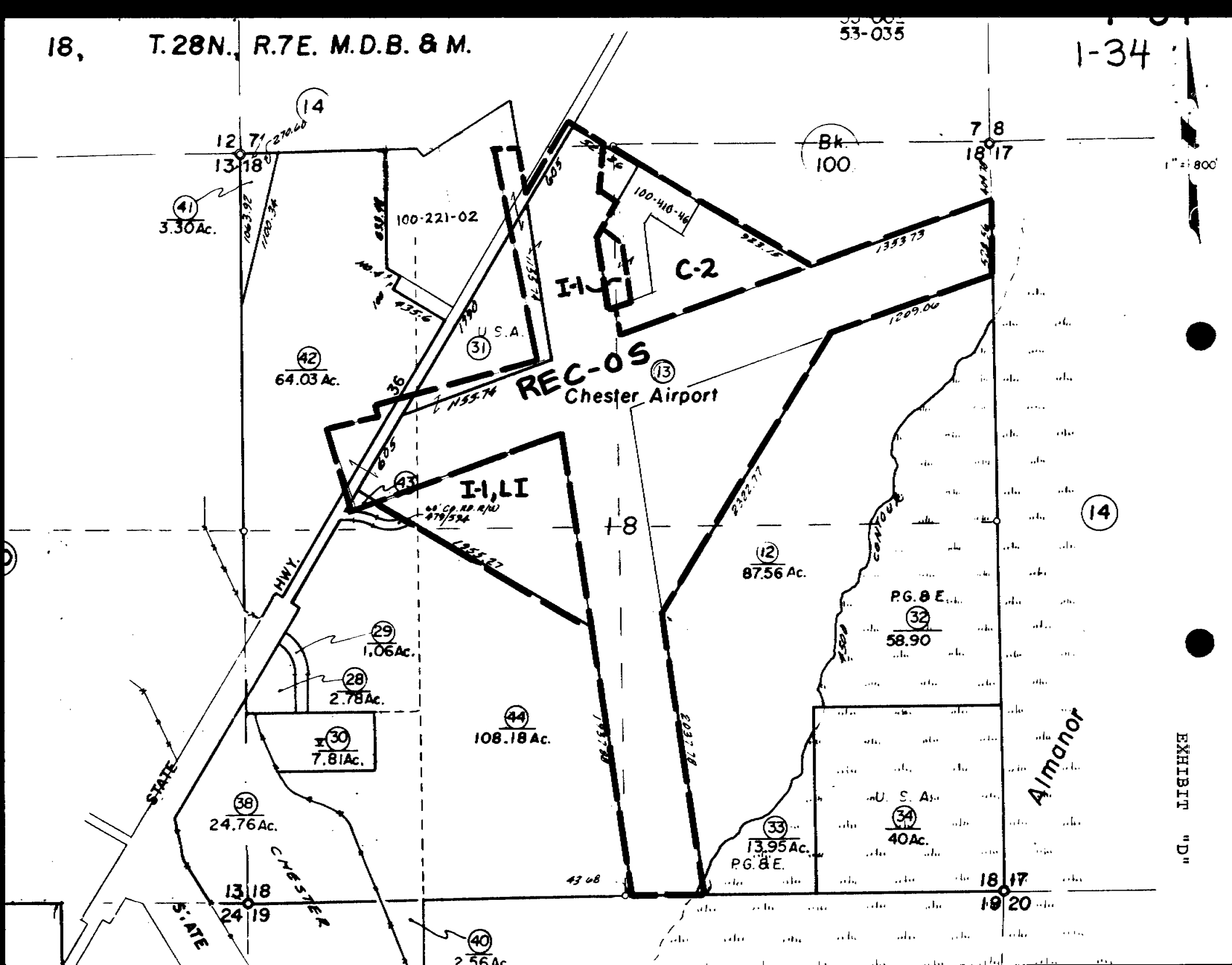

18, T.28N., R.7E. M.D.B. & M.
53-035
1-34
Bk. 100
1" = 800'
14
13
18
17
7
8
41
3.30 Ac.
100-221-02
C-2
I-1
U.S.A.
31
42
64.03 Ac.
REC-OS
Chester Airport
43
I-1,LI
+8
12
87.56 Ac.
P.G.& E.
32
58.90
29
1.06 Ac.
28
2.78 Ac.
30
7.81 Ac.
44
108.18 Ac.
38
24.76 Ac.
33
13.95 Ac.
P.G.& E.
34
40 Ac.
U. S. A.
Almanor
HWY.
STATE
CHESTER
40
2.56 Ac.
19
20
EXHIBIT "D"

EXHIBIT "E"

APN	ZONING
004-060-13	S-3, MH and FP that portion identified in the General Plan as Flood Hazard Area.
004-200-22	AP, S-3, FP, SP-ScR, SP-ScA and those portions identified in the General Plan as Agricultural Preserve, Secondary Suburban, Flood Hazard Area, Scenic Road and Scenic Area.
004-210-46	S-3 and FP, SP-ScR, SP-ScA that portion identified in the General Plan as Flood Hazard Area, Scenic Road and Scenic Area.
004-290-16	R-10, and FP, SP-ScA, SP-ScR that portion identified in the General Plan as Flood Hazard Area, Scenic Area and Scenic Road.
004-290-17	R-10, SP-ScA and FP that portion identified in the General Plan as Flood Hazard Area.
004-300-04	S-3, SP-ScA and FP, SP-ScR that portion identified in the General Plan as Flood Hazard Area and Scenic Road.
004-400-05	S-3, SP-ScA and FP, SP-ScR that portion identified in the General Plan as Flood Hazard Area and Scenic Road.
004-390-01	GA, MH, SP-ScA and FP, SP-ScR that portion identified in the General Plan as Flood Hazard Area and Scenic Road.
008-140-02	S-3, and FP and SP-ScA that portion identified in the General Plan as Flood Hazard Area and Scenic Area.
008-140-04	S-3, and FP and SP-ScA that portion identified in the General Plan as Flood Hazard Area and Scenic Road.
110-010-01	2-R, MH and FP that portion identified in the General Plan as Flood Hazard Area.
110-010-02	2-R, MH and FP that portion identified in the General Plan as Flood Hazard Area.
110-010-03	2-R, MH and FP that portion identified in the General Plan as Flood Hazard Area.
110-010-04	2-R, MH and FP that portion identified in the General Plan as Flood Hazard Area.
110-010-05	2-R, MH and FP that portion identified in the General Plan as Flood Hazard Area.
110-010-06	2-R, MH and FP that portion identified in the General Plan as Flood Hazard Area.
120-010-07	3-R, MH, F.
120-053-18	3-R, F and FP that portion identified in the General Plan as Flood Hazard Area.
120-120-14	S-3 and FP that portion identified in the General Plan as Flood Hazard Area.

* * * * *

Historical Zoning Ordinances:
Ordinance 94-834

ORDINANCE NO. 94 -834.

AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, TO AMEND THE PLUMAS COUNTY CODE BY ADDING ARTICLE 12.8, LOT LINE ADJUSTMENTS TO CHAPTER 2, TITLE 9 AND SECTION 9-2.305, TERRITORIALITY; AMENDING SECTIONS 9-2.3004, 9-2.3104, 9-2.3204, 9-2.33043, AND 9-2.3404, THE AREA AND WIDTH SECTIONS OF THE AGRICULTURAL PRESERVE, GENERAL AGRICULTURE, TIMBERLAND PRODUCTION, GENERAL FOREST AND MINING ZONES; AND AMENDING SECTION 9-3.602, PARCEL MAP PROCEDURE.

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

Section 1. Article 12.8, Lot Line Adjustment, of, of Chapter 2, Zoning, of Title 9 of the Plumas County Code is adopted to read:

Article 12.8 Lot Line Adjustment

Sec. 9-2.1281. Subjection.

A lot line adjustment between two or more existing adjacent parcels, where the land taken from one parcel is added to an adjacent parcel, and where a greater number of parcels than originally existed is not thereby created is subject solely to the provisions of this article and Section 66412(d) of the Subdivision Map Act. Lot line adjustments must be approved by the Planning Director.

Sec. 9-2.1282. Applications.

Any person seeking approval of a lot line adjustment shall file an application with the Planning Department. The application shall include:

(a) Identification of the property by Assessor's parcel number and street address;

(b) Written concurrence of all owners of the property with their complete names and mailing addresses;

(c) Application fees;

(d) A legal description of the lands to be exchanged and of the resultant parcels, suitable for recording, giving the acreages of the lands to be exchanged and of the resultant parcels, typed on plain white paper, eight and one-half (8-1/2") inches by eleven (11") inches, with at least one inch margins at the top, sides and bottom.

(e) A lot book guarantee showing current owners and any trust deeds that affect the property.

(f) A plat depicting the parcels being adjusted, showing the initial and resultant parcels and the lands exchanged, and any improvements, utilities and easements within 100 feet of the adjusted lines; the Assessor's parcel number, street address and the township, range and section of the property.

Sec. 9-2.1283. Processing.

(a) On receipt of an application for a lot line adjustment, the Planning Director shall consult the Building Official and the Director of Environmental Health on conformance of the lot line adjustment with building ordinances and shall consult the County Engineer on the correctness of the legal descriptions.

(b) The Planning Director shall determine if an application is complete within thirty (30) days after the receipt of the application.

(c) If an application is determined to not be complete, the applicant shall make the application complete within one year from the date on which the application was determined to not be complete, or the application shall be considered withdrawn.

(d) Within thirty (30) days after receipt of a completed application, the Planning Director shall approve the lot line adjustment if it complies with the provisions of this article and Section 66412 (d) of the Subdivision Map Act, or may deny the lot line adjustment if it does not comply with the provisions of this article or Section 66412 (d) of the Subdivision Map Act, or may approve the lot line adjustment with conditions of approval for compliance with the provisions of this article and Section 66412 (d) of the Subdivision Map Act.

(e) The Planning Director shall transmit to the applicant his approval, and any conditions of approval, or denial of a lot line adjustment.

Ord 94-834 Effective 6/23/96

(f) After approval of a lot line adjustment, the applicant shall have one year in which to do the following, after which the County Engineer shall record the instrument evidencing the lot line adjustment and any Consent of Record Owners form and concurrently the appropriate deeds shall be recorded.

(1) Meet the conditions of approval;

(2) Submit the original of the plat for the Planning and Development Agency files;

(3) show prepayment of taxes by obtaining a certificate from the Tax Collector showing that according to the records of the Tax Collector's office, there are no liens against any of the affected parcels or any part thereof for unpaid State, County, municipal, or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable. The applicant shall also deposit any amount shown to be a lien on the certificate with the County Clerk, and the County Clerk shall hold the money so deposited in trust to secure the payment of taxes; and

(4) If there is one owner only involved in the lot line adjustment, submit a Consent of Record Owners form, with the appropriate recording fees, to the County Engineer, with the appropriate recording fees.

Sec. 9-2.1284. Requirements.

(a) Lot lines may be adjusted between two or more existing adjacent parcels, where the land taken from a parcel is added to an adjacent parcel and where a greater number of parcels than originally existed is not created. Fewer parcels than originally existed may result from a lot line adjustment. A parcel to which no land is added from another parcel, but which is a reduced version of an original parcel may result from a lot line adjustment.

(b) The review and approval of a lot line adjustment shall be limited to a determination whether or not the parcels resulting from the lot line adjustment will conform to County zoning and building ordinances.

(c) A parcel resulting from a lot line adjustment conforms to County zoning ordinances if:

(1) The parcel is of the minimum area required by the applied zone,

(2) The parcel has the minimum width required by the applied zone,

(3) Above ground structures on the parcel which are subject to the yard requirements of the applied zone meet those requirements,

(4) Parking and loading is provided as required by the applied zone,

(5) No violation of the sign requirements of the applied zone results from the lot line adjustment,

(6) No violation of any special use permit, planned development permit, variance or site development permit results from the lot line adjustment, and

(7) No violation of Article 4 of this Chapter results from the lot line adjustment.

(8) The lot line adjustment conforms to the provisions of this article.

(d) When more than one zone is applied to a parcel resulting from a lot line adjustment, the provisions of Section 9-2.305 of Article 3 of this Chapter and of Section 9-2.401 (e) of Article 4 of this Chapter shall apply.

(e) Notwithstanding any other provision of law, when a parcel resulting from a lot line adjustment contains an area zoned Agricultural Preserve Zone (AP), General Agriculture Zone (GA), Timberland Production Zone (TPZ), General Forest Zone (GF) or Mining Zone (M), that area shall be of at least the minimum area required by the zone or the lot line adjustment shall be denied.

Section 2. Section 9-2.305, Territoriality, of Article 3, Establishment of Zones, of Chapter 2, Zoning of Title 9 of the Plumas County Code is adopted to read:

Sec. 9-2.305. Territoriality.

The provisions of each zone shall apply within the boundaries of that zone and shall not apply outside the boundaries of that zone.

Section 3. Section 9-2.3004 of Article 30, Agricultural Preserve Zone, of Chapter 2, Zoning, of Title 9 of the Plumas County Code is amended to read:

Sec. 9-2.3004. Area and width (AP).

(a) The minimum gross lot area in the Agricultural Preserve Zone (AP) shall be eighty (80) acres, except as provided in subsection (b) of this section.

(b) The minimum gross lot area shall be ten (10) acres solely where the primary use is an agricultural auction yard with no dwelling unit permitted.

(c) When a parcel resulting from a lot line adjustment contains an area zoned Agricultural Preserve Zone (AP), that area shall be of at least the minimum area required by subsections (a) or (b) of this section, as applicable, or the lot line adjustment shall be denied.

Section 4. Section 9-2.3104 of Article 31, General Agriculture Zone, of Chapter 2, Zoning, of Title 9 of the Plumas County Code is amended to read:

Sec. 9-2.3104. Area and width (GA).

(a) The minimum gross lot area in the General Agriculture Zone (GA) shall be forty (40) acres.

(b) The minimum width shall be 300 feet.

(c) When a parcel resulting from a lot line adjustment contains an area zoned General Agriculture Zone (GA), 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.

Section 5. Section 9-2.3204 of Article 32, Timberland Production Zone, of Chapter 2, Zoning, of Title 9 of the Plumas County Code is amended to read:

Sec. 9-2.3204. Area (TPZ).

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

(a) Four-fifths (4/5) of the members of the Board find that a proposed division is in the public interest: and

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

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

Section 6. Section 9-2.3304 of Article 33, General Forest Zone, of Chapter 2, Zoning, of Title 9 of the Plumas County Code is amended to read:

Sec. 9-2.3304. Area and width (GF).

(a) The minimum gross lot area in the General Forest Zone (GF) shall be forty (40) acres.

(b) The minimum width shall be 300 feet.

(c) When a parcel resulting from a lot line adjustment contains an area zoned General Forest Zone (GF), that area shall be of at least the minimum area required by subsection (a) of this section, or the lot line adjustment shall be denied.

Section 7. Section 9-2.3404 of Article 34, Mining Zone, of Chapter 2, Zoning, of Title 9 of the Plumas County Code is amended to read:

Sec. 9-2.3404. Area and width (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.

Section 8. Section 9-3.602 of Article 6, Parcel Mpas, of Chapter 3, Subdivisions, of Title 9 of the Plumas County Code is amended to read:

Sec. 9-3.602. Determination of procedure to be used.

The subdivision of property, or a portion thereof, into four (4) or fewer parcels or, in some specific instances, into a greater number of parcels, may be accomplished by means of parcel maps as set forth in the Map Act.

(a) The County may waive the required submission of a parcel map where:

(1) The land before division contains less than five (5) acres, each parcel created by the division abuts upon a maintained public street or highway and no dedications or improvements are required by the County; or

(2) Each parcel created by the division has a gross area of twenty (20) acres or more and has an approved access to a maintained public street or highway; or

(3) The land consists of a parcel or parcels of land having approved access to a public street or highway which comprises part of a tract of land zoned for industrial or commercial development, and which has the approval of the Board as to street alignments and widths; or

(4) Each parcel created by the division has a gross area of not less than forty (40) acres or is not less than a quarter of a quarter section; and

(5) The resultant parcels conform with the County General Plan, Specific Plans, and zoning.

(b) Any person seeking waiver of the requirement for a parcel map shall file an application with the Planning Director. The application shall include:

(1) A plot plan showing the information required by Section 9-3.401 of Article 4 of this Chapter;

(2) Complete legal descriptions of the parcels and easements proposed to be conveyed;

(3) A signed statement of all owners of record consenting to the proposed division.

(4) Information sufficient for the Zoning Administrator to find that the proposed division of land complies with requirements as to area, improvements, and design, flood and water drainage control, appropriate improved roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the Map Act, the provisions of this chapter, and resolutions pertaining thereto.

(c) If information sufficient for the Zoning Administrator to find that the proposed division of land complies with requirements as to area, improvements, and design, flood and water drainage control, appropriate improved roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the Map Act, the provisions of this chapter, and resolutions pertaining thereto is not provided with the application, the application for waiver shall be denied or may be conditionally approved as a parcel map.

(d) The findings of the Zoning Administrator shall be kept on file in the Planning and Development Agency records.

(e) The County Engineer shall have the authority to waive the filing of a final map and to require the filing of a tentative map only in cases where the subdivision is for the purpose of creating access to other property.

(f) The waiver of the parcel map requirements shall become effective upon the recording by the Engineer-Surveyor of the Zoning Administrator's resolution approving the waiver and containing the legal description of the division which has been approved.

The foregoing ordinance was duly passed and adopted by the Board of Supervisors of the County of Plumas, State of California, at a regular meeting of said Board held on the 24 th day of May , 1994, by the following vote:

AYES: Supervisors: Roudebush, Coates, Meacher, Bresciani and Simpson
NOES: Supervisors: None
ABSENT: Supervisors: None

Paul E Simpson
Chairman, Board of Supervisors

ATTEST:

Nancy L DeLong
County Clerk and ex-officio Clerk
of said Board of Supervisors

SUMMARY OF COUNTY CODE AMENDMENT ORDINANCE

The Plumas County Board of Supervisors adopted an ordinance amending and adopting certain sections of the Plumas County Code regarding or associated with lot line adjustments.

ORDINANCE NO. 94 - 834

AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, TO AMEND THE PLUMAS COUNTY CODE BY ADDING ARTICLE 12.8, LOT LINE ADJUSTMENTS TO CHAPTER 2, TITLE 9 AND SECTION 9-2.305, TERRITORIALITY; AMENDING SECTIONS 9-2.3004, 9-2.3104, 9-2.3204, 9-2.33043, AND 9-2.3404, THE AREA AND WIDTH SECTIONS OF THE AGRICULTURAL PRESERVE, GENERAL AGRICULTURE, TIMBERLAND PRODUCTION, GENERAL FOREST AND MINING ZONES; AND AMENDING SECTION 9-3.602, PARCEL MAP PROCEDURE.

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

Section 1. Article 12.8, Lot Line Adjustment, of, Chapter 2, Zoning, of Title 9 of the Plumas County Code is adopted to read:

Article 12.8 Lot Line Adjustment

Sec. 9-2.1281. Subjection.
[This section says that a lot line adjustment is subject to the provisions of this article and Section 66412(d) of the Subdivision Map Act and must be approved by the Planning Director.]

Sec. 9-2.1282. Applications.
[This section relocates the existing application requirements within the code.]

Sec. 9-2.1283. Processing.
[This section relocates the existing processing requirements within the code and includes amendments which: formalize interdepartmental consultation; incorporate permit streamlining procedures and termination of abandoned applications; set forth the bases of approval, denial and conditional approval; provide for administrative approval, to accelerate processing (the option of appeal would remain under Section 9-2.1001 *ff.*)]

Sec. 9-2.1284. Requirements.
[This section re-iterates the provisions of the Subdivision Map Act on lot line adjustments, incorporates some amplification from case law, and specifies what constitutes conformance with County building and zoning ordinances, including minimum area provisions for resource production zones.]

Section 2. Section 9-2.305, Territoriality, of Article 3, Establishment of Zones, of Chapter 2, Zoning of Title 9 of the Plumas County Code is adopted to read:

Sec. 9-2.305. Territoriality.
The provisions of each zone shall apply within the boundaries of that zone and shall not apply outside the boundaries of that zone.

Section 3. Section 9-2.3004 of Article 30, Agricultural Preserve Zone, of Chapter 2, Zoning, of Title 9 of the Plumas County Code is amended to read:

Section 4. Section 9-2.3104 of Article 31, General Agriculture Zone, of Chapter 2, Zoning, of Title 9 of the Plumas County Code is amended to read:

Section 5. Section 9-2.3204 of Article 32, Timberland Production Zone, of Chapter 2, Zoning, of Title 9 of the Plumas County Code is amended to read:

Section 6. Section 9-2.3304 of Article 33, General Forest Zone, of Chapter 2, Zoning, of Title 9 of the Plumas County Code is amended to read:

Section 7. Section 9-2.3404 of Article 34, Mining Zone, of Chapter 2, Zoning, of Title 9 of the Plumas County Code is amended to read:

[These sections provide, in these zones reflecting resource production areas of the general plan, for a minimum area resulting from a lot line adjustment within those zones.]

Section 8. Section 9-3.602 of Article 6, Parcel Maps, of Chapter 3, Subdivisions, of Title 9 of the Plumas County Code is amended to read:

Sec. 9-3.602. Determination of procedure to be used.

[This amends the code Section (9-3.602) which has contained parcel map, parcel map waiver and lot line adjustment requirements to: remove the lot line adjustment requirements; update the waiver provisions to correspond to the Subdivision Map Act; and update procedures to correspond with current practice resulting from previous amendments to other parts of the code.]

The foregoing ordinance was duly passed and adopted by the Board of Supervisors of the County of Plumas, State of California, at a regular meeting of said Board held on the 24th day of May, 1994, by the following vote:

AYES: Supervisors: Roudebush, Meacher, Bresciani and Simpson
NOES: Supervisors: None
ABSENT: Supervisors: Coates

Paul E. Simpson
Chairman, Board of Supervisors

ATTEST:

Nancy L. DaFonte
County Clerk and ex-officio Clerk
of said Board of Supervisors

A CERTIFIED COPY OF THE FULL TEXT OF THE ORDINANCE IS POSTED IN THE OFFICE OF THE COUNTY CLERK.

Publish: June 1, 1994
Chester Progressive
Indian Valley Record
Feather River Bulletin
Portola Reporter

Historical Zoning Ordinances:
Ordinance 96-858

ORDINANCE NO. 96-858

AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, REZONING CERTAIN REAL PROPERTY CONSISTENT WITH GENERAL PLAN AMENDMENTS ENACTED BY RESOLUTION NO. 96-5873

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

Section 1. The real properties enumerated in Exhibits A, B and C and particularly described therein by Assessor Parcel Number, are hereby rezoned into one or a combination of zoning classifications enumerated in Plumas County Code Section 9-2.4002 as enumerated in Exhibits A, B and C, attached hereto.

Section 2. The real properties enumerated in Exhibit C, attached hereto, and particularly described therein by Assessor Parcel Number are rezoned as described therein. These rezonings serve to remove or modify the boundaries of the Flood Plain Combining Zone (FP) while reenacting the other previous zonings established by previous ordinances.

Section 3. These rezonings are consistent with and will serve to implement the General Plan Amendments enacted by Resolution 96-5873

Section 4. Environmental considerations related to this rezoning have been addressed in Environmental Impact Report #59, which was certified for this purpose by Resolution 96-5873

Section 5. The Plumas County Planning Director is hereby directed to reflect the zoning as provided for in this ordinance and pursuant to Section 9-2.302 of the Plumas County Code.

The foregoing ordinance was duly passed and adopted by the Board of Supervisors of the County of Plumas, State of California, at a regular meeting of said Board held on the 19th day of March, 1996, by the following vote:

AYES: Supervisors: Dennison, Roudebush, Bresciani and Meacher
NOES: Supervisors: None
ABSENT: Supervisors: Coates

Robert L. Meacher
(Chairman of the Board of Supervisors)

ATTEST:
Nancy L. Dahms Deputy
(County Clerk and ex-officio Clerk of said Board of Supervisors)

EXHIBIT A

ISSUE 1 GPA 01-94/95-10 LEONHARDT - SLOAT

The Limited Combining Zone, as applied to properties described in **Exhibit B** is necessary to identify potential incompatibilities related to improvement of the bridge which crosses Long Valley Creek, noise from industrial areas and the railroad, and mitigation of the Sensitive Water Area and River Otter Range.

ISSUE 4 GPA 07-95/96-03 SIERRA HIGHLANDS - PORTOLA

Assessors Parcel Number	Zone
025-070-20	S-3, MH

ISSUE 8 GPA 07-95/96-19 BALDWIN/SALTER - QUINCY

Assessors Parcel Number	Zone
005-240-03	S-3

ISSUE 16 GPA 07-95/96-11 PROPOSAL TO AMEND THE GENERAL PLAN DESIGNATION FOR PARCELS IN PRIME EXPANSION WHICH ARE LESS THAN 10 ACRES.

Assessors Parcel Number	Zone
100-010-26, 27	7-R, F
110-190-04	2-R, MH
110-220-15,16,17	2-R, MH
110-370-06	Rec-P, F
115-130-09,10	7-R
116-021-05,07,08,09,12,16,17	2-R, MH
116-022-01,02,03,07,08,13	2-R, MH
116-030-01,07	2-R, MH
116-040-04,05,08,09,10,11,13	2-R, MH
116-290-35,36,37	2-R
123-300-03,04,05,06,07,11	S-1

ISSUE 17 GPA 07-95/96-12 PROPOSAL TO ADOPT A SPECIAL PLAN - DESIGN REVIEW AREAS FOR CHESTER - CHESTER

Rezone the following properties to C-2, SP-DRA

100-042-01,12-16,20,21,25,28,29,30,35,37,38
100-043-08
100-050-04,11-14,17,20-24
100-051-08,09,13-20
100-053-07,08,12
100-061-01,02,06-11
100-062-07,08
100-063-02-09
100-064-01-06
100-065-01,07-10
100-066-01,02
100-081-01-06,09
100-082-01,02,04,05
100-083-18-21,35,50
100-104-01-03
100-110-01-03,16,17,21-25,27,28
100-121-01,03-08,10,11,23-26
100-131-01,02
100-161-01,10,11,14-18,28
100-191-02,13,14,15
100-193-01-04
100-202-03,10
100-210-01-10,39
100-251-10
100-252-04
100-291-01,05,06
100-351-03,18-21
100-352-09,10,12,18,19
100-354-04,05
100-361-01,02
100-362-09-12,15

Rezone the following properties to C-2, SP-DRA, SP-HB

100-043-07
100-050-01
100-051-07,23

Rezone the following properties to M-R, SP-DRA

100-066-03,08
100-082-03
100-083-06,25,27

Rezone the following property to I-2, SP-DRA

100-291-02,03,04

Rezone the following property to I-2, LTD, SP-DRA

100-202-09

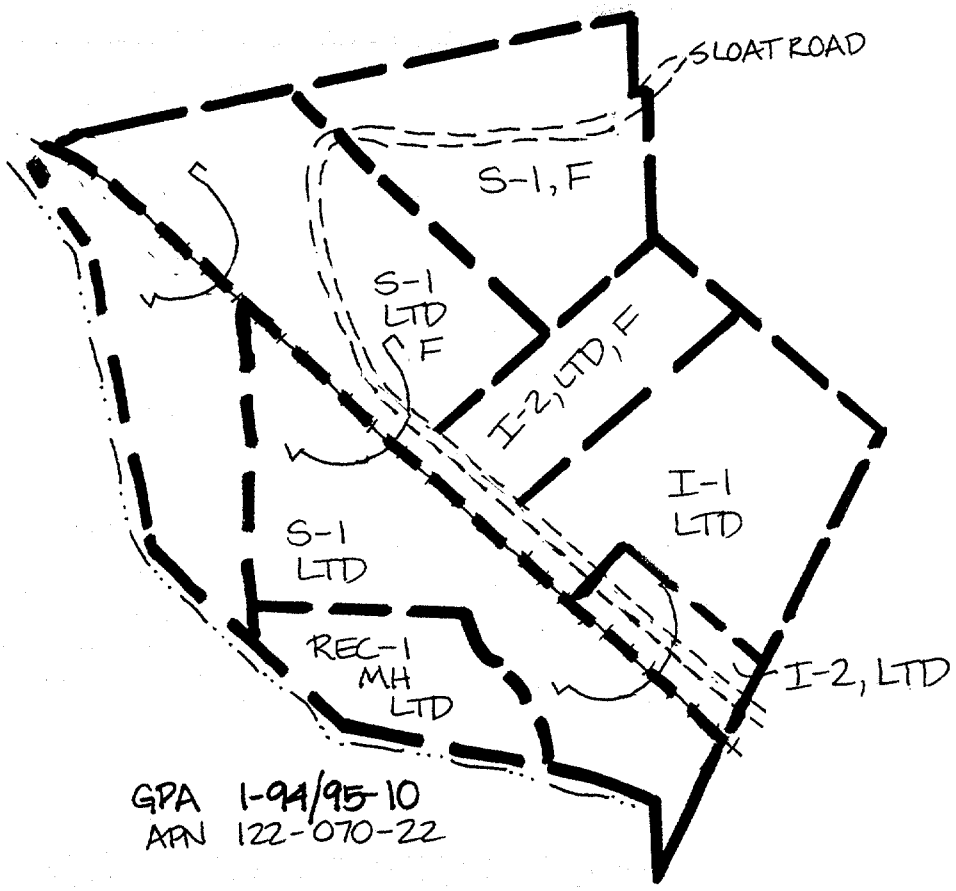
Rezone the following property to Rec-OS, SP-DRA

100-221-01

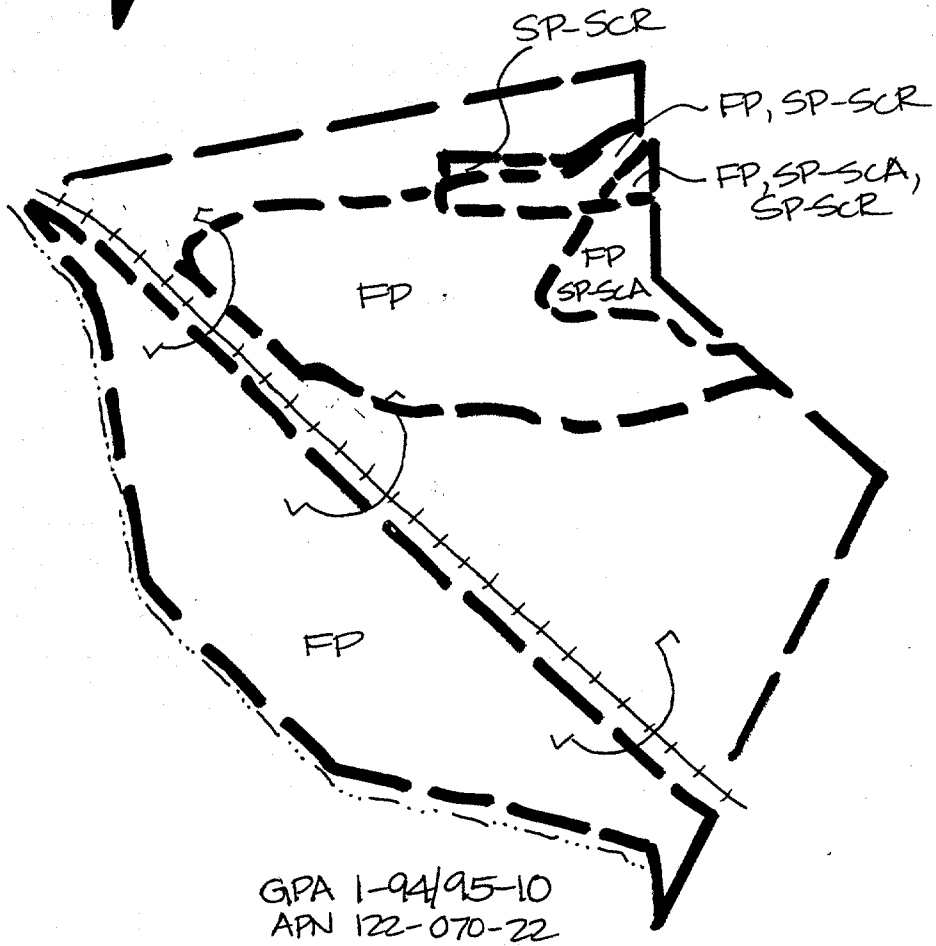
Rezone the following properties to 7-R, SP-DRA

100-121-20,21,22
100-230-04

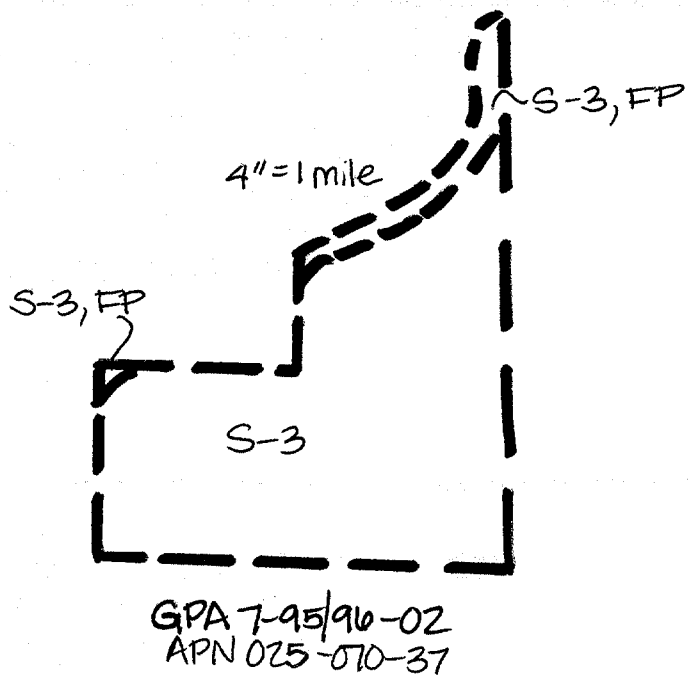
EXHIBIT B



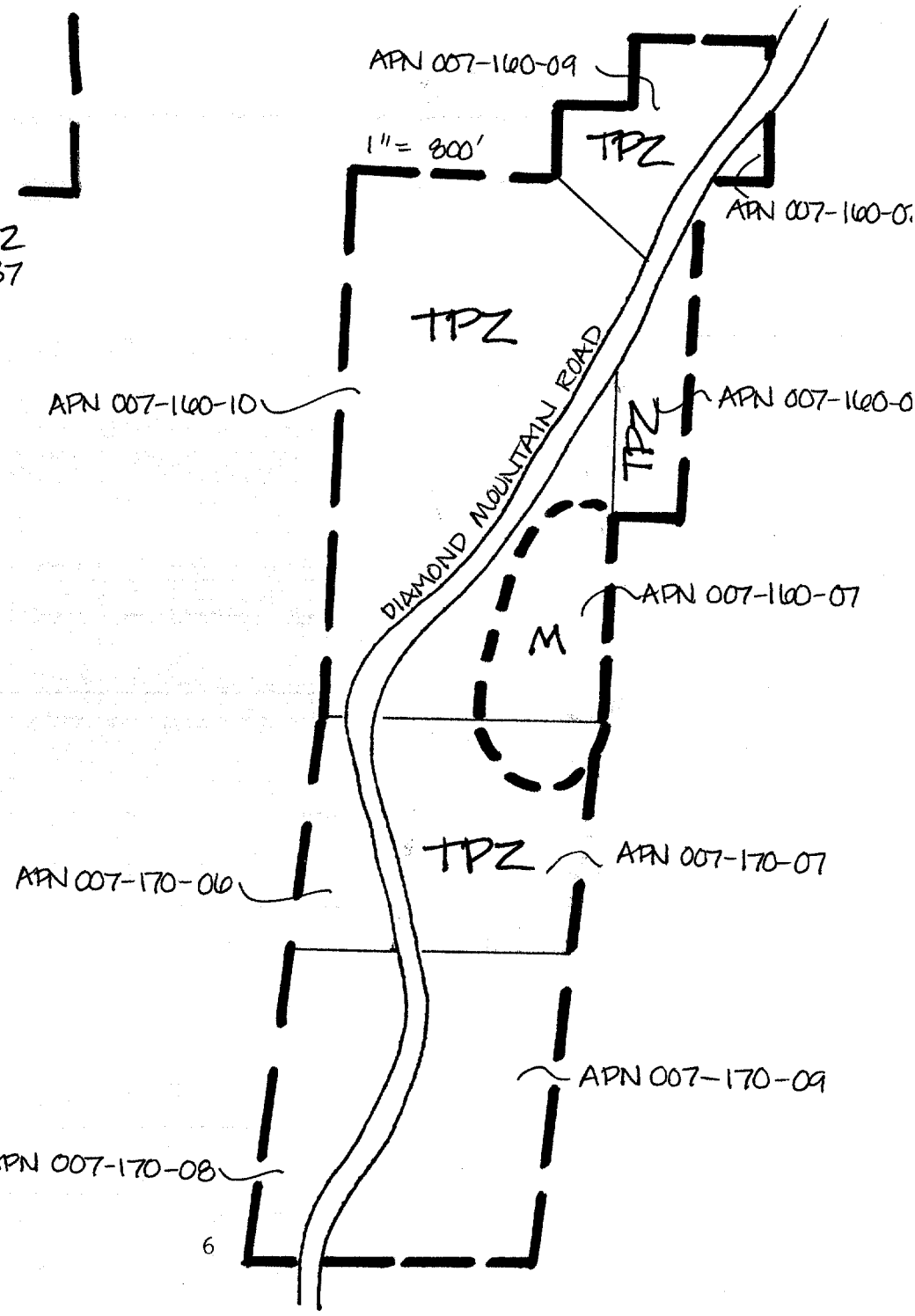
GPA 1-94/95-10
APN 122-070-22

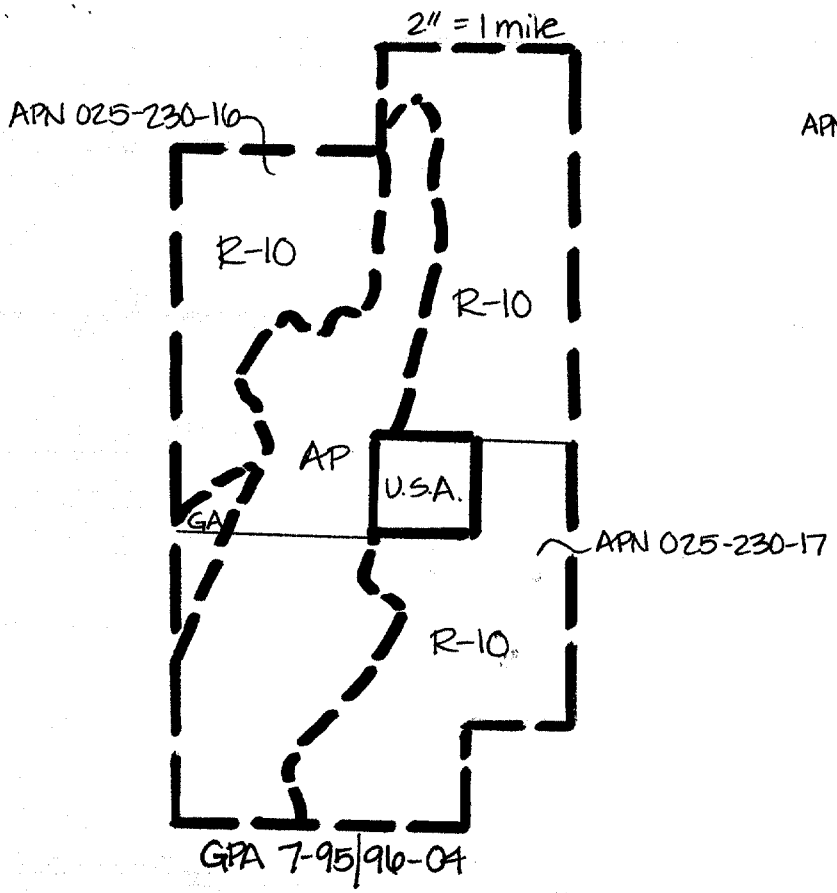


GPA 1-94/95-10
APN 122-070-22

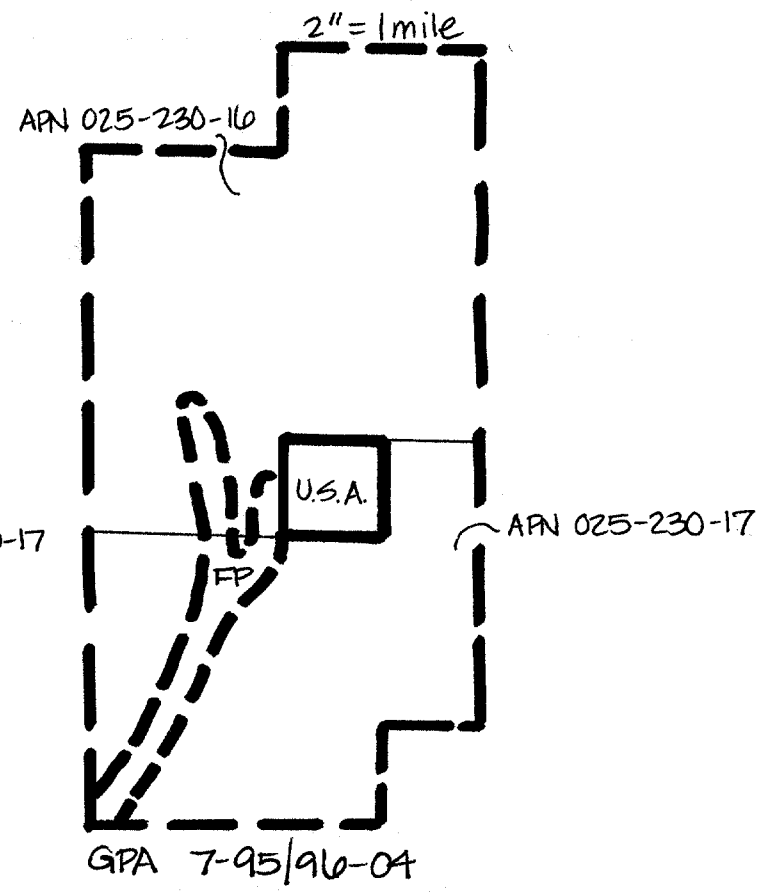


GPA 7-95/96-02
APN 025-070-37





GPA 7-95/96-04



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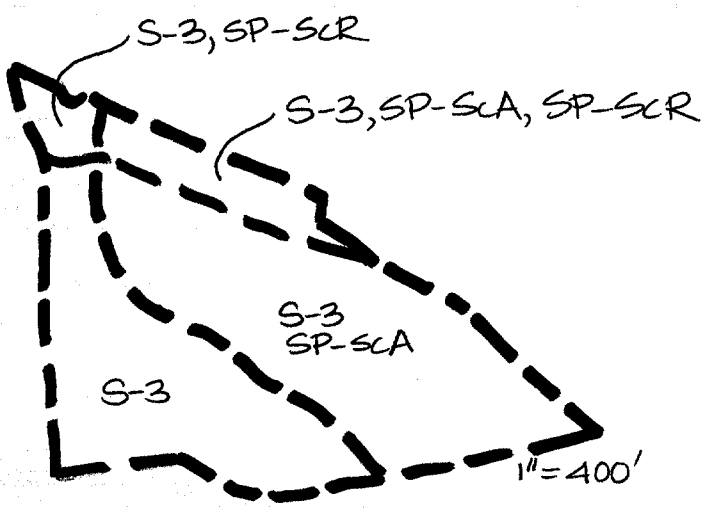
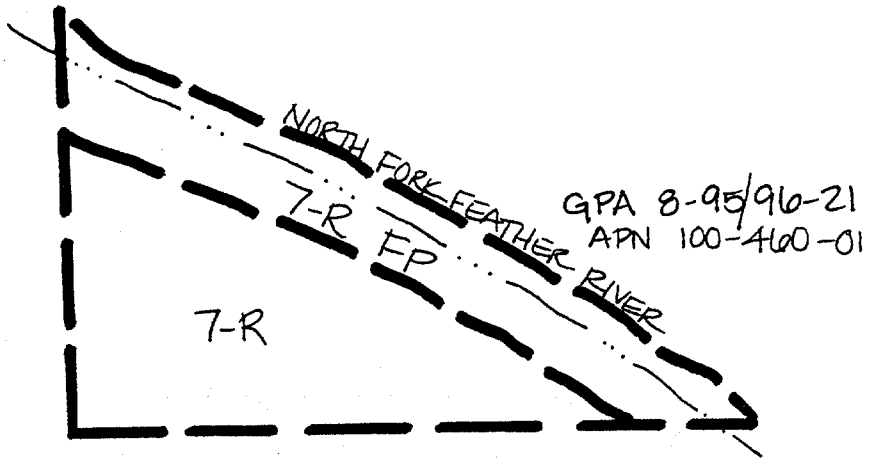
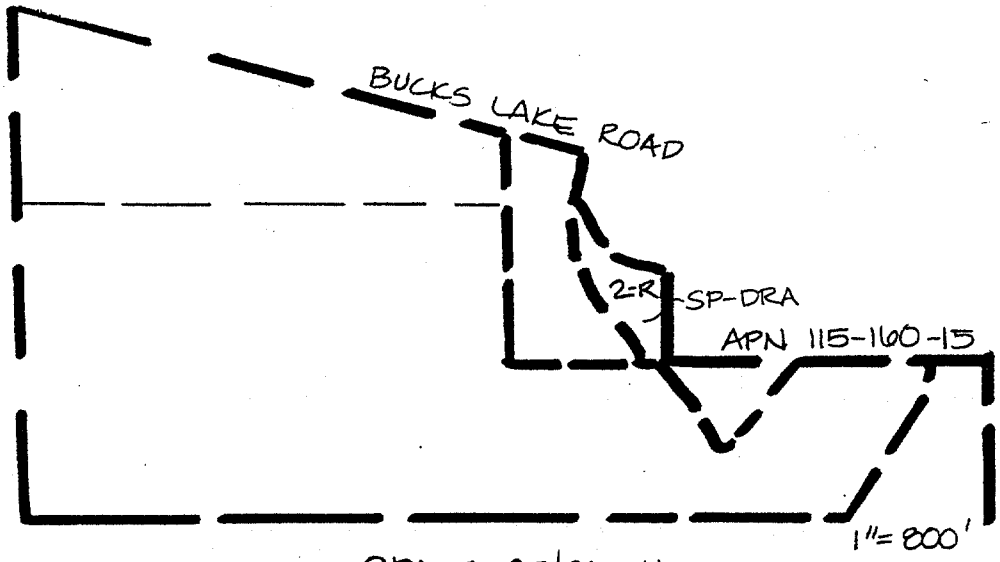
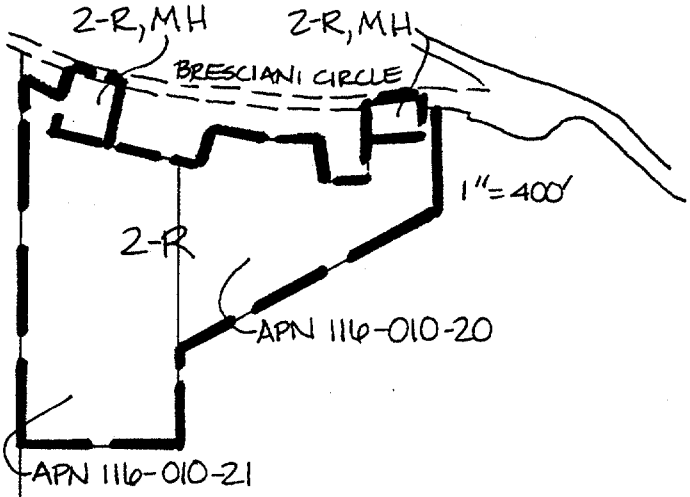


GPA 7-95/96-05
APN 122-100-18

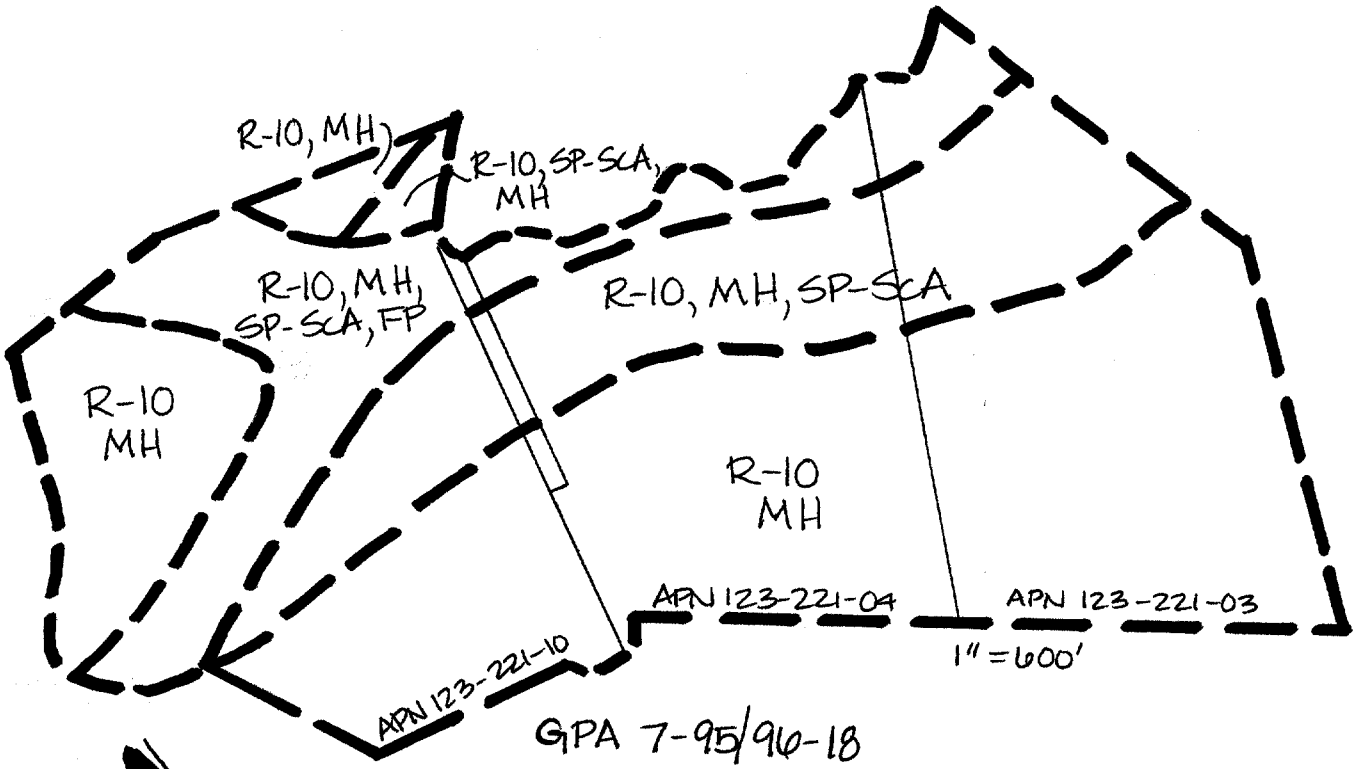




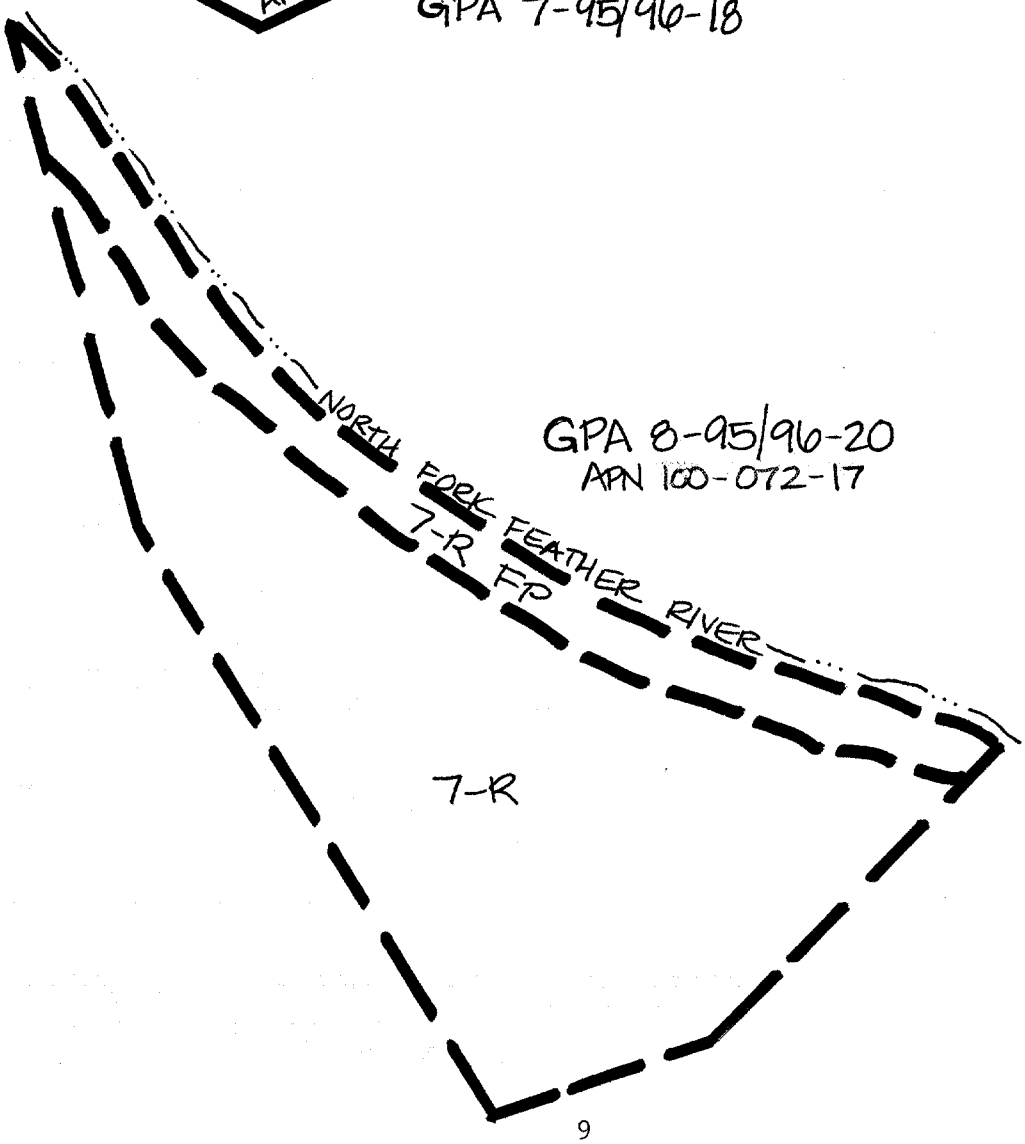
GPA 7-95/96-11



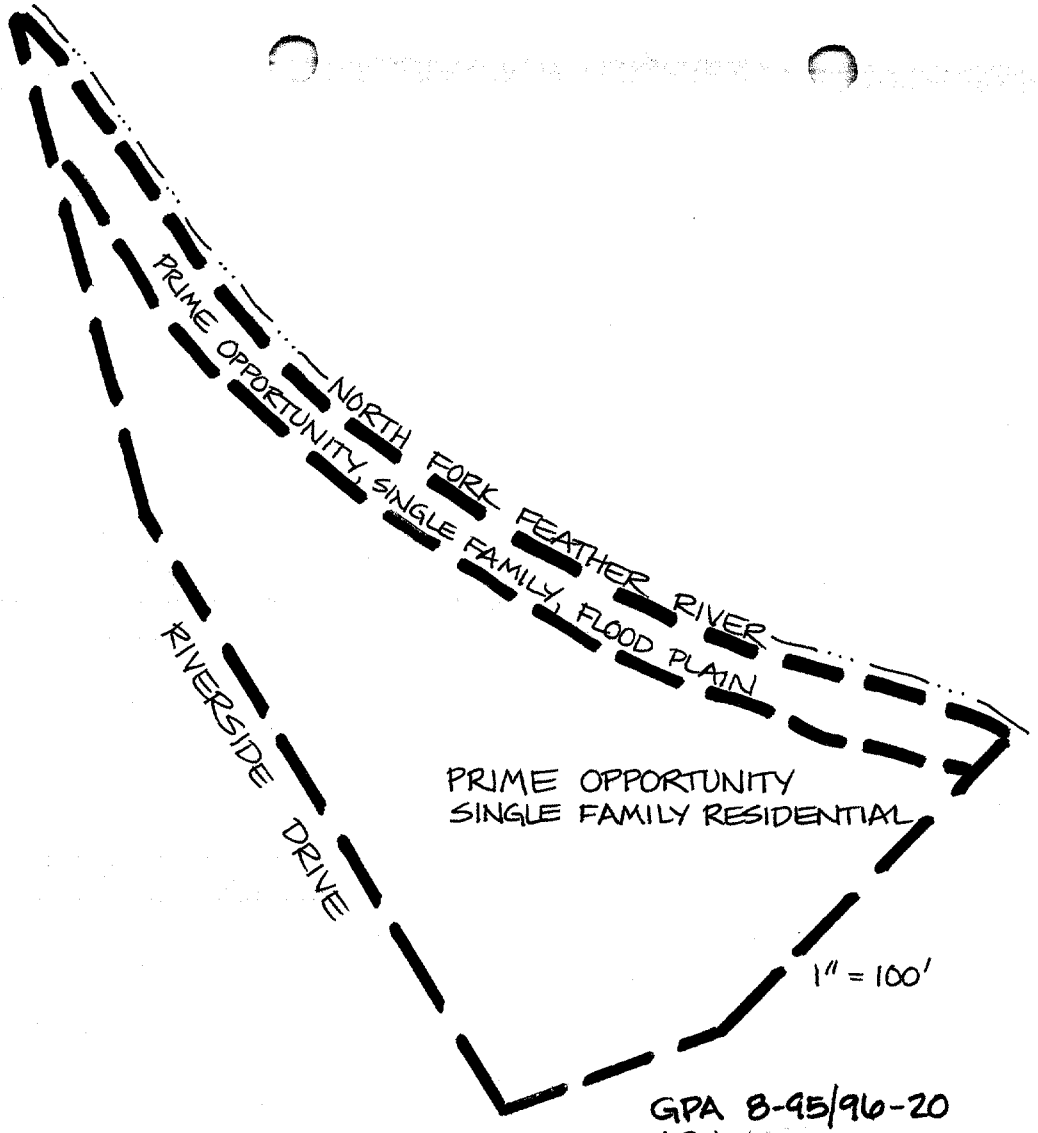
GPA 7-95/96-11

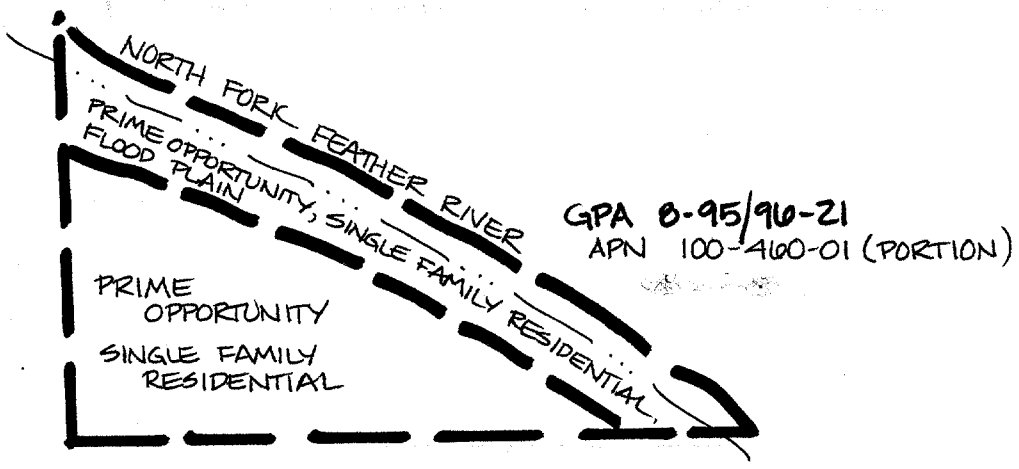


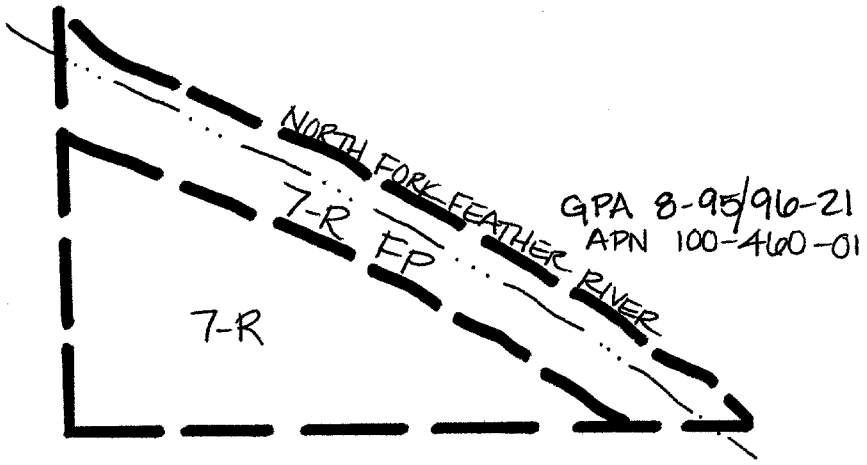
GPA 7-95/96-18

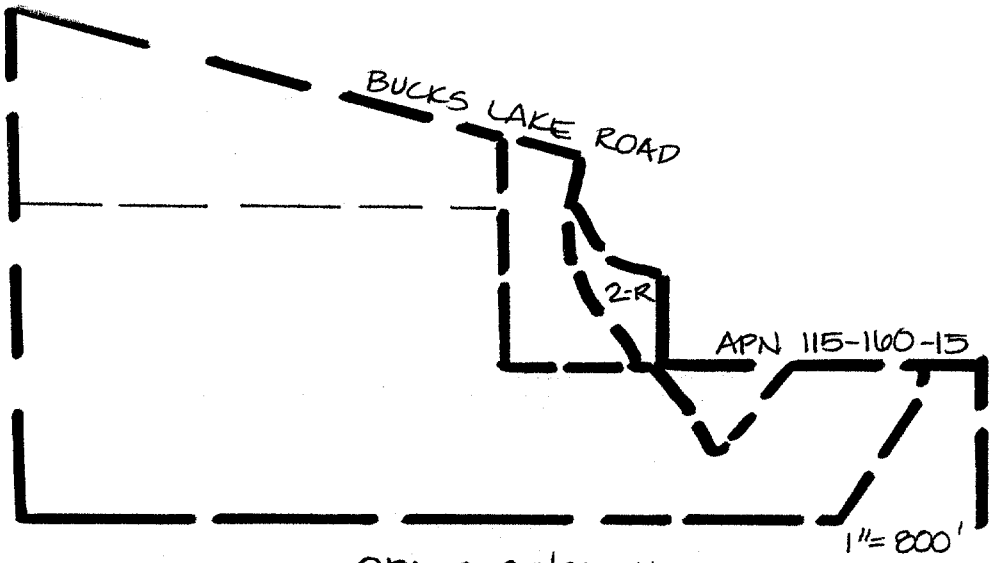


GPA 8-95/96-20
APN 100-072-17

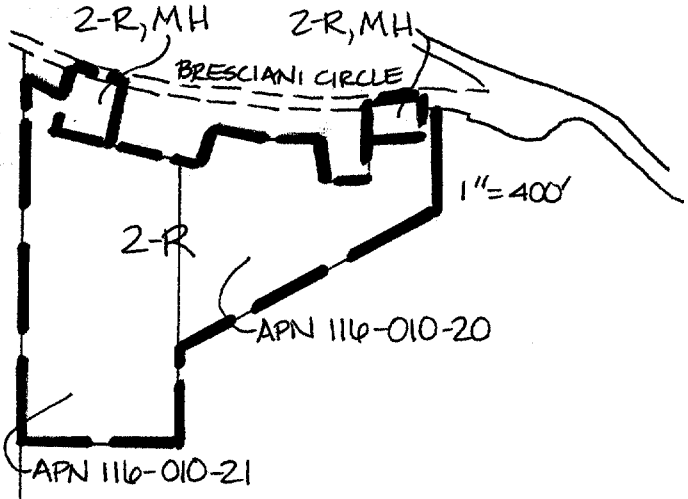

NORTH FORK FEATHER RIVER
PRIME OPPORTUNITY, SINGLE FAMILY, FLOOD PLAIN
RIVERSIDE DRIVE
PRIME OPPORTUNITY
SINGLE FAMILY RESIDENTIAL
1" = 100'
GPA 8-95/96-20
APN
100-072-17


NORTH FORK FEATHER RIVER
PRIME OPPORTUNITY, SINGLE FAMILY RESIDENTIAL,
FLOOD PLAIN
PRIME
OPPORTUNITY
SINGLE FAMILY
RESIDENTIAL
GPA 8-95/96-21
APN 100-4100-01 (PORTION)

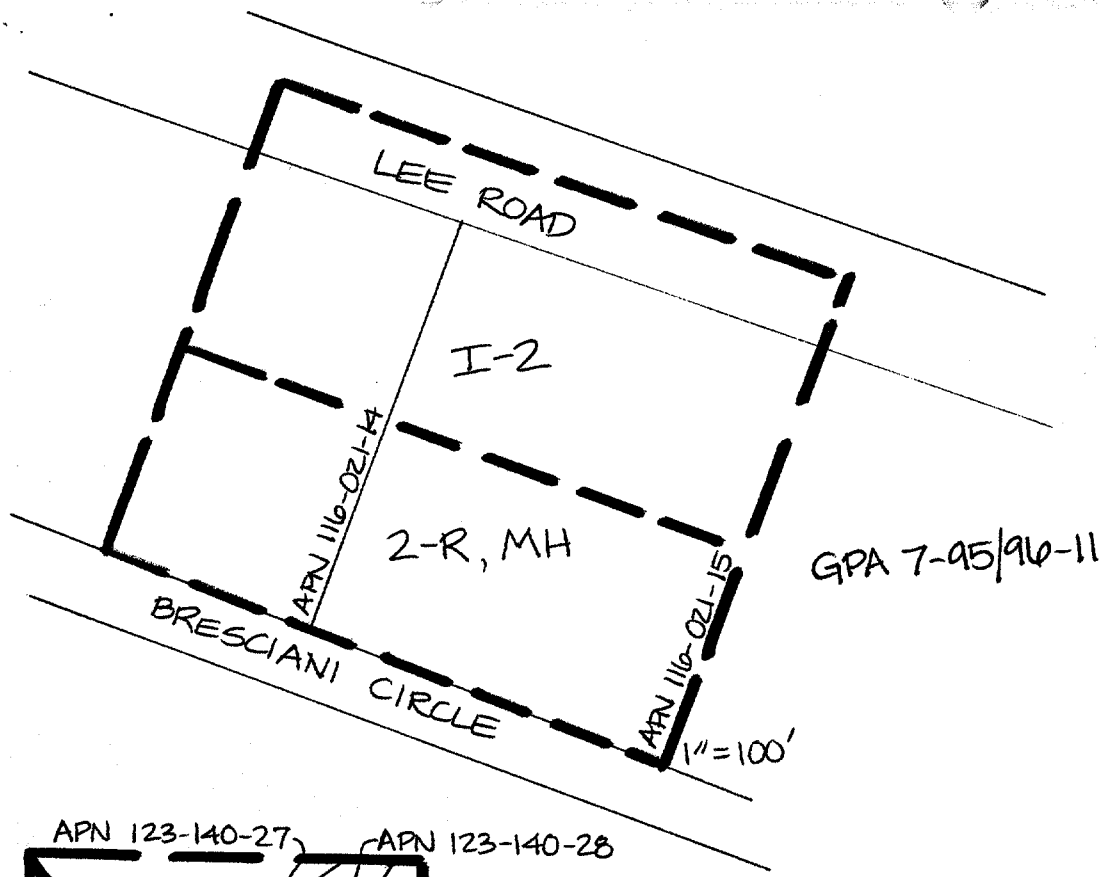


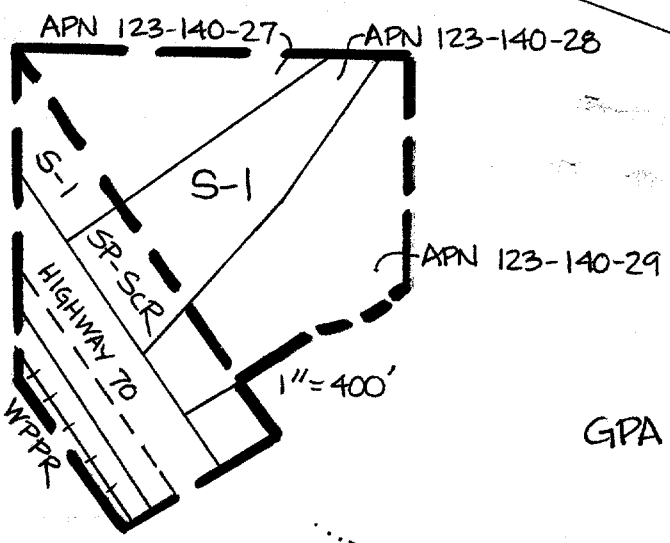


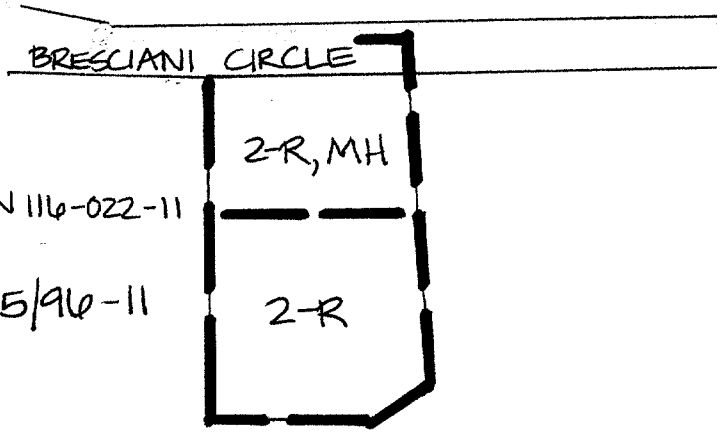
GPA 7-95/96-11

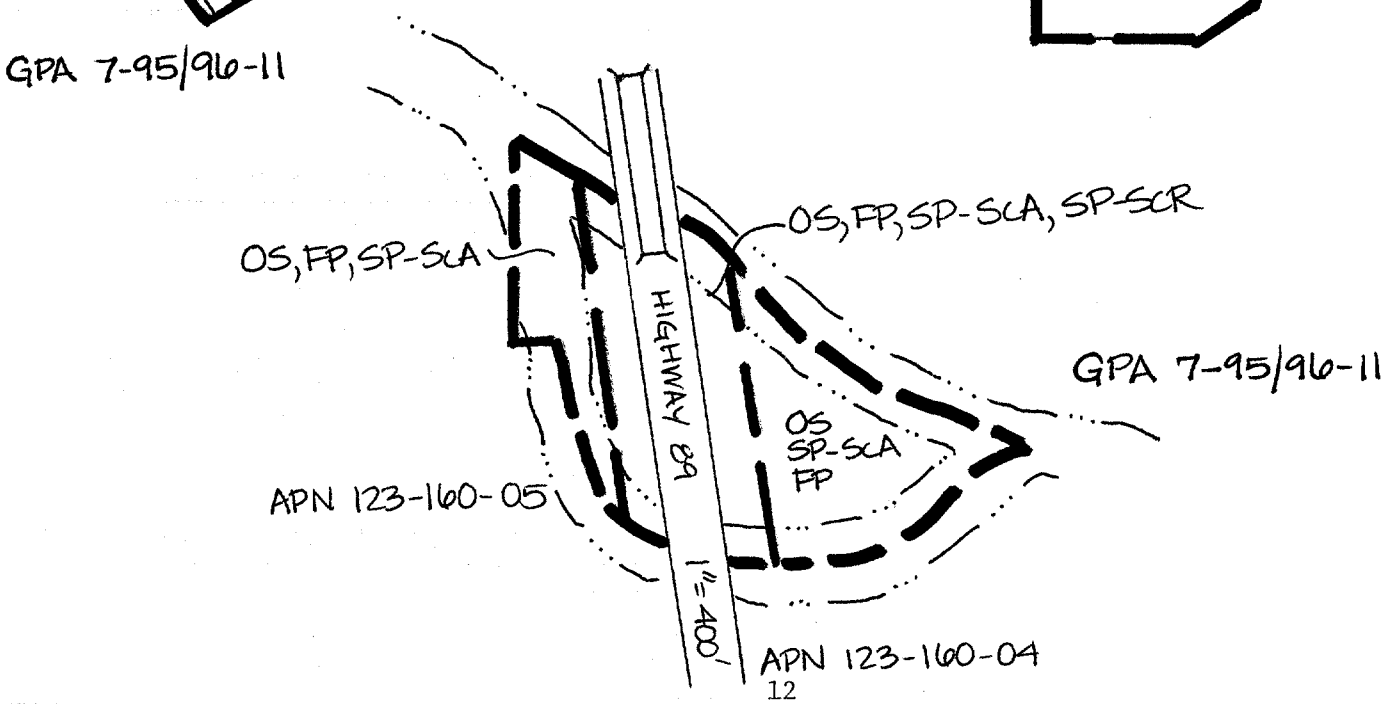


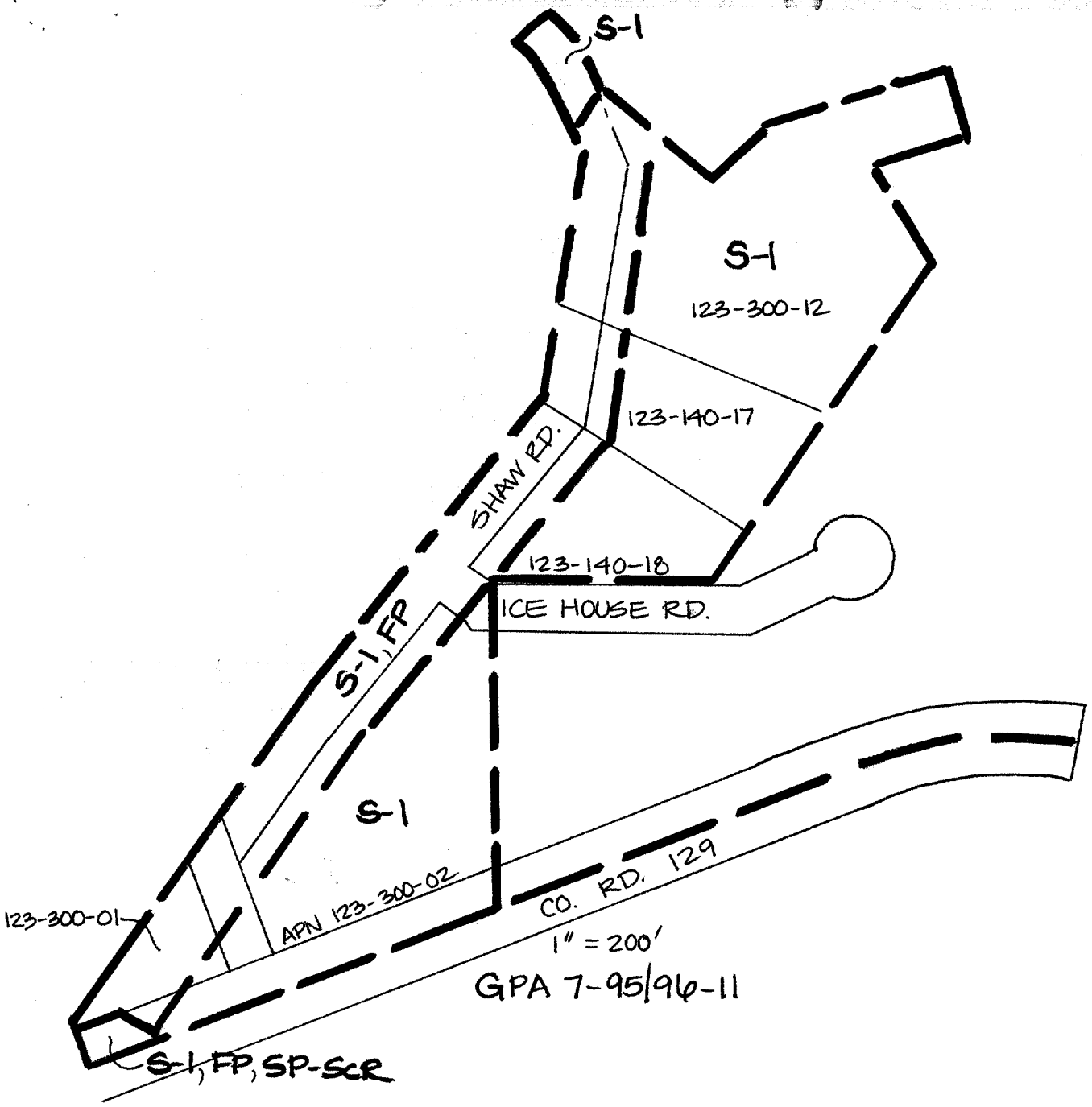
GPA 7-95/96-11

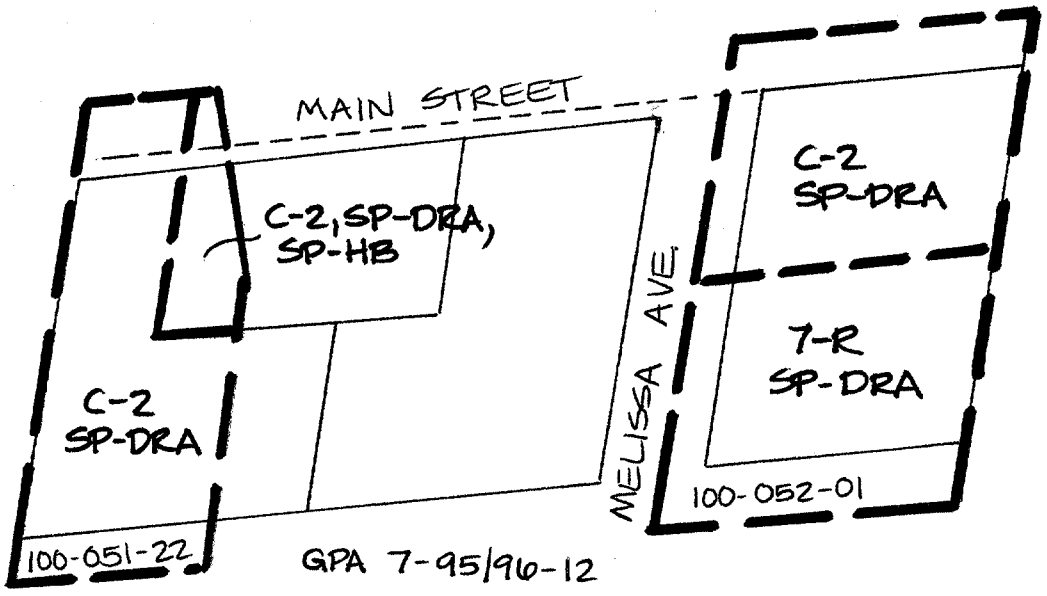

LEE ROAD
I-2
APN 116-021-14
2-R, MH
APN 116-021-15
GPA 7-95/96-11
BRESCIANI CIRCLE
1"=100'

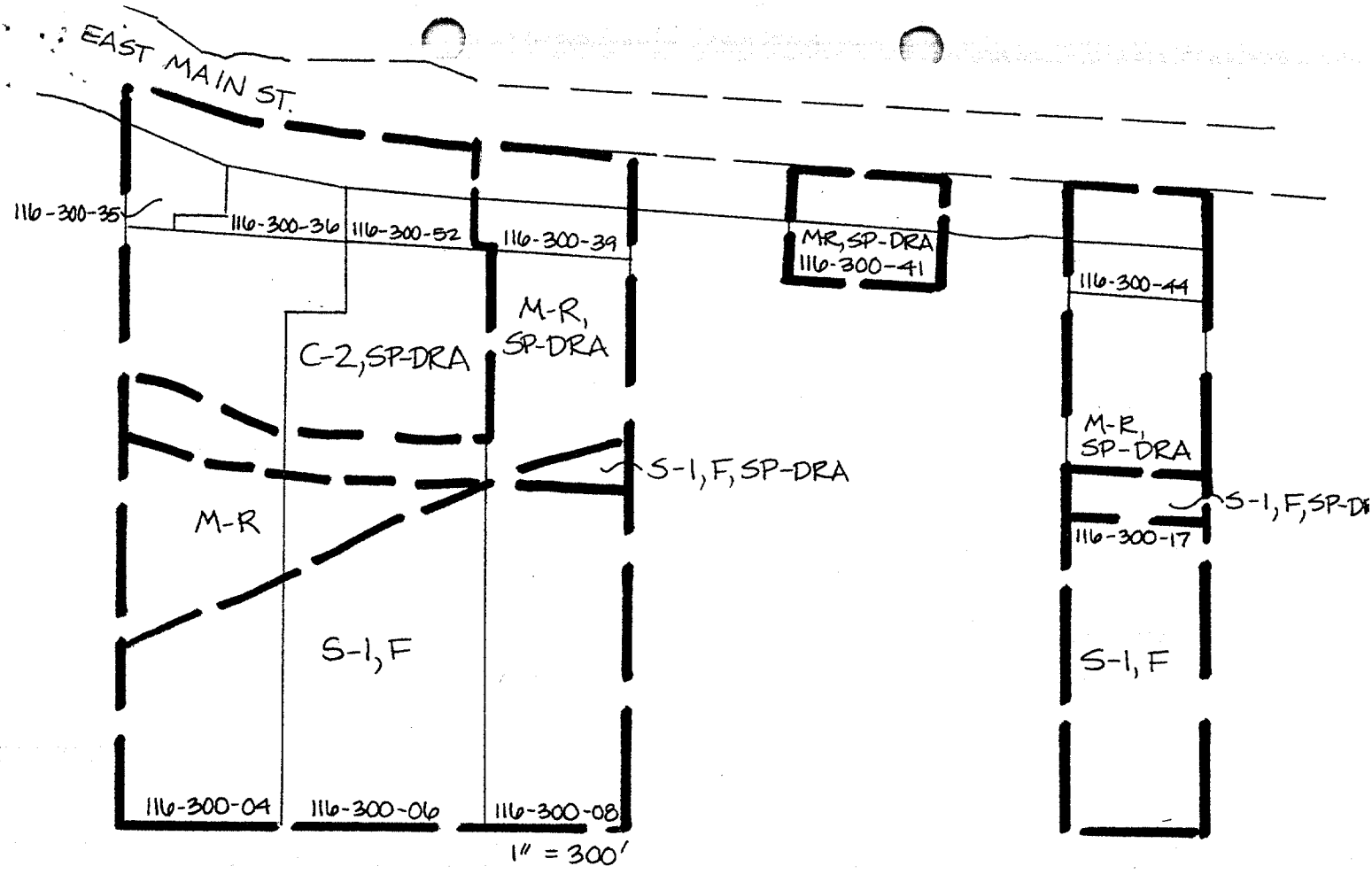

APN 123-140-27
APN 123-140-28
S-1
S-1
SP-SCR
APN 123-140-29
HIGHWAY 70
WPPR
1"=400'
GPA 7-95/96-11


BRESCIANI CIRCLE
2-R, MH
APN 116-022-11
GPA 7-95/96-11
2-R

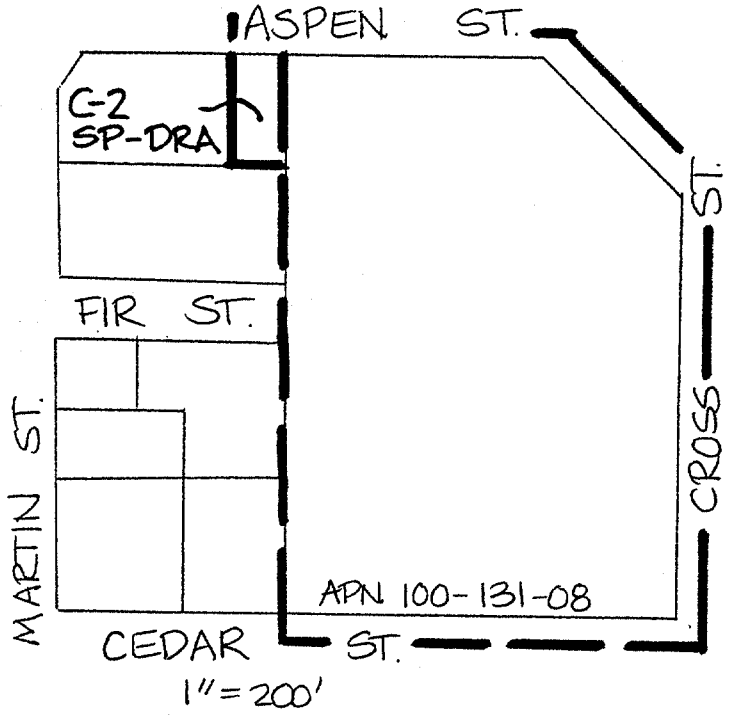

OS, FP, SP-SCA
OS, FP, SP-SCA, SP-SCR
HIGHWAY 89
GPA 7-95/96-11
OS
SP-SCA
FP
APN 123-160-05
1"=400'
APN 123-160-04

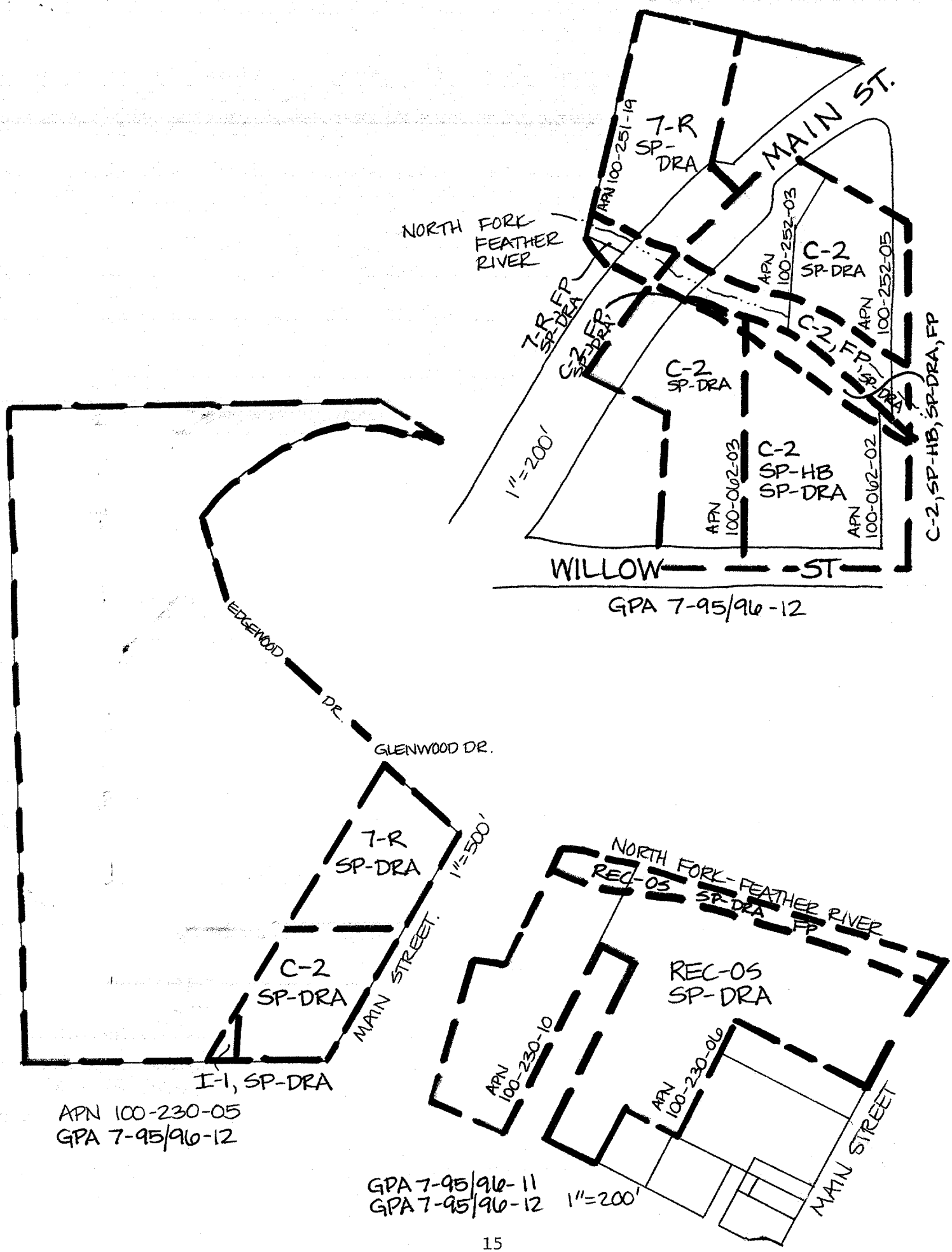

S-1
S-1
123-300-12
123-140-17
SHAW RD.
123-140-18
ICE HOUSE RD.
S-1, FP
S-1
123-300-01
APN 123-300-02
CO. RD. 129
1" = 200'
GPA 7-95/96-11
S-1, FP, SP-SCR

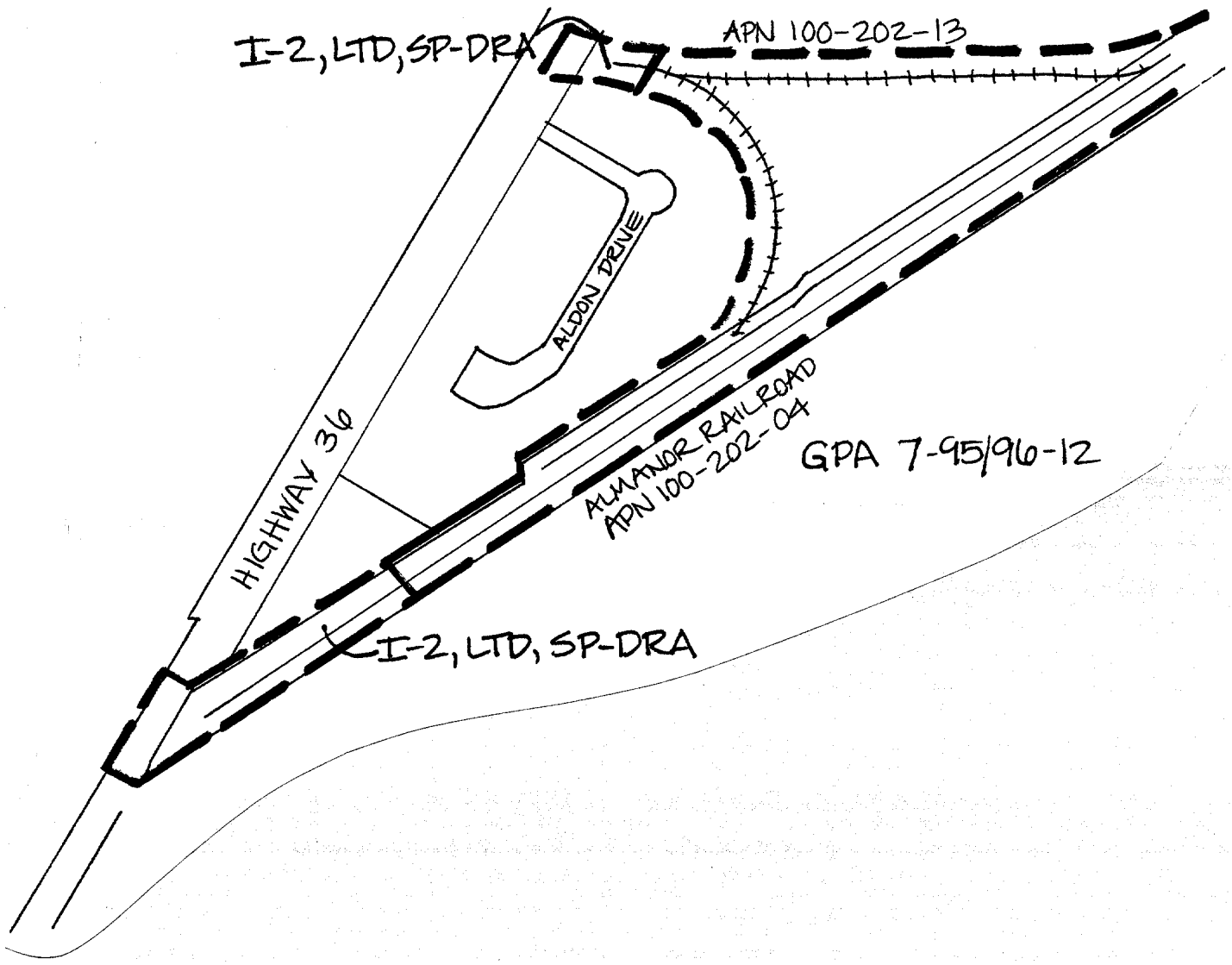

MAIN STREET
C-2, SP-DRA, SP-HB
C-2
SP-DRA
MELISSA AVE.
C-2
SP-DRA
T-R
SP-DRA
100-051-22
100-052-01
GPA 7-95/96-12

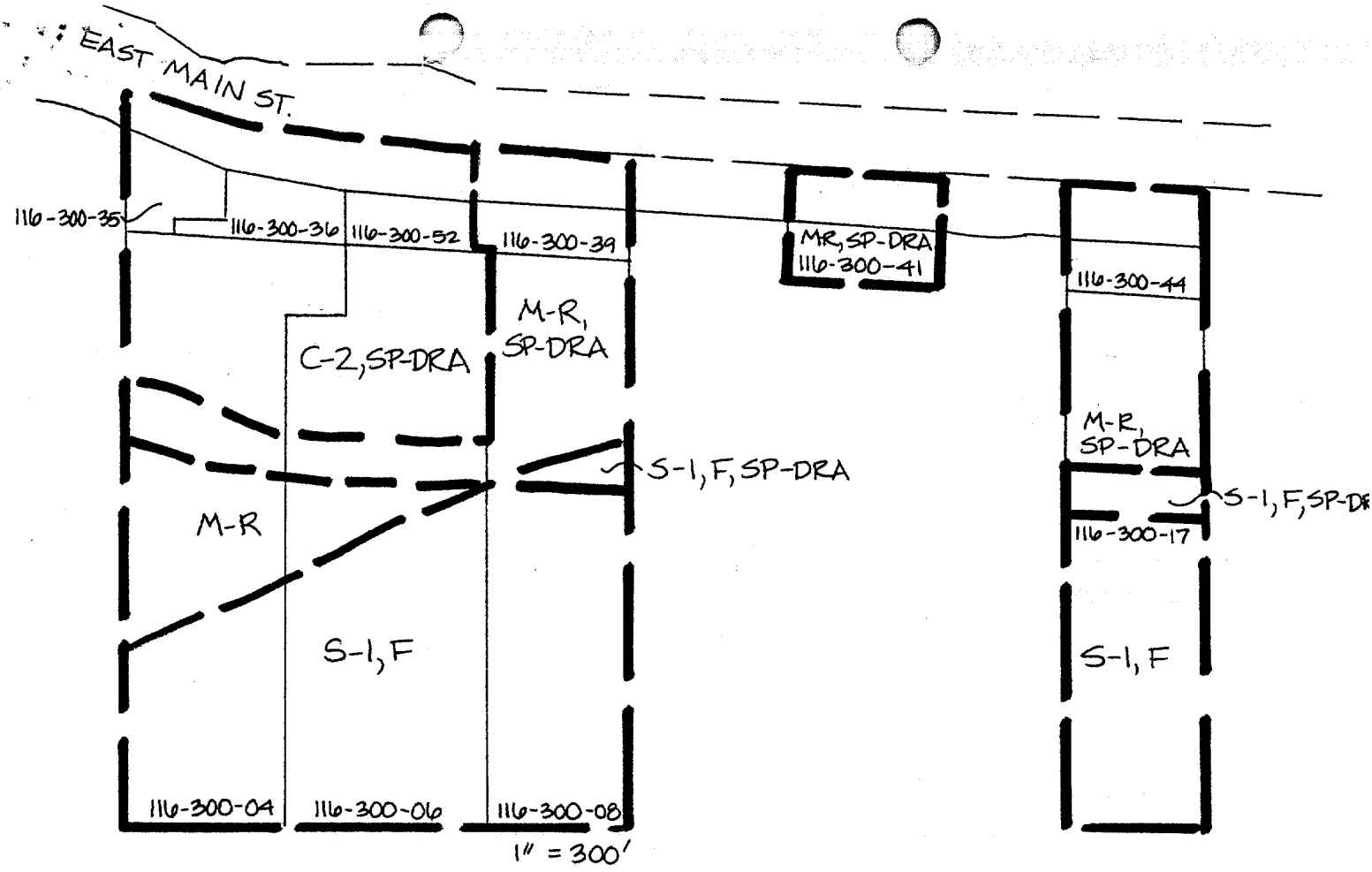

EAST MAIN ST.
116-300-35
116-300-36
116-300-52
116-300-39
MR, SP-DRA
116-300-41
116-300-44
C-2, SP-DRA
M-R, SP-DRA
M-R, SP-DRA
S-1, F, SP-DRA
M-R
S-1, F
116-300-17
S-1, F
116-300-04
116-300-06
116-300-08
1" = 300'

GPA 7-95/96-11

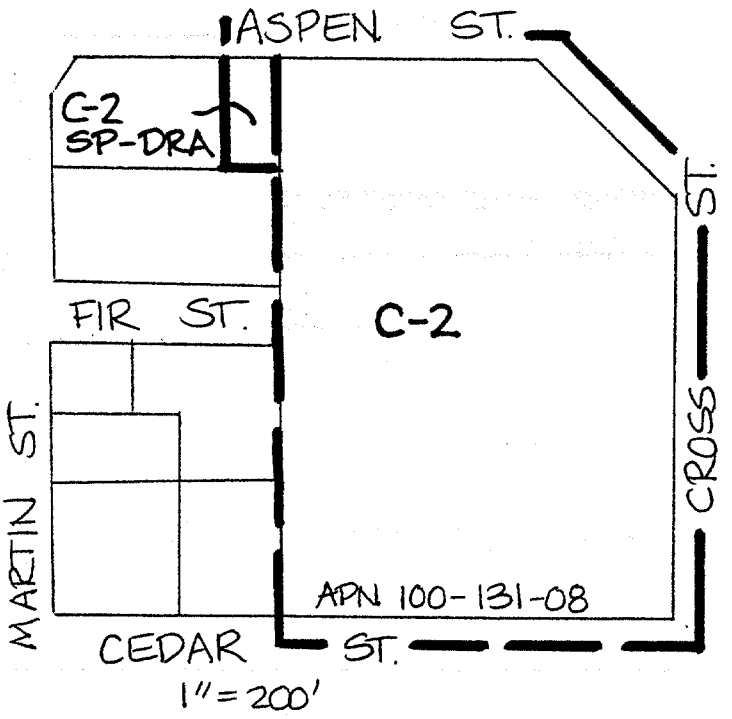

ASPEN ST.
C-2 SP-DRA
FIR ST.
MARTIN ST.
CROSS ST.
APN 100-131-08
CEDAR ST.
1" = 200'


MAIN ST.
7-R SP-DRA
APN 100-251-19
NORTH FORK FEATHER RIVER
7-R FP SP-DRA
C-2 SP-DRA
C-2 FP SP-DRA
APN 100-252-03
APN 100-252-05
C-2, SP-HB, SP-DRA, FP
C-2 SP-DRA
C-2 SP-HB SP-DRA
APN 100-062-03
APN 100-062-02
1"=200'
WILLOW ST
GPA 7-95/96-12
EDGEWOOD DR.
GLENWOOD DR.
7-R SP-DRA
C-2 SP-DRA
1"=500'
MAIN STREET
I-1, SP-DRA
APN 100-230-05
GPA 7-95/96-12
NORTH FORK FEATHER RIVER
REC-05 SP-DRA FP
REC-05 SP-DRA
APN 100-230-10
APN 100-230-016
MAIN STREET
GPA 7-95/96-11
GPA 7-95/96-12
1"=200'


I-2, LTD, SP-DRA
APN 100-202-13
ALDON DRIVE
HIGHWAY 36
ALMANOR RAILROAD
APN 100-202-04
GPA 7-95/96-12
I-2, LTD, SP-DRA


EAST MAIN ST.
116-300-35
116-300-36
116-300-52
116-300-39
MR, SP-DRA
116-300-41
116-300-44
M-R,
SP-DRA
C-2, SP-DRA
M-R,
SP-DRA
S-1, F, SP-DRA
M-R
S-1, F
116-300-17
S-1, F
116-300-04
116-300-06
116-300-08
1" = 300'

GPA 7-95/96-11


ASPEN ST.
C-2
SP-DRA
FIR ST.
C-2
CROSS ST.
MARTIN ST.
APN 100-131-08
CEDAR ST.
1" = 200'

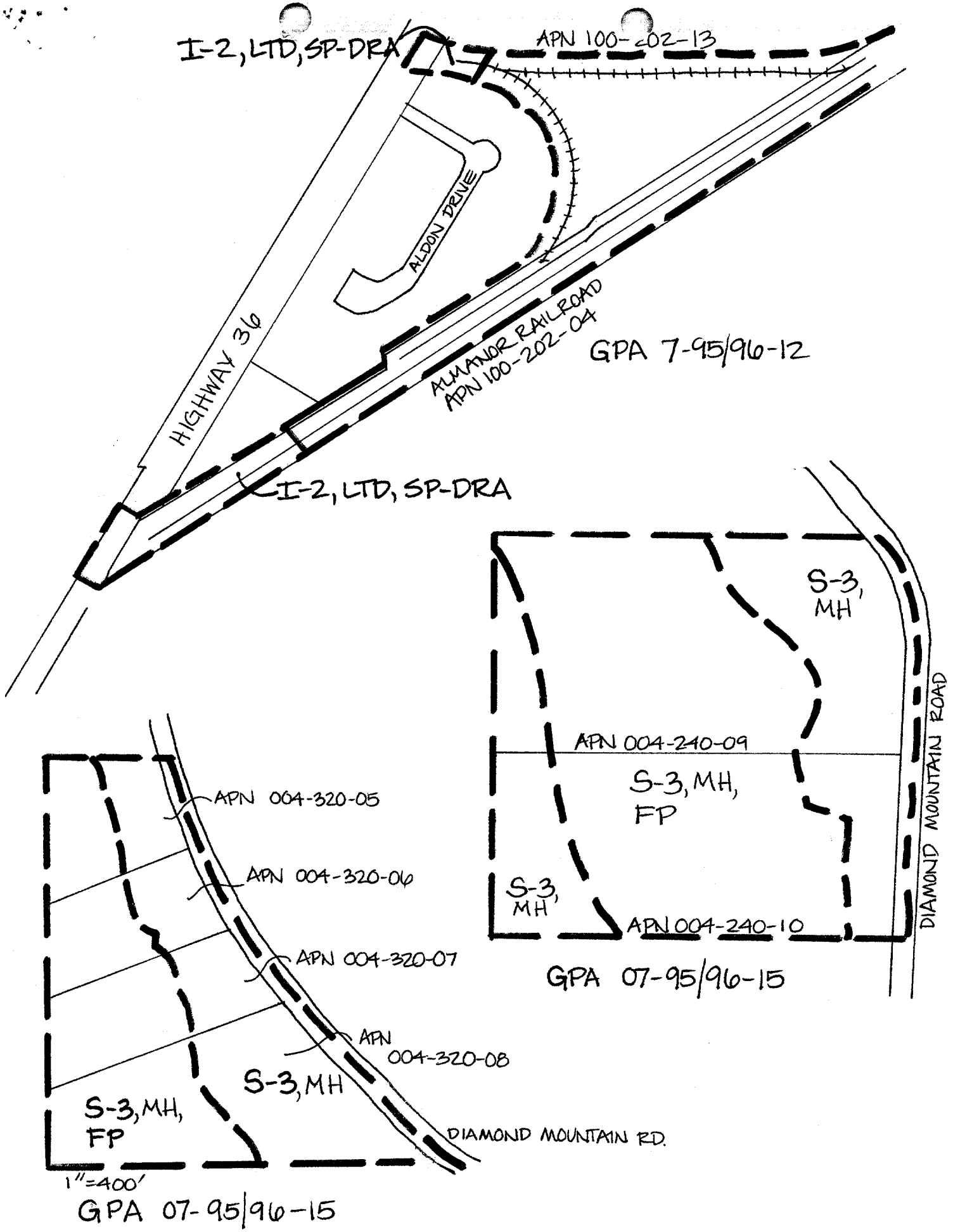

I-2, LTD, SP-DRA
APN 100-202-13
ALDON DRIVE
HIGHWAY 36
ALMANOR RAILROAD
APN 100-202-04
GPA 7-95/96-12
I-2, LTD, SP-DRA
S-3, MH
APN 004-240-09
S-3, MH, FP
S-3, MH
APN 004-240-10
DIAMOND MOUNTAIN ROAD
GPA 07-95/96-15
APN 004-320-05
APN 004-320-06
APN 004-320-07
APN 004-320-08
S-3, MH
S-3, MH, FP
DIAMOND MOUNTAIN RD.
1"=400'
GPA 07-95/96-15

EXHIBIT C

ISSUE 22 GPA 07-95/96-15 AMENDMENT OF FLOOD HAZARD CONSTRAINT MAPS

Remove the Flood Hazard area designation from the following parcel.

110-180-12

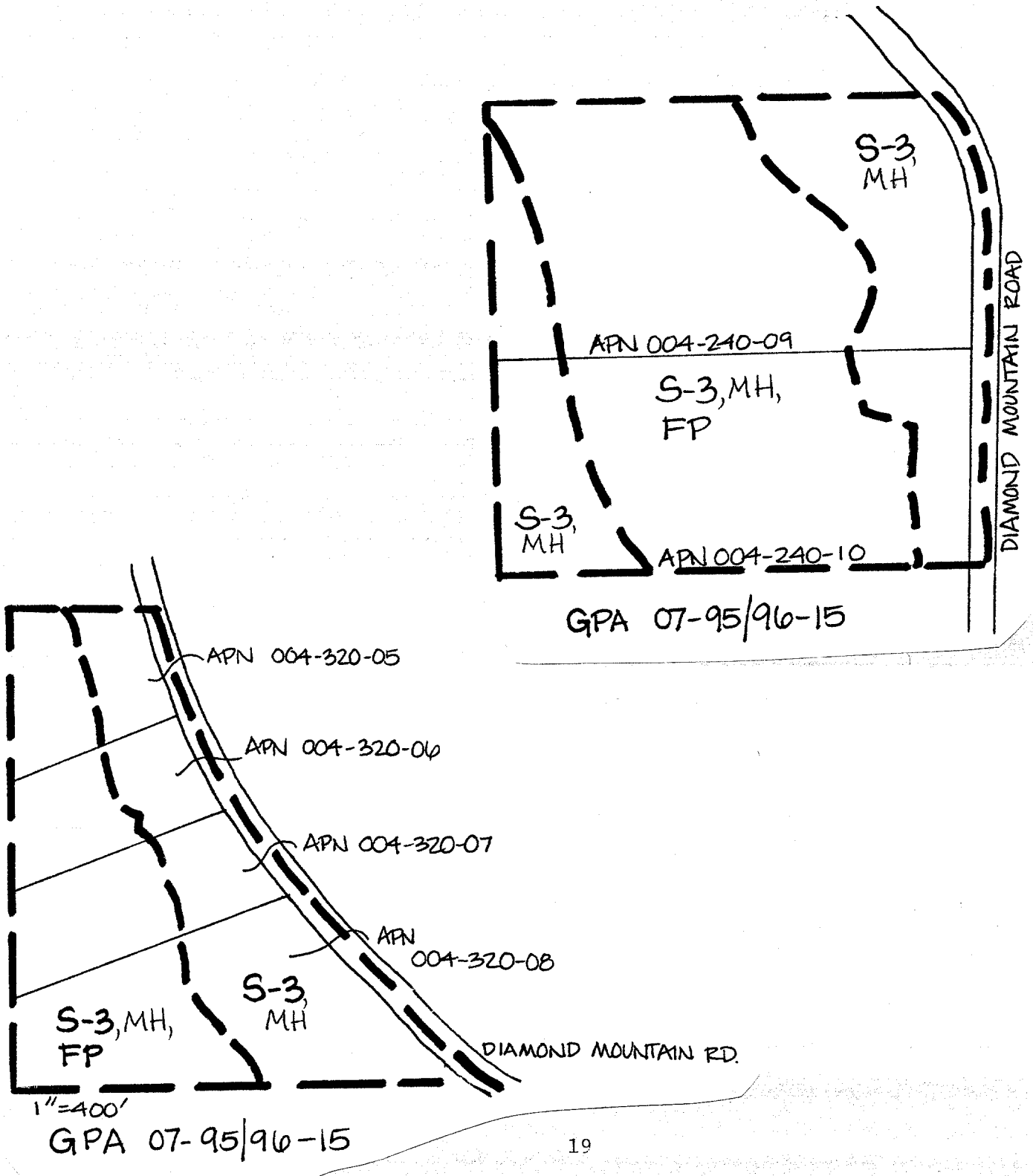


Exhibit 15

U.S. Forest Service Situation Report

Lights Creek Copper Mine, 1974

PRELIMINARY DRAFT
SUBJECT TO CHANGE

For [illegible]
V63-9-A

SITUATION REPORT

LIGHTS CREEK COPPER MINE

[illegible]

SITUATION REPORT

PROPOSED LIGHTS CREEK COPPER MINE

GREENVILLE RANGER DISTRICT
PLUMAS NATIONAL FOREST

REGION 5

November 19, 1974

Prepared by G. Ingco, Forester
Greenville Ranger District

CONSULTANTS AND TECHNICAL ASSISTANCE

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Supervisor's Office, Plumas National Forest

Peter J. Stender, Hydrologist
Supervisor's Office, Santa Fe National Forest

James C. McLaughlin, Soil Scientist
Supervisor's Office, Plumas National Forest

William H. Wickman, Soil Scientist
Quincy Ranger District, Plumas National Forest

Robert E. Breazeale, Hydrologist
Quincy Ranger District, Plumas National Forest

Robert Wolk, Biologist
University of California at Davis

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APPENDIX . . . . . Volume II

INTRODUCTION

In 1971, after several years of mineral exploration on the Greenville Ranger District, Placer Amex Inc. notified the Forest Service that their company intended to develop an open pit copper mine, possibly within the next ten years.

The proposed project will be one of considerable magnitude. The pit area may cover 590 acres and extend to a depth of 400 feet; waste rock would have to be deposited in an area about 500 acres to a depth of about 400 feet; and the tailings resulting from an on-site mill and concentration plant could cover as much as 300 acres in nearby Moonlight Valley.

At the present time the company can furnish no firm plan for development because they are still evaluating all stages of the project. Exact details concerning milling and tailing disposal might not be finally determined until metallurgists have examined bulk quantities of ore and the process perfected in a pilot plant.

This proposed project may be the first of its type to require an environmental statement according to the terms of the National Environmental Policy Act of 1969 and its complexity should not be under estimated. The total operation actually consists of several individually differing projects: A large earth excavation which will permanently alter the configuration of the land; a massive land fill of waste earth material; a chemical processing plant and an attendant reservoir which must be designed to required safety standards and to positively assure that the contained solid and liquid waste will not escape into any free flowing water, yet the design should include plans for revegetation upon abandonment of the project. The project would also introduce a level of activity which would effect all human and animal senses of perception for a distance of several miles from the project site. The social and economic factors involved are so complicated and far reaching they may never be totally evaluated or completely understood.

The project is estimated to have a life of 30 years, but in reality such projects are often extended many years beyond original estimate as mineral values increase and technology improves. It is therefore, most difficult to estimate environmental effects and to plan for protecting resources and eventually for the rehabilitation, a period which may extend five decades.

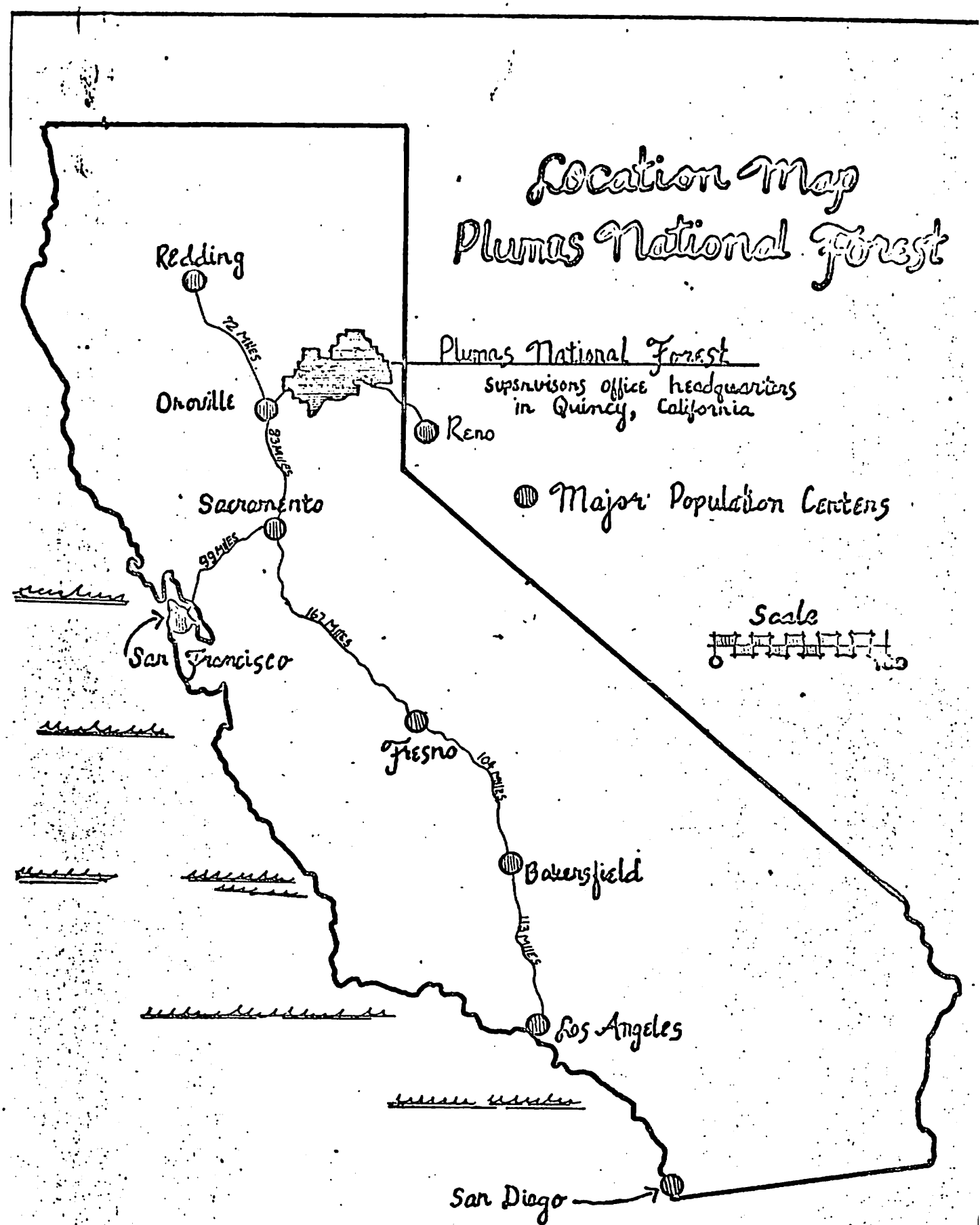
In the beginning of this century, we were producing copper from ores whose grade averaged four percent. In 1970 we were producing ore that averaged ~~.065~~ .57 percent, mostly from open pit mines. Lights Creek Mine ore may average plus or minus ~~.047~~ .47 percent.

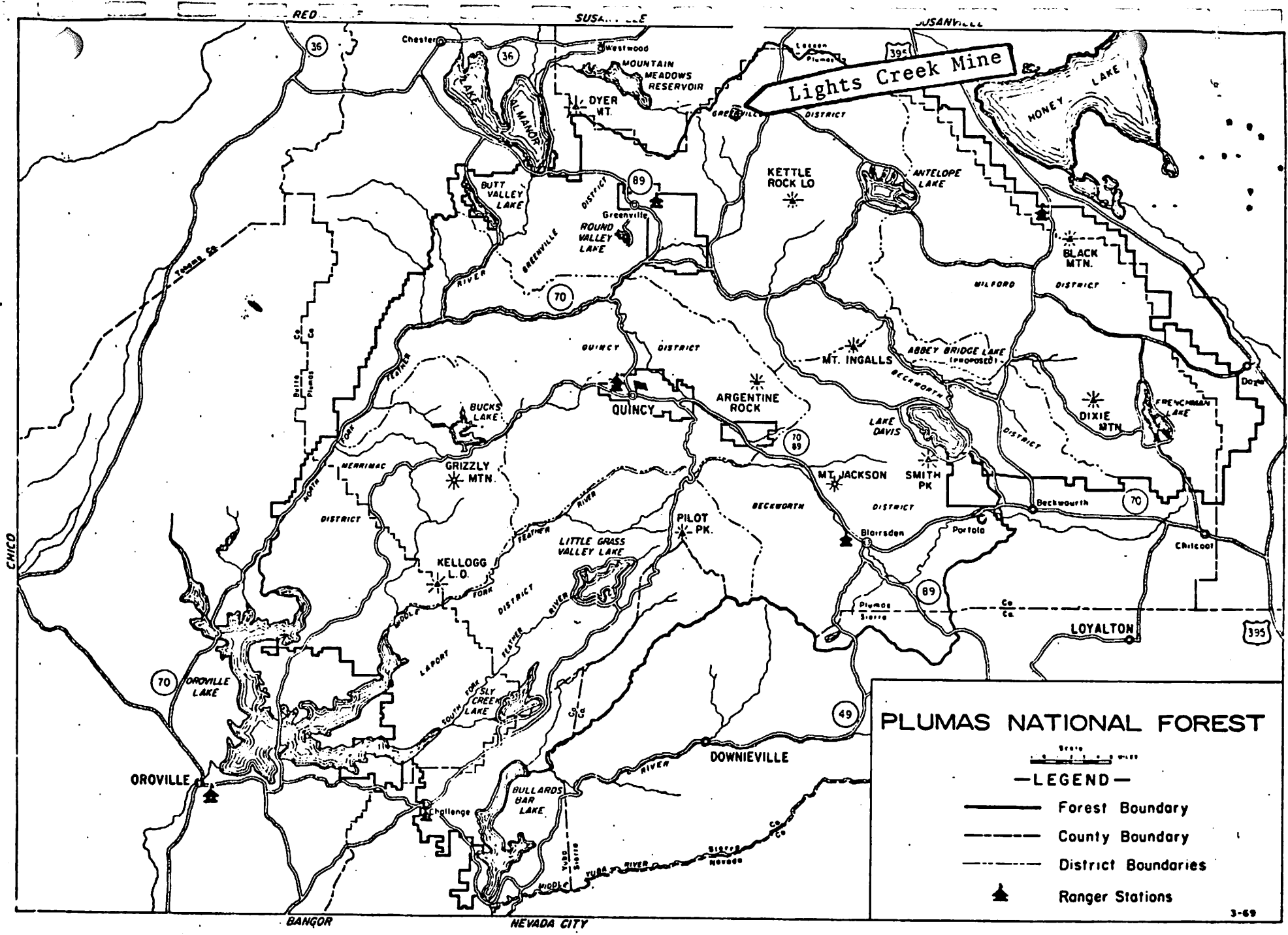
In light of the fact that the United States seems to have less and less to say about the terms under which supplies and resources are made available, so it is bound to look homeward for the satisfaction of the bulk of our expanding mineral needs. It seems to the writer, that in each additional day conditions for making the decision for this proposed operation an actuality seem more ideal, and we cannot now do to much to prepare to evaluate the environmental effect of this project.

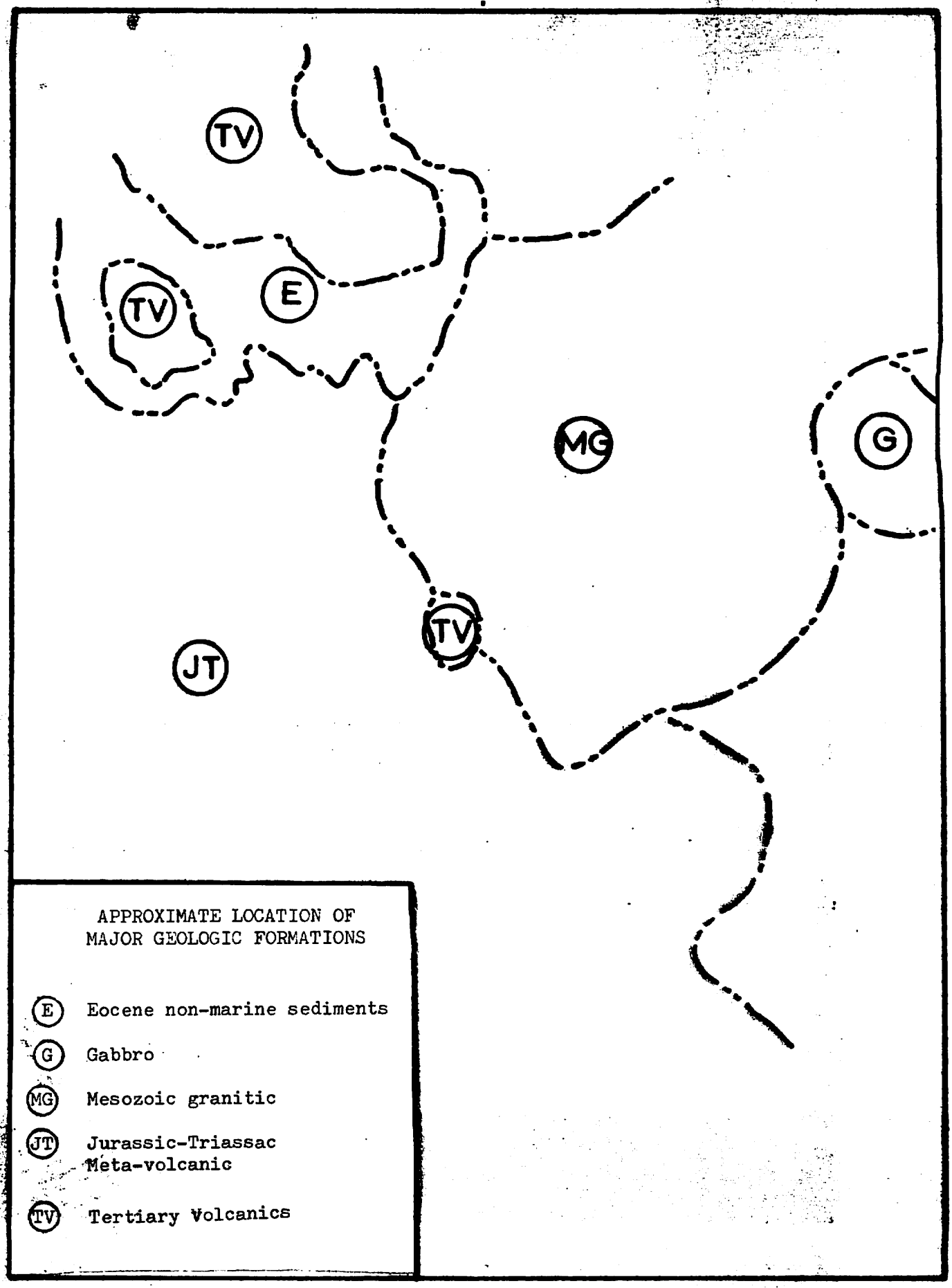
The purpose of this report is to begin to assemble all available information regarding project development; to provide a basic physical and ecological description of the area effected and to make preliminary estimates of possible environmental impacts. Information on the nature of the project is based partly on information provided by the company; on assumptions made from observations of similar projects, and by independent research. The report will be updated as more positive information is received.

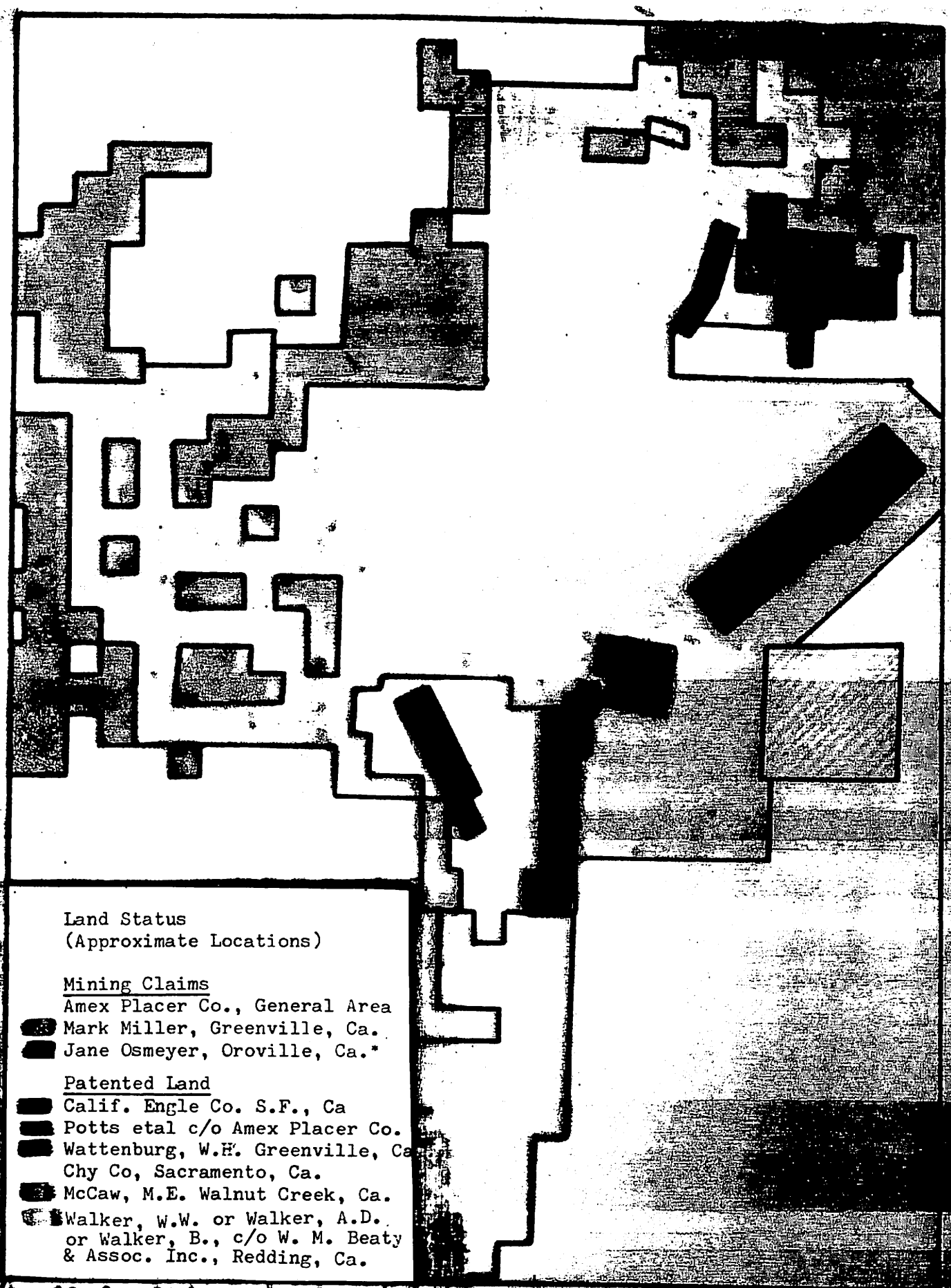
The descriptions of existing characteristics and conditions of the environment are general and need to be expanded in much detail. Reports based on intensive physical surveys and inventories actually underway now, will be added into the appendix of this report. Recommendations will be made when it is felt that additional information is urgently needed and that this data is beyond the present workload capability of Forest personnel.

The format used is that required for an environmental statement in accordance with the National Environment Policy Act of 1969.


Location Map
Plumas National Forest
Redding
72 MILES
Oroville
83 MILES
Sacramento
99 MILES
San Francisco
167 MILES
Fresno
104 MILES
Bakersfield
113 MILES
Los Angeles
San Diego
Reno
Plumas National Forest
supervisons office headquarters
in Quincy, California
Major Population Centers
Scale


Lights Creek Mine
PLUMAS NATIONAL FOREST
—LEGEND—
Forest Boundary
County Boundary
District Boundaries
Ranger Stations
3-69
Chester
Westwood
MOUNTAIN MEADOWS RESERVOIR
DYER MT.
LAKE ALMANOR
BUTT VALLEY LAKE
Greenville
ROUND VALLEY LAKE
GREENVILLE DISTRICT
KETTLE ROCK LO
ANTELOPE LAKE
HONEY LAKE
BLACK MTN.
WILFORD DISTRICT
MT. INGALLS
ABBEY BRIDGE LAKE (proposed)
QUINCY DISTRICT
QUINCY
ARGENTINE ROCK
BUCKS LAKE
GRIZZLY MTN.
LAKE DAVIS
DIXIE MTN.
FRENCHMAN LAKE
MT. JACKSON
SMITH PK
BECKWOURTH DISTRICT
Beckwourth
Portola
Blairsden
Chilcoot
PILOT PK.
LITTLE GRASS VALLEY LAKE
KELLOGG L.O.
LOYALTON
OROVILLE LAKE
SLY CREEK LAKE
DOWNIEVILLE
OROVILLE
Challenge
BULLARDS BAR LAKE
BANGOR
NEVADA CITY
CHICO
RED
SUSANVILLE

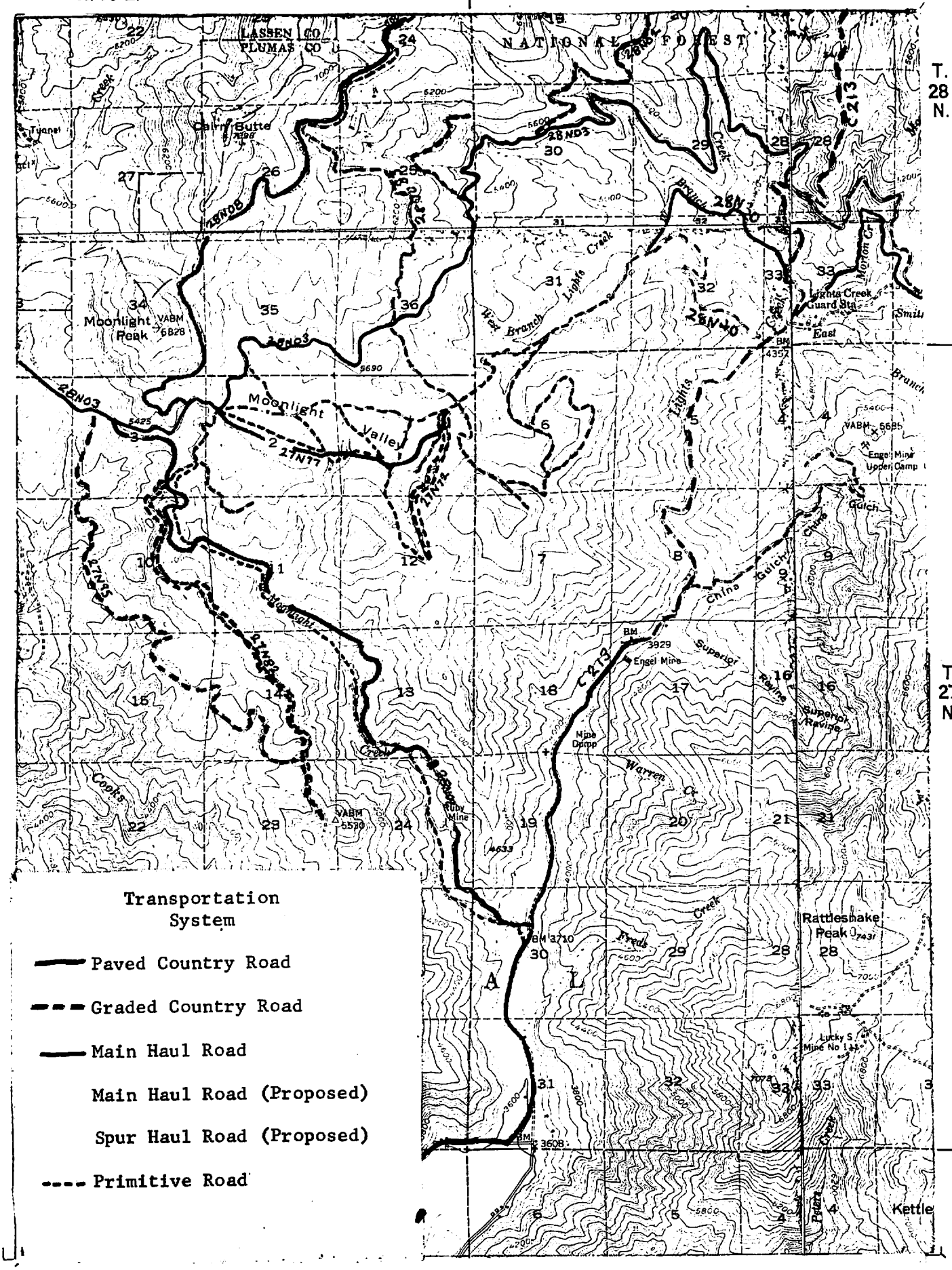

TV
TV
E
MG
G
TV
JT
APPROXIMATE LOCATION OF
MAJOR GEOLOGIC FORMATIONS
E Eocene non-marine sediments
G Gabbro
MG Mesozoic granitic
JT Jurassic-Triassac
Meta-volcanic
TV Tertiary Volcanics


Land Status
(Approximate Locations)
Mining Claims
Amex Placer Co., General Area
Mark Miller, Greenville, Ca.
Jane Osmeyer, Oroville, Ca.*
Patented Land
Calif. Engle Co. S.F., Ca
Potts etal c/o Amex Placer Co.
Wattenburg, W.H. Greenville, Ca
Chy Co, Sacramento, Ca.
McCaw, M.E. Walnut Creek, Ca.
Walker, W.W. or Walker, A.D.
or Walker, B., c/o W. M. Beaty
& Assoc. Inc., Redding, Ca.
*Surface Rights Asserted

TENTATIVE LOCATIONS OF
MINERAL DEVELOPMENT

- (P) Pit Areas
- (W) Waste Disposal
- (S) Stockpile
- (T) Trailings Disposal
- (M) Mill Site

◇1 Water Monitoring Station


R. 10 E.
R. 11 E.
T. 28 N.
T. 27 N.
LASSEN CO
PLUMAS CO
NATIONAL FOREST
Moonlight Peak
Moonlight Valley
Cairn Butte
Lights Creek
West Branch
East Branch
China Gulch
Superior Ravine
Engel Mine
Engel Mine Upper Camp
Ruby Mine
Mine Dump
Warren Creek
Freds Creek
Rattlesnake Peak
Lucky S Mine No 1
Kettle Creek
Lights Creek Guard Sta
Transportation System
Paved Country Road
Graded Country Road
Main Haul Road
Main Haul Road (Proposed)
Spur Haul Road (Proposed)
Primitive Road

LIGHTS CREEK MINE

I. DESCRIPTION

A. Location

State of California, Plumas County, Plumas National Forest, Greenville Ranger District, T.27N., R.10E., T.27N., R.11E., M.D.M.

B. Description of Project

This proposed operation actually consists of several related projects which are individually different in the nature of their operation and in their effect on the environment. Because it is assumed that very few of the individuals selected to prepare or review the environmental statement would possess an adequate knowledge of the complete extent of such a project, considerable time was spent in this section of the report, (under B. 2 "Detailed Description of Project"). Each main component of the project will be described in enough detail that a reader should begin to realize the broad and general impact that any portion of the project would have on the environment.

1. General Description of Project

According to information supplied by Placer Amex Inc. the proposed project will entail extensive stripping and open pit mining of a low grade copper ore body near the headwaters of the West branch of Lights Creek in the vicinity of Copper Mountain near Moonlight Valley. Two smaller pits would be developed in the main canyon of Lights Creek three to four miles southeast of the main pit. The project has a 30 year expected life during which time the pit would be developed to a 400 foot depth. Depending on the economic condition, it may be deepened and the life of the operation thereby extended.

Present plans call for 590 acres of land to be occupied by the pit. Approximately two tons of waste rock and material will be stripped for each ton of ore removed. Waste rock from the pit will be placed in the depression formed by the headwaters of the West Branch of Lights Creek. The estimated 144 million tons of waste will fill an area of about 500 acres. Dumping of waste rock will be made at a 3% inside slope to fill the drainage to a 500 foot depth at the deepest point.

After the initial development of the main pit, a secondary pit located at the site of Superior Mine may be placed in production. Another secondary pit site is proposed for the China Gulch area. The ore will be hauled uphill to the mill either by truck, tram, or conveyor depending on an economic study of the project. Waste rock from the Superior pit would be dumped along Superior Ravine. If haulage roads are used, a one way pattern might developed with loaded trucks going up Moonlight Creek and empty coming down Lights Creek.

The mill site, as proposed, would be located at the crest of the divide between the two drainages a short distance north of the main pit.* Plans are to provide a mill with a capacity of 20,000 tons of ore every 24 hours. The mill will be run on a three shift basis and the pit will be in operation on a two shift basis.

A flow sheet for the mill was not provided. Water demand was estimated at approximately 50 gallons a ton or 1 million gallons per day; part of which, will be recycled from the tailings settling pond.

Tailings from the mill operations are to be settled in a shallow pond of approximately 300 acres in Moonlight Valley just west of the mill site. Most of the pond will be on private land. The company estimated a 45 million ton holding capacity for the tailings pond.

There are no plans for company housing within the proposed project area. Employees will be expected to provide their own housing at nearby communities. The estimated 500 tons of concentrate will be hauled to the most convenient railhead (at the present time Indian Valley is proposed).

2. Detailed Description of Project

a. Development of Ore Body:

The ore body is reported to lie very close to the surface of the ground and extend at least to a depth of 400 feet from the surface. The ore must be exposed and removed by a combination of pieces of heavy equipment which would probably consist of up to five electrically powered shovels with a capacity of approximately six yards each. Excavation work is supplemented by two or more D-9 ripper equipped bulldozers which serve to consolidate loosened material for loading and to do work in road construc-

* on private land

tion. As many as five Michigan 280 type rubber tired end loaders could help feed thirty 65 ton ore trucks. It is also possible that 100 yard ore trucks could be used in an operation of this size.

Ore is loosened by blasts which usually occur once per day. Several power drills are always at work preparing for the next charge.

Development of the pit progresses by constructing benches which are terraced into the earth or rock on the hillside and ultimately into the ground under the present surface. The haul trucks move in and out of the pit area on a gradual spiraling road which circles the pit as it decends to the lowest level. This road would be 50 feet wide for 65 yard ore trucks or 75 feet wide for 100 yard ore trucks. The haul road would be continually groomed by grader and waterwagon. Geologists continually sample the composition of the entire portion of the exposed rock and earmark portions for removal to the mill site or to the low grade ore stock pile or waste disposal site.

b. Desposition of Waste Rock

The headwaters of the West Branch of Lights Creek is designated for deposition of waste rock which will finally take the form of a large wedge shaped deposit of material topped by a nearly level surface. The deposit increases in depth to approximately 500 feet at the downstream end where the material will be faced at an angle of repose to the canyon bottom. The downstream appearance would be similar to that of an earth filled dam.

Trucks delivering waste rock would dump load after load on top of the existing level surface until a new layer several feet higher is formed. This new layer is compacted and leveled and the trucks would begin to dump the next higher level of waste rock.

c. Stockpile of Low Grade Ore

Ore material of a quality which is too low or of a different character to warrant processing in the present mill will be stockpiled on a portion of the surface of the larger waste rock dump. This material would probably be processed in place by one of the various methods of chemical concentration, most probably the leaching method. The ore material

would first be deposited on an impermeable pad to permit full recovery of all copper in the solution. The stockpile and main dump area would necessarily be served by the same standard of road as used in the pit area.

d. Hydrometallurgical Treatment of Low Grade Ore

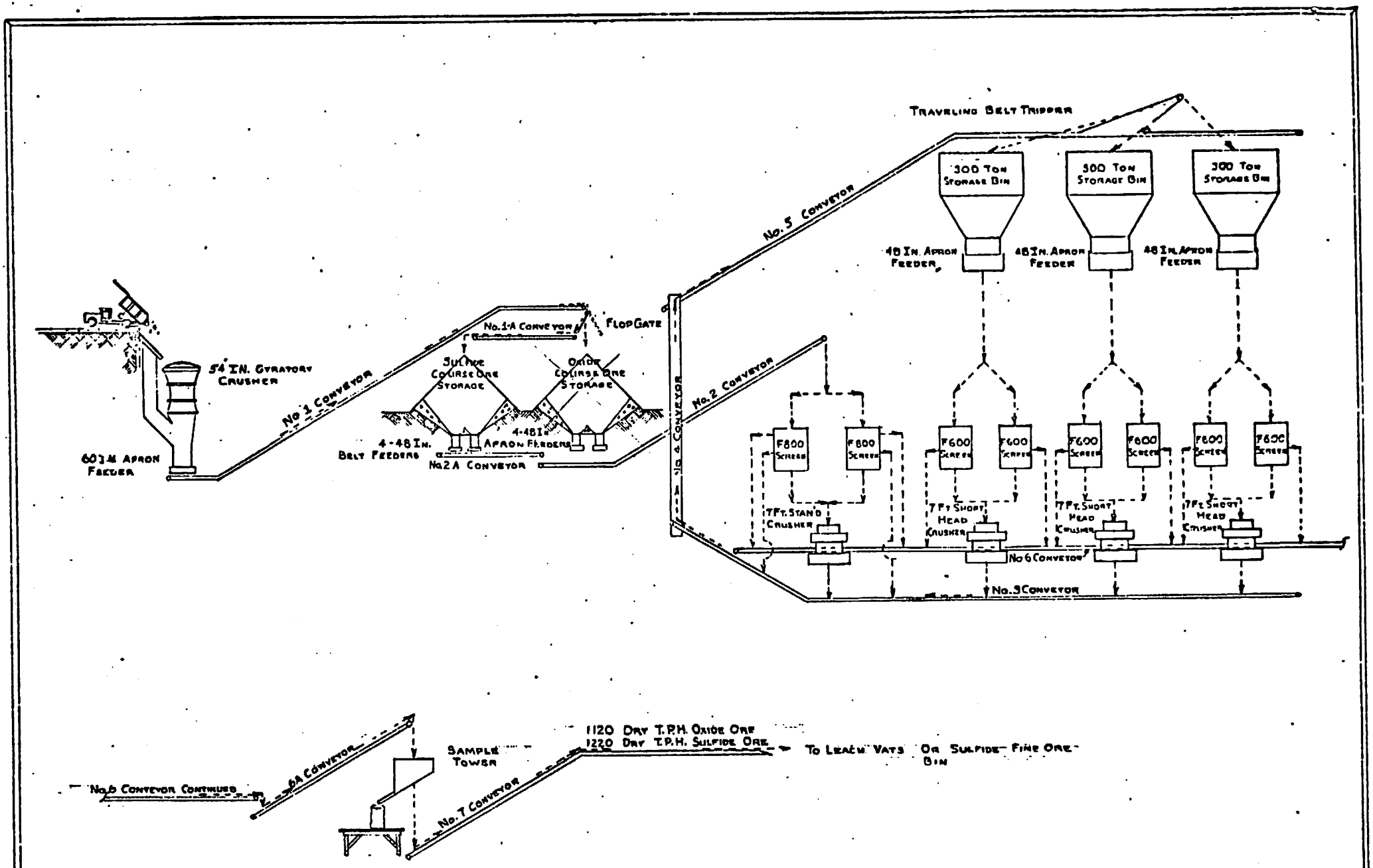
At this time the company had not offered a method whereby the copper in the low grade ore would be removed. Because the writer is unsure of the ore composition, it is not known what solution would be used to leach the ore because details of wet processes vary greatly.

In the fundamental faction of choice of solvent there is wide variation; the following are the principle solvents in use today: (1) Sulfuric acid (2) Water (3) Ammonia and (4) Ferris Sulphate.

The solvent used might be imported in bulk or a solvent plant might be set up on the site. At any rate, a sprinkler system would continually be saturate the ore surface so that the liquid would be allowed to percolate through the stockpile and collect in a pond at the low end of the stockpile. The solution collected in the pond would then be pumped to the surface of the stockpile where it would be recycled through the stockpile a number of times until the concentration of copper is high as possible. When the solution is at its highest level, it would be pumped from the stockpile to the site where precipitation is to take place. This is done electrolytically or by chemical replacement. The former method is better and the costs are not usually high because it yields a purer product. Frequently, however, a chemical precepitant is used because of cheapness and simplicity. The most common method is replacement by passing the copper rich solution over scrap iron; the iron going into solution and the copper precipitating out.

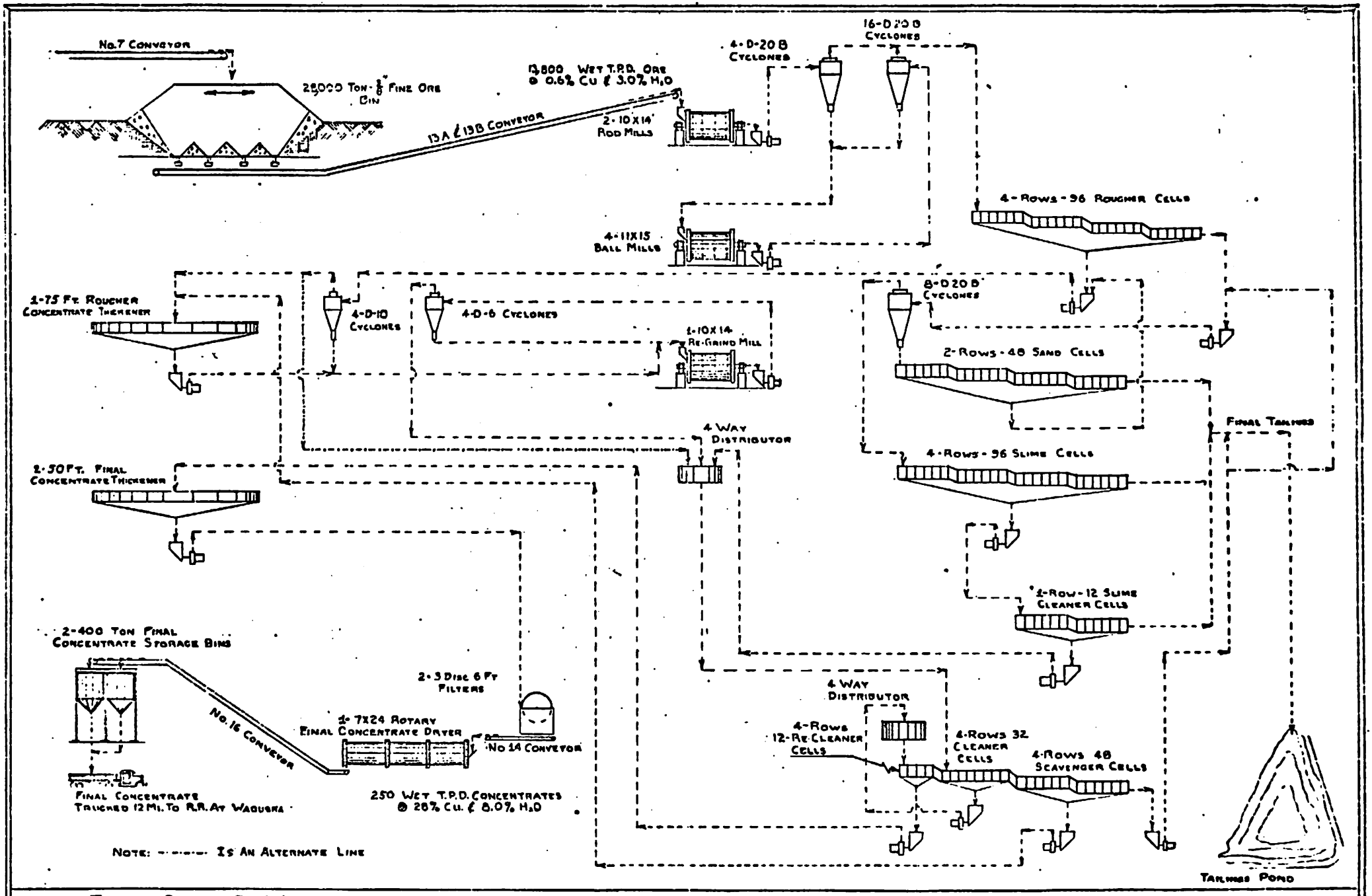
Waste solutions always result and often this is allowed to accumulate in the pond where it is permitted to evaporate or percolate into the ground. In this location, a situation such as this would be intolerable here and it would undoubtedly be required that the waste water be cleaned before it would be allowed to leave the system.

e. Milling Operation



Flow Sheet Of Primary & Secondary Crushing Circuits At The Weed Heights Mine - Weed Heights, Nev. Drawn By C.W. Kelley 1-14-72

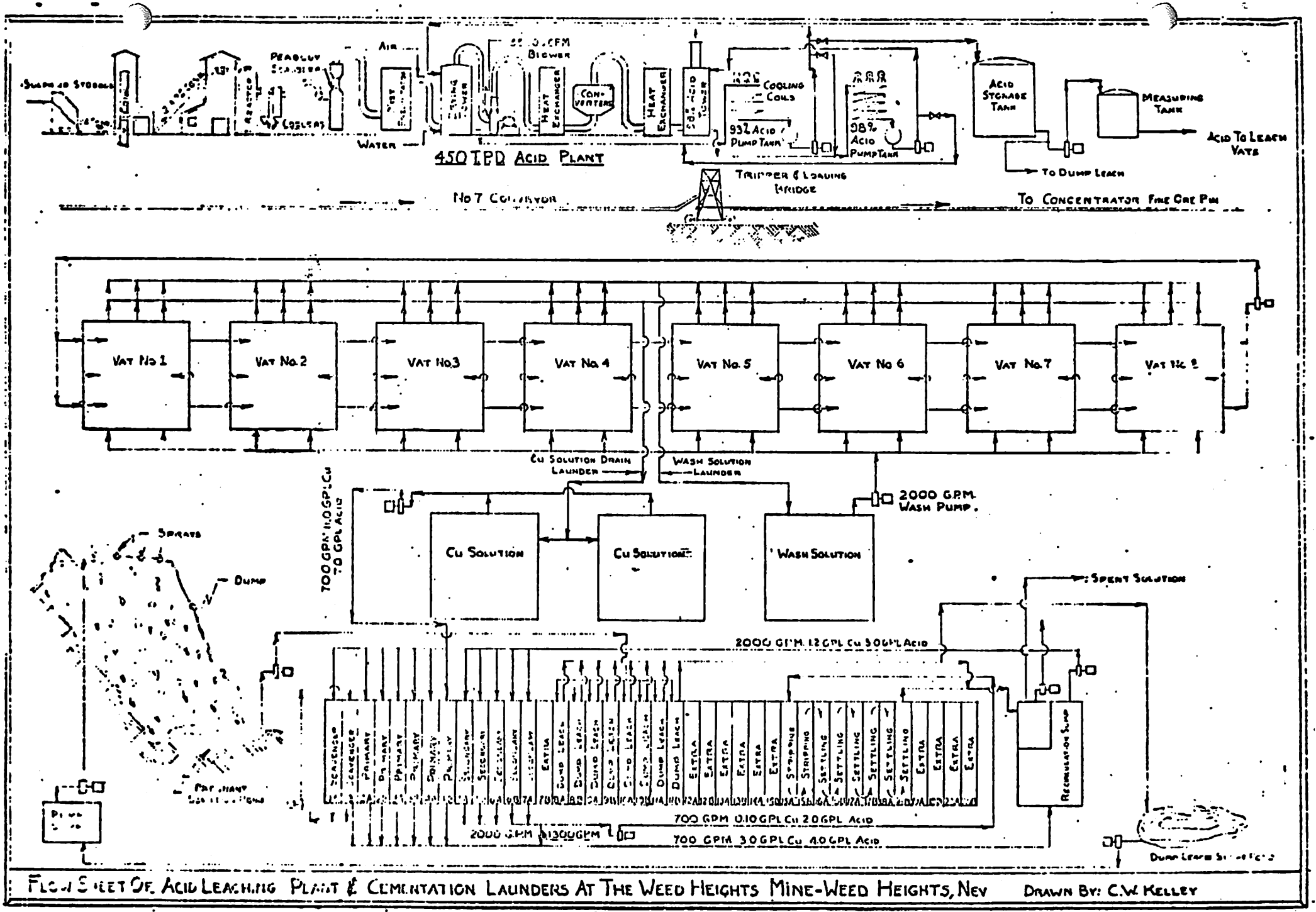
Fig 1



Flow Sheet Of Weed Heights Concentrator - Weed Heights, Nevada

Drawn By. C.W. Kelley 1-13-72

Fig 2



Flow Sheet Of Acid Leaching Plant & Cementation Launders At The Weed Heights Mine-Weed Heights, Nev Drawn By: C.W. Kelley

Fig 3

(1) Rock Breaking

This operation is used for preparing run-of-mine ore for further crushing in secondary machines.

Loaded ore trucks back into a building approximately 75 feet square and deposit their load into a hopper which feeds a + or - 54 inch gyratory crusher which reduces the ore to a consistency of two to eight inches maximum. A conveyor under the crusher removes the ore to a structure approximately 100 feet square which houses bins where the ore is temporarily stored prior to removal for secondary crushing.

Secondary crushing is accomplished in a building which might be 50 by 100 feet. This building houses a combination of storage bins and apron feeders, a standard cone crusher and more than one short head crusher, screens to sort various sizes of ore for crushing and recrushing and to allow passage of the ore to the concentration plant. Several conveyors circulate and recirculate the ore through this building and finally out to a large (+ or - 20 ton) fine ore bin. The ore thus deposited is about 3/8" in size.

(2) Concentration Plant

The ore is removed from the fine ore bin by conveyor where it is carried to the concentration plant building which may be 200 by 350 feet. The first stop for the ore is for fine grinding in two 10 by 14 foot rod mills. A major portion of the ore must then be reground in up to four 11 by 15 foot ball mills and a smaller amount must further undergo processing in a "re-grind" mill. During the above described grinding operation, large amounts of water are added and from that point the ore is transported in the form of a slurry.

Preliminary Pulp Preparation

At a point during or just after the grinding circuit, reagents and chemicals are added and further mixed and uniformly dispersed through the pulp. The purpose of the additive is to cause physical separation of the available copper from other mineral particles so that the copper may be collected for transporting to the smelting plant.

The following agents are commonly added for the concentration of copper by the floatation method which is the process proposed for sulfide ore (the primary ore involved at Lights Creek):

Commercial Frothers

Pine oil (C_6H_{10}) and cresylic acid has been the most widely used frothing agent. Frothers cause profuse surface bubbling. The froth serves to collect the desired mineral (copper) where it can easily be separated from the mass of the undesirable components.

Collecting Agents

Collecting agents are the chemicals that cause the accumulation of the desired minerals into the froth. Xanthates are the most common form of collecting agents and are most likely to be used in processing sulfide ore.

Modifying Agents

Modifying agents are used to modify the pulp so that desired minerals will be collected into the froth.

pH and Pulp Control Reagents

Most floatation operations must be carried out in an alkaline pulp of pH 7-13. Lime (CaO) in its various forms is usually used.

Depressing Agents

The presence of pyrite in the ore may necessitate the use of a depressant. Lime is also effective for this use.

(3) Floatation Process

Once the necessary reagents are added to the pulp, it is distributed and recirculated in banks of cell-like machines which carry out three efficient functions. These are: (1) Agitation and mixing (2) Aeration (3) Froth Separation and removal.

The copper is caused to rise to the surface where, as a phenomena of surface tension, various desired minerals become attached to the bubbles and become separated from the gangue and the rich froth is skimmed for further processing. The gangue is then pumped to the tailing pond in a slurry consisting of mostly sands or a fine slime-like material.

(4) Disposal of Floatation Concentrate

The fine froth product is broken down (dewatered) to give a product suitable for transporation to the smelter. Concentrates are then accumulated into hoppers where they are loaded into waiting trucks to be hauled to the railhead and eventually to the smelter.

f. Tailings Disposal

(1) General

Placer Amex Inc. plans to deposit up to 45 million tons of tailings in the western one half of Moonlight Valley. This location was obviously picked because it is as close as possible to the concentration plant and would thereby lend itself to more economical operation and supervision.

The site is obviously ideal because it appears to allow for sufficient gravity for the tailings to flow; but not too steep a gradient to cause unusual design problems. The site was also chosen because it has adequate storage capacity to take care of the foreseeable ore reserve.

Because the plant has a high rate of consumption of water (1 million gallons per day), and because the vicinity of the mine has nowhere near the necessary amount available, it is anticipated that most of the water will be imported. It is therefore imperative that all possible water be reused. To accomplish this, the concentration system must necessarily be designed so as to provide a closed return circuit.

Also, while tailings water is not usually highly toxic, it is assumed that it will be necessary to keep leakage to a minimum to prevent contamination of Moonlight Creek down-

stream. It is not unusual for 80 to 85 percent of the water used in metallurgical operation to be reused.

(2) Dam Construction

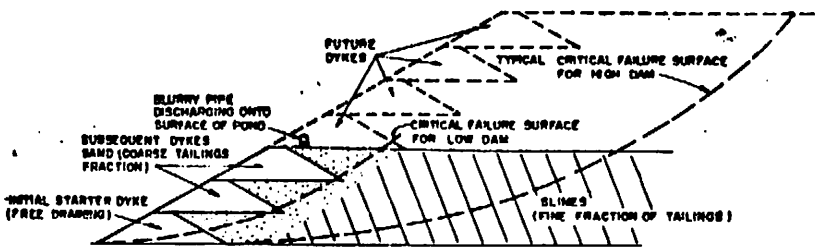
The metallurgist or mineral processing engineer is faced with alternatives as to the type of dam structure that should be used under the geological and topographical conditions that are available at any particular location. It has been in general, although not in universal practice, to construct dams from tailings material. Another approach is that which has been employed where the entire berm is built from rock or alluvial material that is available in the adjacent area, and the tailings are stored and distributed behind this berm using them only as necessary at the base of the structure.

To minimize the cost of the retention structure, the most economical design must be employed. This frequently requires consideration of the use of the tailings to construct the dam wholly or in conjunction with natural material found adjacent to the site.

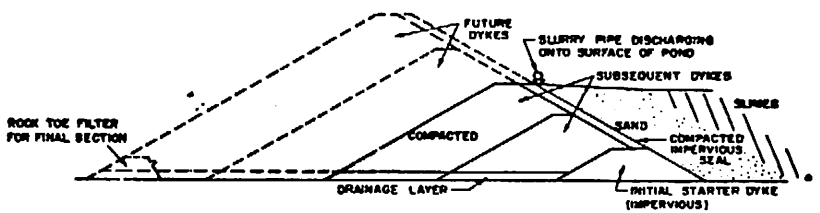
Stage construction is frequently considered because the height of the structure is maintained minimally above the storage level required. This procedure minimizes initial capital investment and spreads the cost of construction over many years.

Prior to the planning and design of any tailings impoundments, it is necessary that the designer be familiar with the concept and variations of construction methods.

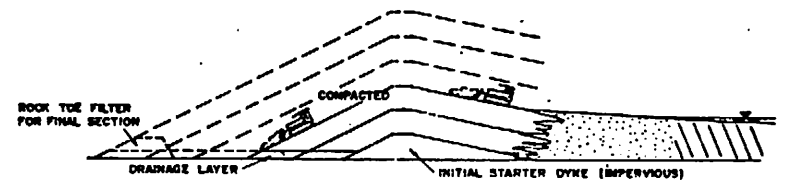
The materials used in a construction method should be selected to optimize lowest cost and required stability. Where the tailing dam is near the open pit, overburden or waste rock may be employed economically for dam construction. Alternatively, it may be necessary to use borrow material located near the dam site. If possible, this may be obtained from within the reservoir area and it will serve to increase the reservoir storage capacity.



(a) UPSTREAM METHOD



(b) DOWNSTREAM METHOD



(c) CENTERLINE METHOD

Standard methods of tailing dam construction

Figure No. 4

Where natural fill material or over burden and waste rock are used for dam construction, standard procedures for earth and earth-rock dam construction can be used provided two departures from normal earth dam design requirements are taken into account in the design. The unit weight of the saturated tailings is considerably greater than the unit weight of water and the placement of spigotted slimes on the upstream face produces a moderately impermeable upstream seal.

Frequently it will be economical to use the tailings for some of the structure. The liberation grind required to extract the metal from most ores produces particle sizes that range from medium sand to fine silt. The finer fraction is unsuitable for dam construction due to low sheer strength and high compressibility. Separation of particle size is therefore necessary to yield a coarse fraction for construction.

Tailings slurries are usually transported from the mill to the disposal area by pipeline or flume. Two methods of size separation are in common use. One method is to spigot these slurries onto the surface of the disposal area. This forms a gently sloping beach where the coarses fractions settle near the point of discharge and the fine fractions or slimes are deposited progressively toward the center of this disposal area. As a result of this variable graduation, the density, sheer strength and permeability of the settled solids decrease with increasing distance from the point of discharge. Since the slimes have low permeability, and inhibit seepage near the dam, it is common to spigot tailings over the upstream face of the dam.

The second common method of separation is to use cyclones. The resulting gradation usually provides a sand with from 10 to 20 percent particle sizes passing the number 200 sieve. This will vary depending on the initial grid gradation, size of cyclone, and rate of cycloning. If a coarser gradation is required for special purposes, double cycloning will further reduce the fine content.

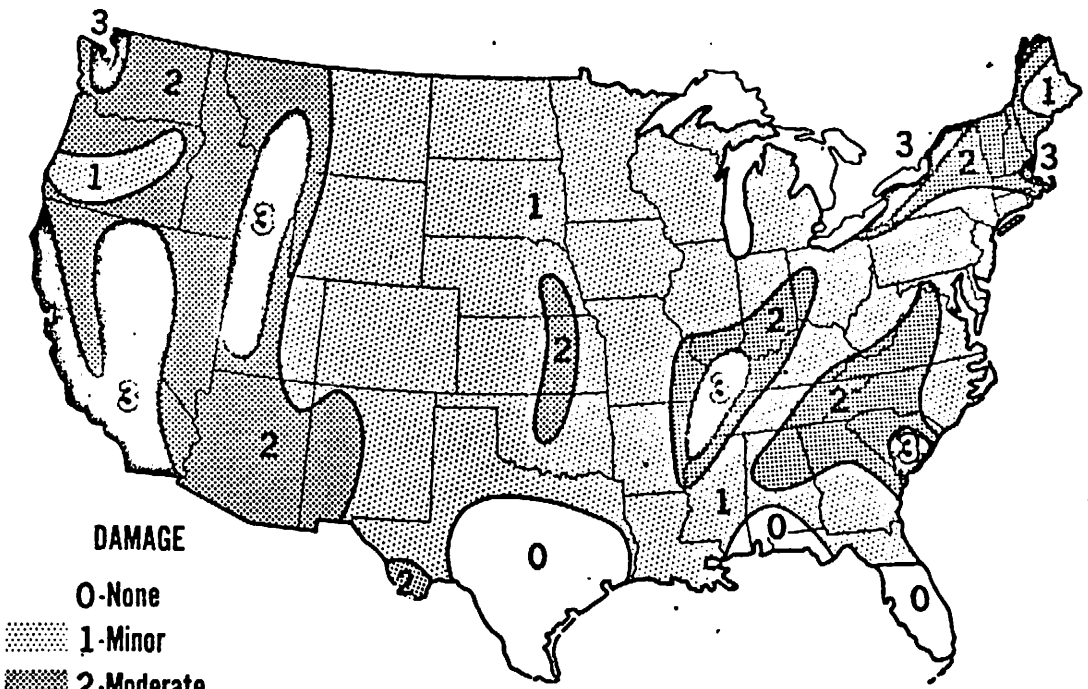
If tailings are employed for construction, three methods are in common use. They are the upstream method, downstream method, and centerline method (see figure 3).

With the upstream method, an initial starter dam is constructed at the downstream toe. It is most important that this initial dam be sufficiently pervious to pass seepage water and that the downstream portion of the dam be designed to resist piping. Tailings are then discharged from the top of the starter dam using spigots or cyclones to develop a dike composed of the coarser fraction. The centerline at the top of the embankment is shifted toward the pond as the height of the dam increases. The downstream toe of each subsuquent dike is supported on top of the previous dike with the upstream portion of the dike placed over finer tailings. These tailings normally placed hydraulically, have a relatively low sheer strength.

Where the upstream method is used, the dam and retained slimes maybe in a sufficiently loose condition that the structure could fail by liquefaction if subjected to seismic shock. Vibration tends to cause the weight of the dam to be carried by the pore water which reduces the sheer strength of the sand. The sheer strength can be reduced to near zero such that the dam collapses and flows. Vibration can be caused by earthquake, blasting, trains, heavy trucks, etc.

Flat downstream slopes will not insure stability with respect to liquefaction.

In the downstream method of construction, the centerline of the top of the dam shifts downstream as the dam is raised (figure 3-b). A starter dam is required. This should be impervious to minimize seepage through the dam. This requires that the starter dam will usually be constructed of compacted borrow material which contains sufficient silt and clay sizes. Each subsequent stage of dike is supported on top of the downstream slope of the previous section. If tailings are to be used during construction, only the coarse fraction must be employed. Prior to each downstream extension a pervious under layer at least three feet thick or alternative drainage system must be placed to minimize the change for buildup of pore water which will reduce sheer strength.



Seismic risk map for conterminous U.S., developed by ESSA/Coast and Geodetic Survey and issued in January 1969. Subject to revision as continuing research warrants, it is an updated edition of the map first published in 1948 and revised in 1951. The map divides the U. S. into four zones: Zone 0, areas with no reasonable expectancy of earthquake damage; Zone 1, expected minor damage; Zone 2, expected moderate damage; and Zone 3, where major destructive earthquakes may occur.

Map of the United States showing probability of earthquake damage. Figure No. 5

If the dam will be located in a potential earthquate zone and/or exceed a height of about 50 feet, the downstream extension must be compacted.

In the centerline method the crust of the dam is maintained at the same horizonal position as the height of the dam is increased. The dam is raised by spreading and compacting additional coarse tailings on the top, on the upstream shoulder, and on the downstream slope. Coarse gradation of the tailings is necessary to afford rapid drainage and to provide support for heavy equipment.

Except for small dams, the tailings placed on the downstream slope must always be compacted. One of the most important criteria for the stability of the earth dam is to develop maximum stability in the toe and downstream slope area. If this zone is loose lateral pressure which increases due to additional placement of fill may result in sufficient laterial strain for support of the main body of the dam to be reduced. The upstream slope should be compacted for some distance since the slimes placed against this slope can liquify and result in the failure of this slope toward the pond.

If the pond is large or if ice will develop in winter, special precautions will be required to resist upslope erosion.

(3) Dam Planning and Design Requirements

The tailings dam must be designed to remain stable during construction and for many generations thereafter. It must provide the required storage at any given time and it must also provide sufficient control of seepage so that pollution of adjacent land and water does not develop.

Initial considerations require detailed knowledge of the physical and mechanical properties of the tailings. Since they may be used as an integral part of the dam, the sheer strength, consolidation, permeability, sedimentation, and construction characteristics must be determined. The chemical quality of the tailings and slurry fluid must be assessed to evaluate potential pollution.

Detailed consideration of the site condition including climate, geology, hydrology, topography, and soil profile, must be assessed and evaluated. The foundation conditions must be determined to assess the adequacy of subsurface material to support the dam without failure and without excessive or differential settlement. The permeability of the foundation soil and rock must be ascertained to estimate the amount of seepage, potential of piping and, if necessary, the method of control.

The design must be analyzed for stability. This analysis must include earthquake considerations. The influence of unusual weather conditions on construction must be assessed. A positive method of tailing water control must be developed to insure there is no possibility the dam will ever be overtopped.

In view of the failure of many tailings dams in the past, and the increasing height planned for newer tailings dams, the design of new structures must be based on sound engineering principles rather than obsolute empirical rules.

g. Access Roads

During the construction stages of the development of the mine, some very heavy equipment would have to be moved over adverse grade conditions into the area. It is assumed that existing roads would have to be built to at least slightly higher standards than existing timber haul roads. It is assumed then that existing roads on the Forest Service Transportation plan within or adjacent to the project area would need to be reconstructed in a number of places.

During the development period of the two smaller open pit sites; ore would have to be moved by adverse haul to the mill and concentration plant. Roads for such a purpose would have to be built to very high standards. Sixty-five yard ore trucks demand roads with a minimum surface of 50 feet for two way traffic and grades must be maintained at 8 to 10 percent to avoid loss of material over the low tail ends of the dump beds. Such roads are to be used year long.

Five hundred tons of concentrates must be hauled to the railhead daily. The company presently states that they plan to haul the concentrates into Indian Valley but there are also advantages in hauling to Westwood in Lassen County.

The Westwood route is shorter but is mostly over private land where right-of-way must be obtained. This route would be subject to moderately severe winter climatic conditions. The Greenville route may be longer; however, it would be mostly over county maintained roads with a more moderate winter climatic condition. Standard primary Forest Service timber haul roads should be adequate for the transportation of concentrates to the railhead.

h. Conveyors or Trams

An alternate method of ore transfer to the mill from the small pits could be accomplished by a conveyor system or a tramway.

i. Water Transmission

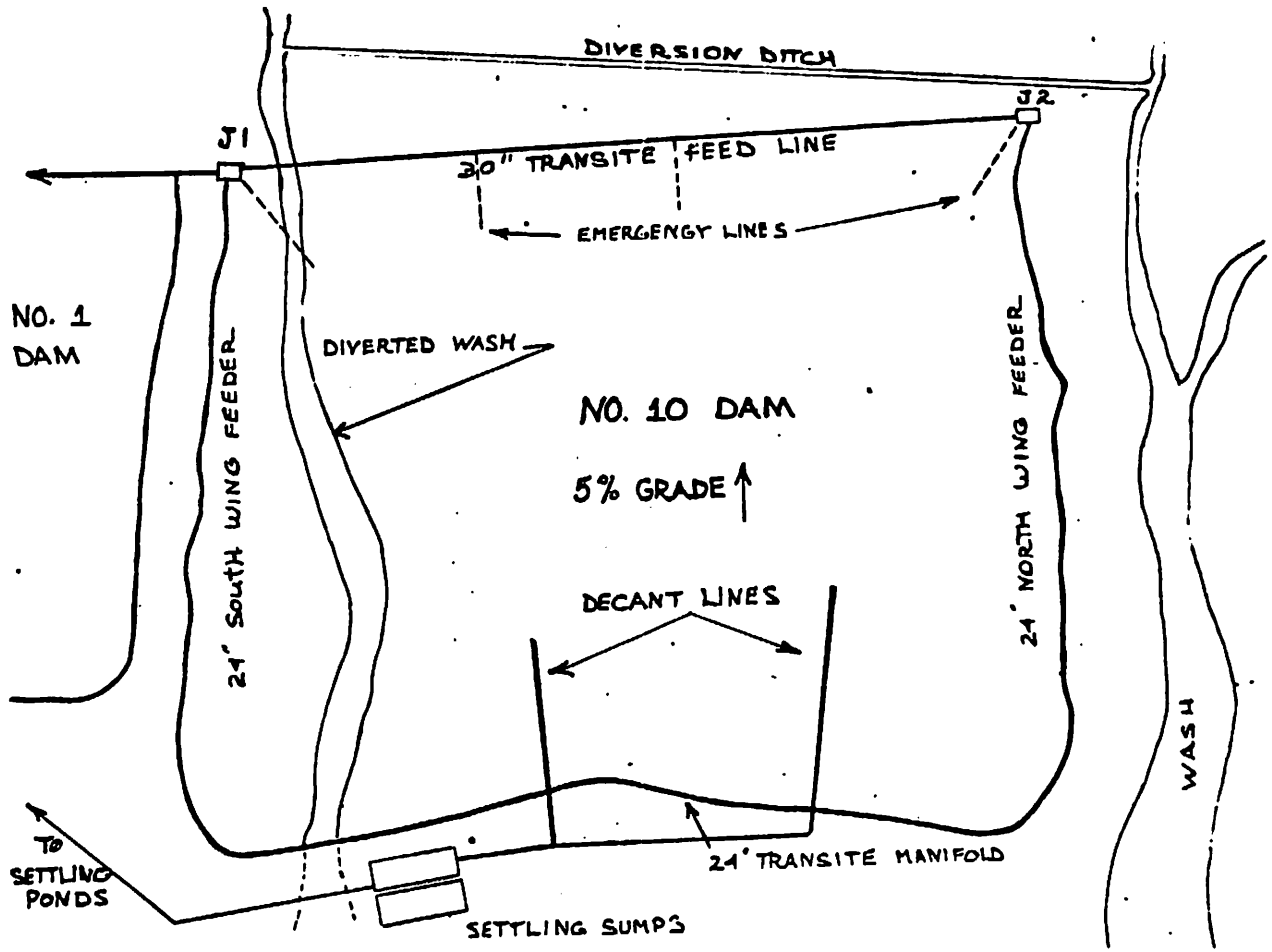
(1) Fresh Water Supply

Because of high requirements for water and because there is undoubtedly an insufficient amount, this resource would have to be imported from outside of the project area. The company has stated that they might have to use water pumped from Mountain Meadows Reservoir owned by P.G.&E. Company about six miles to the west of the project area. At this time there is little information regarding the extent of this phase of the operation.

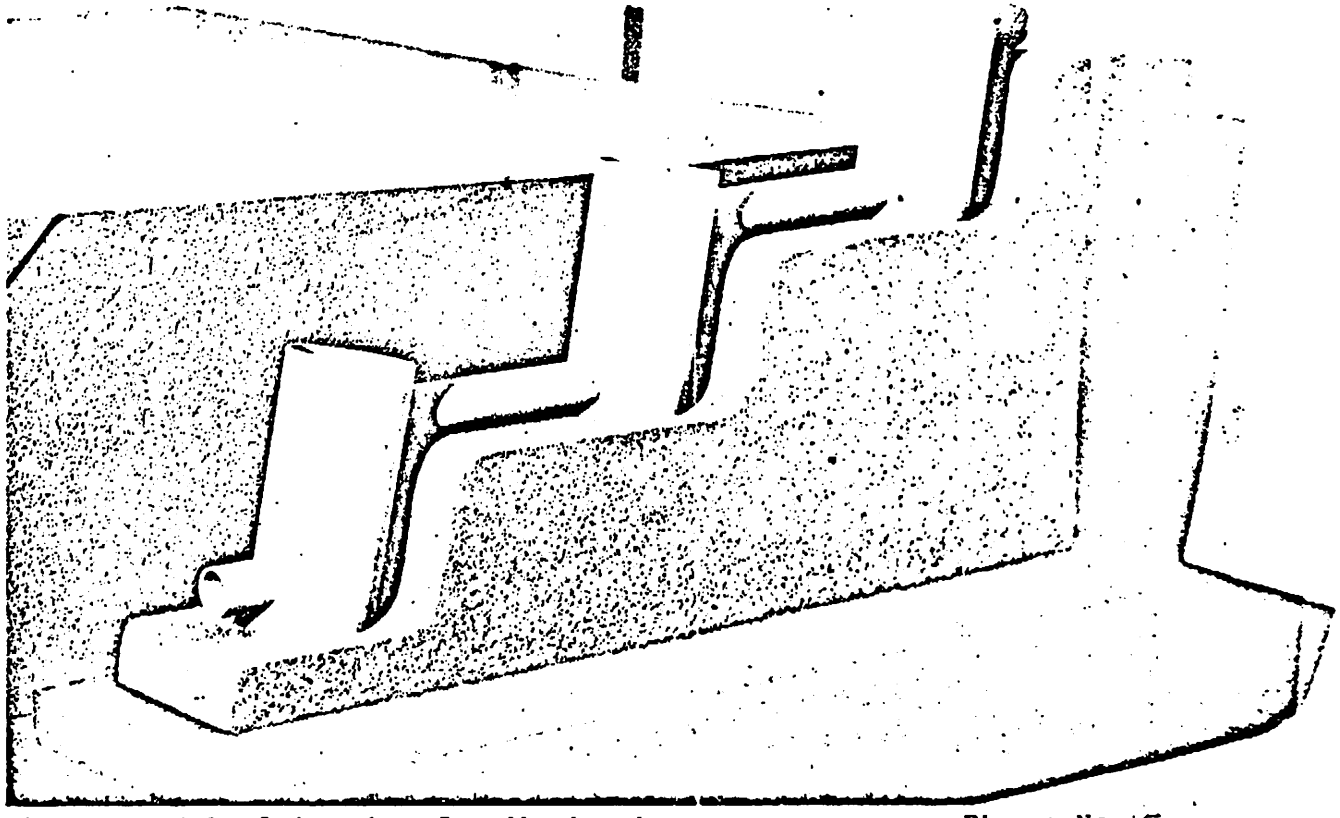
(2) Tailings Slurry

A common method of tailings transmission might be as follows:

Tailings might move from the concentration plant in approximately 30 inch diameter transite type pipe on about a .05-2.5 percent grade, and when steep terrain is encountered drop boxes are installed. Pipelines wear excessively when grade is increased. At the reservoir site as many as two junction boxes may be located on the mainline where it intersects the proposed dam at the upper end of the reservoir or if the dam crosses narrows in a canyon, the junction boxes would be at each end of the dam. A small pipeline (possibly 24") circuits the dam and is tied to the junction boxes (see figure 6).



Layout for No. 10 dam (not to scale). Figure No. 6



Model of drop box for dissipating excess energy. Figure No. 50

A minimum of 40 foot pressure head is maintained by the placement of drop boxes to provide this required pressure. Four inch plug values are installed wherever the dam is to be increased in height; they are spaced 24-50 feet apart. At each valve approximately 12 inch cyclones are supported on temporary stands about five feet high. Leads extend out beyond to a point where the slimes are to be deposited at each cyclone. The entire conduit circuit is installed on the berm inside a circular service road.

At least three 24 inch valves are located in the system to isolate any portion of the circuit. One hundred or more cyclones might be used in the construction of a moderate size dam.

When it becomes necessary to raise a new level on the dam, the pipe is taken apart, drop boxes eliminated if necessary, and the line reset on a new framework and lines recharged.

(3) Pond Water Recirculation

The dewater or decant system employed may be a gravity flow type or the water may be pumped off. If the water from the dam is decanted off the top of the existing pool it is received in 24 inch transite type stand pipes which run through the bottom of the reservoir and then under the dam to settling sumps. The water is then pumped from the settling ponds back to the concentration plant.

Sometimes pond water is pumped off of the surface on floating intake pipes and pumped over the dam into the settling sumps. From the settling sumps, the water is pumped back to the concentration plant by the return conduit system.

(4) Dam Leakage

At times it may be necessary to collect water which has leaked under or through the dam and recircuit it to the mill. This is usually done by collecting the water in ponds in back of the dam or by drilling wells above an impermeable layer and pumping the water back into the system.

(5) Pit Drainage

In order to keep the pit sufficiently drained of ground water, a network of portable conduits and pumps are constantly relocated within the pit to keep the area dry enough for excavation purposes. It is assumed that this surplus water would be pumped to the concentration plant, or into that system.

j. Electric Power Transmission

It is believed that the main electric demand would require about a 66 K.V. powerline. Each pit would require slightly lighter loads and distribution lines would radiate out from the main substation to the various activities. Within the pit area, large insulated portable cables are laid on the ground and connected to the power equipment located therein.

k. Communication System

It is assumed that a connection with a commerical telephone system would be required. Whether this would be by land line or a wireless system is not known at this time.

l. Electronics Site

It is assumed that the company would need radio communications and would therefore need an electronic site in or apart from the main mine complex. If telephone services are to be of a wireless nature, then a transmission site for that purpose would also be needed.

m. Structures and Improvements

An operation of this size requires a spacious amount of high standard shelter space for management and personnel offices, laboratories, and for engineering design and planning offices. This complex would usually be located at the most central point. However, in this case, because of the remoteness of the area, it possible that a portion of these buildings might be located in a convenient community. Considerable space must be devoted to maintenance and repair shops and for the storage of equipment and supplies at the mine.

C. Land Ownership and Project Boundaries

1. Land Ownership Title

Title to lands in the vicinity of this project are mixed. Early ownership boundaries were strongly influenced by the Timber and Stone Act. More recently, specific mining claims have been patented under the federal mining laws. The great majority of patented timber land holdings in the area are administered by William Beatty and Assoc. formerly known as Shasta Forest Company. Soper-Wheeler Company is the other timber land owner in or adjacent to the project area. The bulk of the patented mining claims are held by California Engels Company and Little Joe Copper Company.

2. Mining Claims

Placer Amex Inc. has located a continueous block of lode mining claims blanketing the project area. Most claims were located by the company, although a significant number were purchased or leased from: John C. Felix of Westwood, Jane Osemeyer of Oroville, R. P. Wilson of Taylorsville, Mark T. Miller of Greenville, and there may be others.

E. G. Lane, et al of Greenville, independently claimed a block of placer claims of about 200 acres in the vicinity of Lights Creek near the site of the old guard station at the foot of Sawmill Grade. At one time these claims or a portion thereof were also claimed by R. P. Wilson. This conflict may still be effect. Mark T. Miller is also believed to hold claims in this area although not in conflict with others. Felix may also hold independent claims in the area or he may have relocated over Amex claims.

Jane Osemeyer's lode mining claims, the Jane "O" numbers 1, 2, and 3 in sections 29 and 33 of T.28N., R.11E., M.D.M. are stipulated under public law 84-167 (B.L.M. varified statement No. PL 18-3) and thereby retain surface rights. All other claims in the area are covered under this law.

3. Power Withdrawals

No power withdrawals are known to exist within the project area.

4. Other Land Uses

a. Residental Permit

* THERE IS A POWER WITHDRAWAL PROJECT WITHIN AREA.

Jane Osemeyer of Oroville, California obtained a permit to maintain a residence site under life tenur under public law 87-851. The site includes 2.6 acres and is located in the NE1/4 of the SW1/4 of Sec. 31, T.28N., R.11E., M.D.M. This location places the residence site very near the toe of the waste disposal site; whether the building would have to be removed is not known at this time.

b. Special Service Road Designations

The following roads have been given the special service designation pursuant to the authority contained in title 86 Code of Federal Regulations Section 212.7, and further delegated by Region 5 Supplement No. 27 (July 1971) Forest Service Manual, Section 1233.23:

SERVICE NO.	ROAD NAME	ROAD NO.	TERMINI	APPROX. MILES
11-72-34	Moonlight Junction	28N32 ★ 1,2,3	Jct. PCO 112, Sec. 15, T.26N., R.10E. to Forest Boundary Section 17, T.27N., R.10E.	9.7
	Boulder	28N03.1	For. Bdry. in Sec. 33 T.28N., R.10E., to PCO 213, Sec. 28, T.28N., R.11E.	12.0
	Ruby Mine	28N09	Jct. 28N03 Sec. 3, T.27N., R.10E. to PCO 213, Sec. 30, T.27N., R.11E.	6.9
	Indicator Peak	28N08.3	Jct. of 28N03 in Sec. 36, T.28N., R.10 for For. Bdry. Sec. 7, T.28N., R.10E.	7.1
	Moonlight Ridge	27N82	Jct. of 28N09 in Sec. 3 T.27N., R.10E., to Sec. 23, T.27N., R.10E.	3.8
11-72-32	West Branch Lights Creek	28N30	Jct. PCO 213, Sec. 33, T.28N., R.11E., to private land Section 2, T.27N., R.10E.	6.6

★ This road not shown on project map.

11-72-55	Shake Cabin	28N40	Jct. PCO 213, Sec. 33 T.28N., R.11E., to 28N30, Sec. 31, T.28N., R.11E.	3.4
11-72-56	Roughs	28N36	Jct. 28N40, Sec. 32 T.28N., R.11E., to PCO 213 Sec. 18 T.27N., R.11E.	4.1

5. Project Boundary

The flexibility of this project precludes establishment of any fixed project boundary (see attached maps).

D. Existing Characteristics and Conditions of the Natural Environment

1. Project Area and Existing Vicinity

a. General Description of Area

The proposed pit sites, tailings and waste dumps, the location of the processing mill, concentration plant and other pertinent features were obtained from a map furnished by Placer Amex Inc.

The major area of excavation and milling and concentration plant will be centered in and adjacent to Moonlight Valley, a short distance east of prominent Moonlight Peak. Moonlight Valley is enclosed with high ridges on the north and southeast with access roads available to the east and west. A westerly road (28N03) traverses Moonlight Pass and connects with private roads to join Westwood, the nearest settlement and railhead some 12 miles distant. The eastern road (28N30) drops down the steep slope of Lights Creek to the North Arm of Indian Valley, some 2,000 feet lower in elevation, then to Greenville, a total of 25 miles by road from the Moonlight area.

The Moonlight pit is on a divide between the West Branch of Lights Creek and the headwaters of Moonlight Creek to the west. The main pit elevation ranges from 5,500-6,200 feet in elevation, and the lower elevation secondary pits will be at an elevation of about 4,800 feet. The main pit will extend from an existing road crossing colloquially known as Four Corners (see map) in a southerly direction to include the northwest facing slope of Copper Mountain.

The site varies from a gentle open slope near the divide to moderately steep along the upper reaches of the mountain. A sparse soil mantle cloaks much of the area with deeper soils developed further upslope in the northern exposures. A heavy growth of timber blankets these northern slopes, becoming sparce to absent in the relatively flat Moonlight Valley.

b. Geology and Mineralization

The copper mineralized zone is situated within a semi-circular Mesozoic Quartz monzonite stock which presumably intruded an older Jurassic-Trassic metavolcanic formation. The stock is adjacent, in turn, to the granite of the main Sierra Nevada batholyth. The northern segment of Moonlight Valley (and Moonlight Peak) consists of Eocene non-marine gravels, sand and clays which are overlain and interbedded by more recent Tertiary andesites and basalts at Moonlight Peak and its east tending ridge. Mineralization is reported to be confined almost in its entirety to a crushed and fractured zone within the quartz monzonite adjacent to the metavolcanics to the west. The ore body consists of myriad of veinlets upto one eight inch thick that are located throughout the crushed zone.

Primary ores are bornite (Cu_3FeS_3), and chalcopyrite ($CuFeS_2$), with minor secondary chalcocite (Cu_2S). Iron is present in the form of magnetite and hematite, however, it is not associated with the ore body other than genetically. The host rock apparently lacks sufficient sulfur to convert the iron to pyrite.

c. Soils

Soils are often thought of by the engineer or geologist as that portion of the earth's crust that can be ripped. The agronomist on the other hand, considers the soil as a medium for plant growth, providing a reservoir of water, air, and nutrients.

In nature, rippable rock material may take from 1,000 - 10,000 years of weathering to produce a decent growth medium for pondrosa pine in this climate. From aerial photos appearance of the pit and spoils area, the site growing quality may vary from site II to site IV.

Assuming the current material of this soil to be a quartz monzonite and by observing the existing timber production, it is reasonable to assume that an average three feet of well drained agronomic soil covers the area. The particular soil series in the genetic material may vary from the shallow Chawanakee to the deep Chaix, and Holland soils. These soils named here are at the upper elevation limit. If we discover that they are actually produced under frigid conditions rather than Mesic, the series names mentioned are correct.

The soils in the project area will receive a detailed study during following field season and additional information will be added to this section.

d. Water

(1) Climate

According to selected climatic maps of the United States USWB technical paper No. 37, it is estimated that mean annual precipitation ranges from 30 inches at the lower elevations to 40 inches at higher elevations. The mean over the entire Lights Creek watershed is estimated to be 35 inches per year. Of this amount, 85 percent occurs during the period November through April as snow or rain and snow. The 25 year - one hour rainfall, is one inch per hour and the 100 year - one hour rainfall, is one 1.5 inches per hour.

Mean annual evaporation from a free water surface (i.e. a lake or large pond or lagoon) is 40 inches. Seventy five percent or 30 inches occurs during the months of May through October.

A gauge capable of measuring total year long precipitation, was installed in Moonlight Valley in the fall of 1973. An evaporation measuring station will be established in the near future.

(2) Runoff

Although there are only limited surface water records for this area, mean annual runoff has been estimated using precipitation records and runoff records from adjacent watersheds.

From these extrapolations it is estimated that the mean annual run off for the Lights Creek watershed is one acre foot per acre or 36,500 acre feet per year from the entire 57 square mile watershed. Minor drainages in the project area will be delineated and estimates of runoff predicted and will be added to this report.

Mean monthly flow rates range from well over 300 cubic feet per second during snow melt runoff in April and May to less than 5 cubic feet per second in August, September, and October. These low flows are important because they occur at the critical time of the year when water quality considerations are extremely important.

Peak flows are estimated to be 60 cubic feet per second per square mile for a 25-year flood, and 95 CSM for a 50-year flood.

(3) Underground

Only one area has sufficient subsurface water to warrant discussion. This area is directly under the pit and extends eastward to Copper Mountain. This is a geological area of quartz monzonite which, because of its fractures is water bearing material. Along the west edge of the pit is the contact with the metavolcanics which are relatively impermeable to water movement. The sketch cross section following shows probable subsurface water movement.

As indicated on the sketch, wells drilled by Amex Corporation are inclined to be artesian at the contact between the two geologic materials. At this time, quantities of subsurface water flow are unknown but appear small. No major problems are expected with this subsurface water. More information is needed in this category.

(4) Quality

In July, 1971, the Plumas National Forest undertook a water quality sampling program aimed at qualifying the existing water quality condition in Lights Creek in those tributaries that would be effected by the proposed mine. The sample points were choosen jointly by the

Greenville Ranger District Resource Assistant, Plumas National Forest Mining Engineer and Hydrologist.

Four locations were chosen as shown on the map:

Map Number	Location
1	Lights Creek near mouth. (below confluence with Moonlight Creek).
2	China Gulch.
3	Lights Creek at stream crossing. (Moved after few months sampling to location 3-A).
3-A	West Branch Lights Creek.
4	Moonlight Creek below proposed mining tailings dam.

The number 3 station was moved to a point on the west branch of Lights Creek because revised Placer Amex Inc. plans showed the dump for the waste material would cover the sample station. The original waste area was shown as Moonlight Creek.

Water quality parameters and frequency of sampling was chosen by the Mining Engineer and Hydrologist. May through November was choosen as a sampling period because this covers the snow melt and runoff in the low flow season. The low flow period is especially important because during this time the aquatic organisms are most suseptable to degraded water. Sampling during this period was to be on a monthly schedule. The parameters chosen as having the most possibility of change due to mining activity are copper, iron, magnesium, sulfate, sulfide, temperature, electrical conductivity, turbidity, and pH. Water samples for the first five parameters are collected by Greenville RD personnel with assistance from the Forest Hydrologist, and analyzed by the U.S. Geological Survey in Sacramento and Salt Lake City, Utah. Temperature and pH are measured in the field and electrical conducitivity and turbidity are determined in the Forest Engineering laboratory from samples collected in the field.

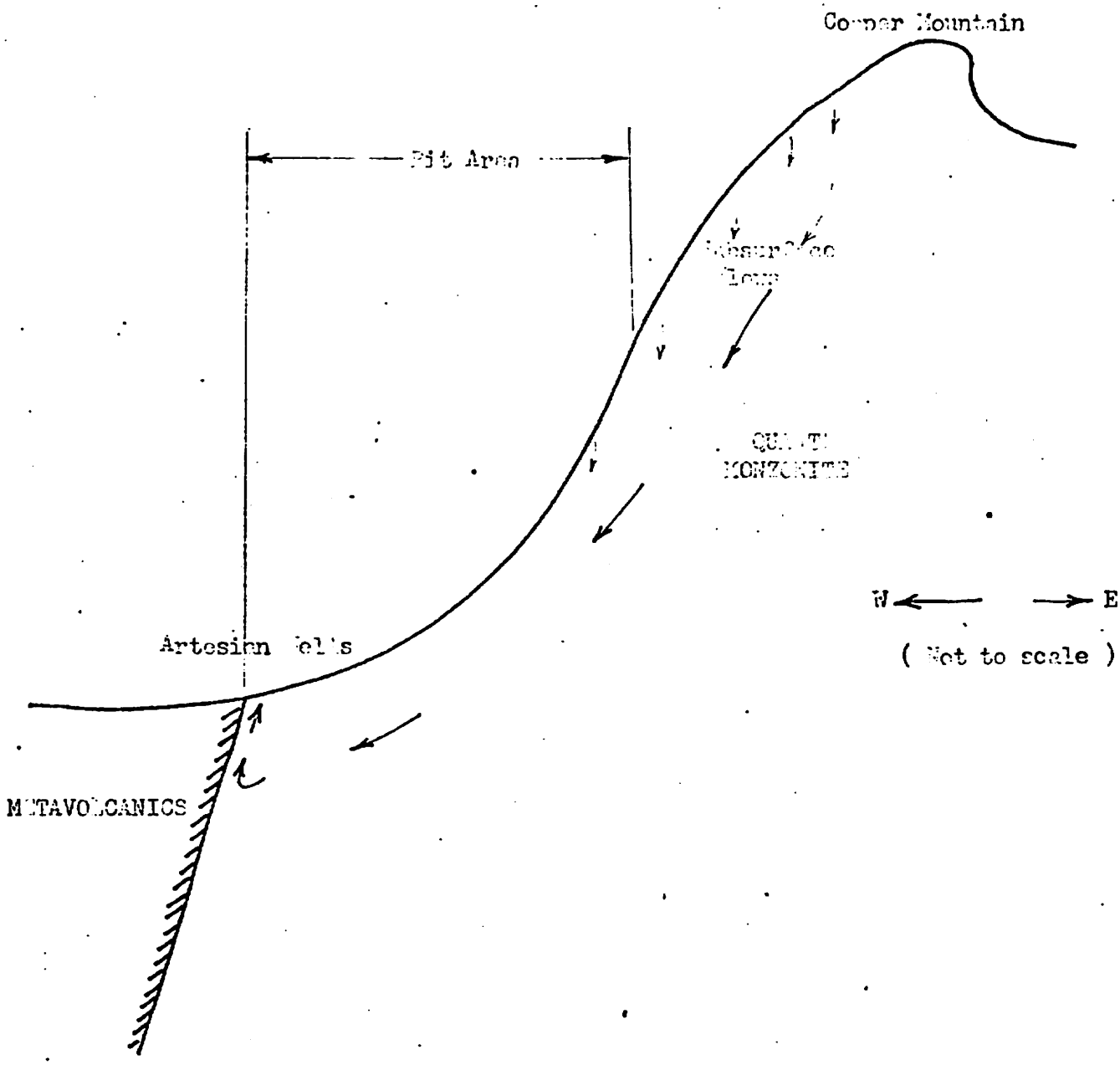


Figure 7

CROSS SECTION OF SUBSURFACE WATER FLOW

In addition to the sampling discussed above, water quality samples were collected once during low flow (September) to determine minor elements. (This practice has recently been discontinued.) The minor elements chosen were aluminium, beryllium, bismuth, cadium, chromium, cobalt, copper, gallium, germanium, iron, lead, manganese, molybdenum, nickel, titanium, vanadium, and zinc. Water samples for these determinations were collected by Forest Service personnel and analyzed by the U.S. Geological Survey. The purpose of this sampling was to determine if any other elements were present that may significantly change by mining activity.

Although information collected to date is not conclusive, analysis of existing data revealed some interesting relationships:

Water in China Gulch originates in from land that is part of the old Engle Mine. Copper content in the water averages 55 parts per billion with a range of 20 to 134 parts per billion. This stream produces large amounts of sediment (mainly fine sand) although the turbidity (caused mainly by silt and clay) is relatively low. Aquatic organisms are nonexistent in this stream even though it is perennial and one would expect to find many organisms. Preliminary conclusions are that the copper concentration or the copper and the sediment acting together have eliminated aquatic life in the stream.

The high concentrations of copper found in China Gulch are a result of ground water percolating through a complex of underground mine workings (stopes, drifts, shafts, tunnels, etc.). It is thus possible for water to seep downward through 1,200 feet or more in the old mine where there are sufficient rements of the richer old ore body for the water to absorb high concentrations of copper.

This water exits through a tunnel at the lowest level of the mine. This water flows directly into China Gulch. It is doubtful that any attempt to seal the tunnel would alleviate the problem because there are undoubtedly many other locations where the water would seep and exit to the ground surface and utlimately into China Gulch.

e. Flora

Most of the proposed projects lies in the upper portion of the Sierra Transition Life Zone as designated by C. H. Merrian. Merrian stratified flora into horizontal life zones based on their distance from the ocean and their elevations above sea level in California. This life zone is often considered the main forest belt in the Sierra; it is destinctive and it contains a greater number of trees and shrubs than any other life zone; it also has a very large population of herbs.

The dominant forest tree species in this Transition Zone consist of ponderosa pine, sugar pine, incense cedar, and white fir. Black oak is the most prominent hardwood with alder and big leaf maple in the wet draws and canyons. Dogwood and thimbleberry grow on shady hillsides. Gooseberry and serviceberry are scattered throughout with brush patches made up of stands of white-thorn, deer brush, snow brush, and manzanita. Squaw carpet forms scattered mats under the timber in the more open sites.

In Moonlight Valley there are narrow openings which follow the pattern of natural drainage depressions. Where there is adequate year long subsurface water. These openings support sedges and rushes with clover and false-hellebore at the margins where the ground is drier. The drier portions of these openings have been grazed heavily in the past and the land may have deteriorated from mostly perennial grasses to stands of wooly mule-ears and associated weeds in the drier sites. Buttercup appears to have taken over many of the moist sites. The only primary range grasses found in any quantity on the drier meadow sites is oat grass.

A checklist of all flora found will be kept in the appendix of this report.

There are no known endangered plant species in the project area.

f. Fauna

Until recently, there has been little influence from the activities of man. The area is remote and incessible for half of the year and except for deer hunting, animal life conditions should be relatively stable.

The only possible conflict with wildlife in the area has been from cattle competion on the deer range in the vicinity of Moonlight Valley. The whole project area serves as summer range for a portion of the Sloat Deer Herd Management Unit as designated by the California Department of Fish and Game. This deer herd consists of blacktail deer which migrate to lower elevations around Indian Valley when snows drive the deer out of the high country. An explanation of the problem of competition with cattle use and attempts to solve it are covered in the section on grazing. The deer-cattle conflict for range within the Moonlight Valley area is rather insignficant as far as affecting the general condition of the deer herd is concerned. The probable limiting factor for the Sloat Deer Herd is in the general overall poor condition of the winter range. The summer range, in general, is considered to provide more than adequate forage for the deer herd.

During the field season of 1974, a Bixie Foundation intern (a U.C. Davis graduate student in Biology) made a wildlife study of the project area. His report is included in the appendix. This wildlife report includes a list of all species reported to date. This list will be expanded as additional sightings are recorded during field trips. A check list of mammals which could be expected to range in the area is also carried in the appendix.

In June 1974, an observer from the California Division of Fish and Game observed a pair of Spotted Owls (Strix occidentalis) in Moonlight Valley in the NE1/4 of Section 2. The "Red Book" of Threatened Species of the United States, 1973 edition published by the U.S. Department of Interior, Fish and Wildlife Service states: This species is very uncommon and vulnerable; pairs scatter widely; and that the subspeues (S.O. caurina) found here is known to be seriously declining in numbers in its range. Field work will continue in order to locate the nesting site.

No other threatened or endangered wildlife species are known to exist in or near the project area.

g. Existing Management of Resources

(1) Multiple Use Zone

The project lies in the General Forest Multiple Use Zone of the Plumas National Forest Multiple Use Plan. This zone includes areas where conditions are most favorable for the growth of coniferous forests and associated herbaceous and woody vegetation. This zone may include: interspersed brush fields, natural openings, meadows, burned over areas, small streams and lakes. Emphasis is on sustained yields of commercial timber, quality water, lifestock forage on permanent and transitory range types, and maintenance or improvement of habitat for wildlife and fish. There is recognition of opportunities for low density recreation, and also the need for special management practices, for the protection of attractions of natural beauty, as well as areas of unstable soils and geology.

Within the project area, the general forest zone is further divided into subunits GS-2, Lights Creek Scenic Road Unit. This unit is situated along Plumas County Road 213. This road transects the project area as it travels along the main branch of Lights Creek. This zone does not presently meet the criteria for a formal designation of Travel Influence Zone; however, there are indications that visitor traffic in the foreseeable future may warrant a redesignation to the more sensitive classification. The management objectives, therefore, are to plan for and maintain an appearance that will provide for easy transition for a travel or water influence zone.

A small area near the project zone was proposed as a GS-4, Geological Management Unit. This area consists of a zone of geological interest located in the SE1/4 of the SW1/4 of Sec. 25, T.28N., R.10E. This area is characterized by a unique appearance which was created by sudden, localized, and violent land movement which occurred fairly recently in geologic time. A mass of non-marine conglomerate was sheared from the parent formation and slid downward approximately one-quarter mile. The slide left a ridge-like jumble of rocky material, pock-marked with cone-shaped depressions, and criss-crossed by shallow crevices and escarps.

The lower end of the area contains Eocene plant fossils embedded in outcrops of sedimentary strata; pieces of petrified wood have been found, but, as yet, no parent source has been located. The management objective for this area would be to maintain and protect these fossil beds and other geological features associated with the area.

The project area has been proposed as a GS-5 Mineral Management Unit because of its probable use for this proposed mining project. The management objective would then be to protect the resources so that unnecesssary damage is avoided during the time of exploration and development.

The higher ridges and peaks to the north have been designated as GS-3 Scenic Units. These areas contain outstanding examples of high alpine openings and scenic rocky formations. They contain very little timber, being composed of grasses, forbes, and rock outcrops. These units are too small for formal crest zone classification; however, in the future they may be classified as scenic units. The management objective then, is to maintain and enhance the scenic value and maintain a natural appearance wherever possible.

(2) Grazing

The project area takes in most of the forage types of the now terminated Moonlight Cattle Allotment. This allotment was cancelled in 1971.

There are approximately 1,072 usable acres of grazing land within the allotment, 751 acres of which is National Forest land. Capacity for cattle total 85 cow months for which 60 months are on National Forest land and 25 cow months on private lands, leased and waived by the adjoining sheep permittee. Forty head of cattle grazed the allotment between June 1 and September 15 until the allotment was discontinued.

The history of grazing in this area dates back to before the creation of the National Forest. Use of this area has always been for cattle and in earlier times approximately 200 or more cow

months were permitted. This was reduced in 1927 to 180 cow months, and remained fairly constant until 1945 when reduction brought the use down to the last permitted number before the permit was terminated.

Allotment cattle generally utilized the forage in Moonlight Valley by the end of the first six weeks. Part of the cattle then tended to drift out of the allotment in all directions. Drift of cattle through Moonlight pass from Lassen National Forest moved into the Moonlight allotment and compounded the problem. These Lassen cattle put additional use on the permament meadow type in Moonlight Valley and then tended to drift outward into the adjacent Lights Creek sheep allotment. As soon as the permittee would return the cattle to the Lassen side, the animals would then be on their way back to the Plumas side and into Moonlight Valley. This drift of cattle from Lassen National Forest still exists.

The location of the cattle allotment also served to block sheep distribution on the western half of the Lights Creek sheep allotment.

As a solution to the above mentioned management problems on the Moonlight Allotment it was decided that this allotment should be terminated and the area incorporated into the Lights Creek sheep allotment. Condition surveys indicated that 400 additional sheep months could be added to the Lights Creek sheep allotment.

When funds become available, a drift fence and cattle guard should be constructed to exclude drift from Lassen National Forest. See the Lights Creek Sheep Allotment management plan for more information and data on the grazing resource in the proposed project area.

(3) Recreation

Recreation use in the project area is limited to an occassional car load of Forest visitors sightseeing through the summer season, with deer hunting making up the primary recreational use of the area. During the deer season, there are usually never more than six hunting camps seen at any one time. The deer kill in the project area averages 10 to 15 bucks per season.

Lights and Moonlight Creeks are good spawning streams and some fishing is done below the project area in Moonlight and Lights Creeks although the size caught is generally small.

There are no proposed recreation sites scheduled for development within the project area.

(4) Visual Resource Management

The stated purpose of visual resource management is to: establish specific standards for identification and classification of scenic quality and visual sensitivity of forest landscape. To identify areas of similar visual characteristics and importance which often transend existing multiple use zones. Establish specific objectives and minimum quality standards for visual resources. To provide interdisciplinary opportunities to explore viable alternatives to meet those visual quality standards. To provide a subsystem for managing the visual resources under the established as well as the proposed multiple use methods of planning operation.

Using the current R-5 Visual Resource Management Guide, the writer has made a preliminary estimation of visual quality standards for landscapes viewed from various critical locations within the project area. It will be necessary to make a detailed visual analysis and a predicted quality standard determination as soon as definite locations of individual projects are made known.

Travel Route or User Area	Sensitivity Class (Now)	Sensitivity Class (Future)	Variety Class	Quality Standard Desired (Present)	Quality Standard Desired (10 yrs hence)
Co. Road 215	Fg2	Fg1	B	PR	R
Co. Road 215	Mg2	Mg1	B	M	PR
28N30	3	3	B	M	M
28N03.1	3	Fg2	B	M	PR
28N03.1	3	Mg2	B	M	M
Aircraft	3	3	B	M	M

(5) Archaeological or Historical Sites

No indian artifacts have been reported to have been found in or adjacent to the project area, although it is suspected that Moonlight Valley and the surrounding areas were used at least on

a temporary basis during the summer and fall seasons. The meadow area was undoubtedly used for the purpose of gathering bulbs and tubers of edible plants which are native to the site. Hunting parties in search of game surely had used the area as temporary base camps, at least occasionally.

Since the area lies adjacent to a low pass, bands of indians probably traversed the valley in route between lower Lights Creek and Mountain Meadows Reservoir where varified encampments existed. The nearest authenticated permanent indian campsites which have been identified on the ground are along the timber line at the fringes of the meadow adjacent to Mountain Meadows Reservoir about 4 to 5 miles west of Moonlight Valley. These were believed to be temporary summer campsites.

The "Handbook of Indians of California" by Kroeber shows permanent village sites at the northeast portion of what is now Lake Almanor near Westwood. In Indian Valley, sites are shown near Greenville, Taylorsville and one which could lie in the vicinity of the old Lights Creek Guard Station, however, no positive location has been identified. The Lights Creek village was called Hopnom-Koyo in the Maidu tongue.

An inspection of all possible archaeological sites in the area should be made by a professional archaeologist to assure that there is no possibility of overlooking an authentic archaeological site. It should be possible to begin some work on this subject during the field season of 1975.

(6) Timber

The stand of timber affected by this proposed action is located in a portion of Sections 1, 2, and 12, T.27N., R.10E. and Sections 4, 5, 6, 8, 9, and 17 in T.27N., R.11E, M.D.M. Acreage and volume estimates will reflect the total volume which would be removed because of the mining operation. It should be emphasized that land clearing of timber and other vegetation will be commensurate with immediate plans of the company and not necessarily encompass the ultimate limits of the project.

Within the project area, all climatic exposures and the wide variety of elevational vegetative ranges are encountered. Generally, a mixed conifer stand of timber exists with variation due to aspect and elevation. Overall site averages III. Harvesting of timber will not follow any existing silvicultural prescriptions.

	PP & JP	SP	WF & RF	DF	IC	TC
Volume (MBF)	6,000	3,600	7,500	4,800	2,400	24,300
Percent	25%	15%	30%	20%	10%	100%

II. ENVIRONMENTAL EFFECTS

A. Air

1. Favorable Effects

There are no known favorable effects to air caused by the project.

2. Unfavorable Effects

a. Dust

While dust can create a local nuisance effect and possibly some adverse effect to human health on Forest visitors and users, long term detrimental effects on air quality are negligible. It is the eventual settlement of dust out of the air which has some degree of long range degradation of the environment. Since dust which might be introduced into the air as a result of this project consists mainly of fine organic and mineral material derived from the Forest substrate; its translocation is a form of erosion and cause for environmental degradation. Dust entering free running water courses contributes to turbidity or sedimentation. Dust settling on existing vegetation probably has detrimental effects on plant growth and vigor, especially during the late summer season when plants are under extreme moisture stress. There are various possible sources for dust to originate and the degree of the effect on the environment would also vary with the source.

(1) Construction Stage

During construction of the project there would necessarily be at least moderate amounts of dust released into the air in the immediate vicinity of the project due to land clearing, logging, blasting, and road building. Dust would only be a problem during the dry summer and fall seasons of the year.

Recommendation for Mitigation

The work which ordinarily creates the dust problem must be done before the period when forest soils dry out due to lack of seasonal precipitation in order to elimate all dust introduced into the air. But because the period storms and heavy winter snows will

restrict construction activities takes so much of the year, further curtailment of activities during the dry season may be unreasonable and dust pollution enevitable. Efforts should be made however, to minimize the effects of dust whenever it is practicable.

Dust from road traffic can be minimized significantly through the application of water or oil preparations, gravel, or other temporary forms of road surfacing.

(2). During the Life of the Project

Traffic

Heavy amounts of road traffic associated with the project could cause extreme amounts of dust being released into the air.

Recommendations for Mitigation

Dust abatement requirements should be mandatory on all timber sales and road use permits; and the company should be encouraged to minimize dust in all activities not covered by permits or existing regulations.

Blasting

Blasting and general pit work could cause some dust problems; however, once the pit had progressed into the ore body below the general surface of the ground, the work would be mostly in fairly solid rock where there would be limited opportunity to form or release the fine material from which dust is created. It is believed that the event of blasting itself, offers the only real source of dust pollution and that would be only during short periods that this work actually occurs. Once the pit has been developed well into the ground, the work done within, would be protected from local winds and be less subject to movement out of the site.

Recommendations for Mitigation

None offered.

Tailings Operation

In a tailings reservoir of the size to be used in the proposed project, there are usually portions of the site which are not currently subject to deposition of tailings; these areas have a tendency to dry on surface layers in the summer and fall seasons. If the dam is made from tailings material, portions of the downstream and top surfaces might dry once the dam height temporarily is established relative to the present height of the pond surface. Then drying could occur on portions of the dam. Once drying takes place on the dam or the surface of the tailings, it can be vulnerable to displacement by wind action which is capable sweeping down and across the relatively large opening created by the reservoir.

Recommendations for Mitigation

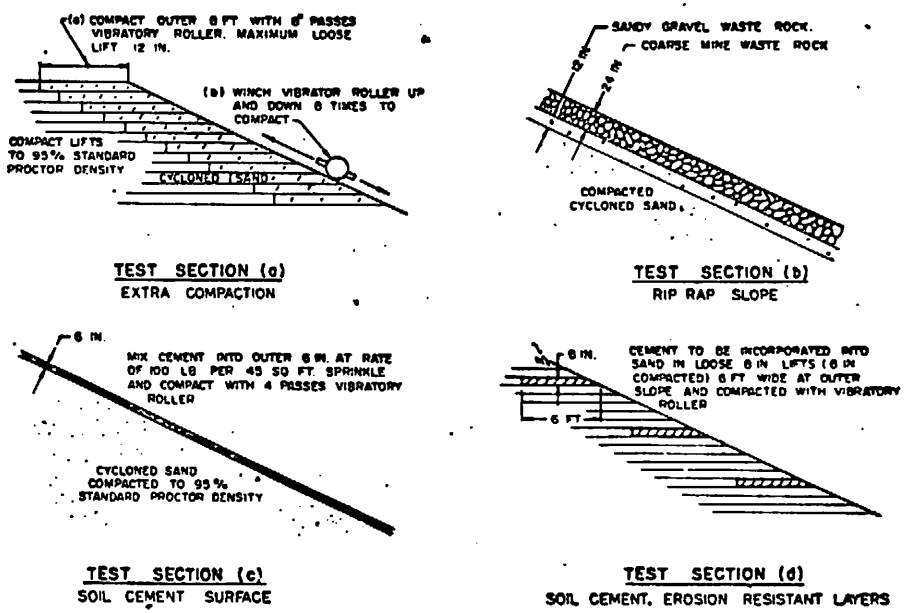
In order to avoid extended drying on portions of the reservoir area, spiggots should be sifted often enough to keep all areas moist enough to resist movement of fine materials by wind action. It would also be advantageous to maintain a sheltering tree line as close as possible to the reservoir; and where natural openings ajoin the reservoir, fast growing, windbreak type trees could be planted. The use of waste overburden for dam construction would eliminate the problem of dust originating from that site. If tailings material is used for dam construction and if the upstream method is used, then the downstream surface could be faced permanently with rock material, vegetated, or other applications such as a soil-cement layer on the downstream face (see figure No. 8).

Waste Dump Operation

The process of dumping and leveling waste rock would cause some amount of dust to be released into the air; however, the material is generally so coarse that the overall effects would be minimal.

Recommendations for Mitigation

Apply water to the waste dump area when necessary to prevent dust movement.



Typical test sections for erosion control (4). Figure No. 8

Crushing Operation

The only operation capable of releasing significant amounts of dust during this phase of the operation would be during the process of dumping ore into the primary crusher. Usually this is done in a large building and the structure usually serves to adequately contain the dust. Other grinders are contained entirely within buildings and the dust created is necessarily trapped and forced back into the ore processing circuit.

Recommendations for Mitigation

The structure built to house the crusher should be designed to provide enough shelter to perform a secondary task of containing most of the dust which might orginiate there.

(3) Post Project

Sources of excessive dust being released into the air after termination of the operation might originate from the various clearings formerly occupied by structures for storage areas. It is not expected that the waste area would be a problem. The greatest potential source to release large amounts of dust, however, would be from the abandoned tailings area. Large clouds of dust have been seen to rise thousands of feet into the air when general winds are high over certain tailings areas associated with large abandoned mining operations.

Recommendations for Mitigation

All created openings capable of yielding significant amounts of dust should be revegetated as soon as possible. The tailings area would present the greatest problem in this respect. Tailings revegetation usually is a very difficult undertaking, although more research is being done in this field. It is expected that many of the problems which exist today will be solved by the time this area is to be revegetated (see the appendix - a paper relating to this subject is contained).

One interesting process is being developed in vegetating tailings ponds whereby, in addition to usual methods of preparing tailings to

provide an ideal growing medium, a process called pellatizing is being developed and may be effective in reducing tailings movement by wind before such time as adequate vegetation is established. In this process, a chemical is added to the tailings material and the two substances are caused to unit into pellet size particles which are deposited over the surface of the tailings area where they would remain fairly stable from wind movement and also serve as a more desirable medium for plant growth and development.

It will be necessary to assure that after abandonment of the project there will be some individual, company, or agency legally responsible to maintain and assure that necessary environmental standards would continue to be met since it might be necessary to maintain the tailings area indefinitely. There may be some real problems in working out a satisfactory arrangement here because the proposed tailings area is on mixed ownership land.

b. Smoke

(1) Construction Stage

During the construction stage, land clearing will be necessary and except for the removal of merchantable timber the most commonly used treatment to dispose of all vegetative debris at the present time is by burning. This treatment releases smoke, ash and gases into the atmosphere. Climatic conditions which are normally present in the area during the time when debris disposal operations take place, in themselves, tend to minimize this impact. At the present time, timber material formerly classed as unmerchantable is being used for its value as pulp and other wood products and each year that this project is delayed into the future, the chances are greater that there will be more complete utilization of vegetative material resulting from the clearing operation.

Recommendations for Mitigation

The State of California has an air pollution quality control board which would set standards for open burning. Standards are presently in

effect for Plumas County and requirements allow burning only during periods of favorable atmospheric conditions. It is expected that regulations governing open burning will become more restrictive as time goes on.

National Forest, R-5, Environmental Control Policy as it relates to fuel management, contains a framework of guidelines within which disposal by burning must be accomplished so as to have a minimum effect on the quality of the atmosphere.

In the area of the waste dump and the tailings pile, it is hoped that complete clearing would not be necessary and that a minimum amount of vegetative cover could be left until the time of mineral deposition which could be deposited over the residual vegetation.

(2) During the Life of the Project

In the writer's opinion, the only significant process used in the mining operation that would involve burning would be that needed to reduce the moisture content of the concentration materials and burning used for heating for personal comfort. The fuel used for this purpose might be oil or gaseous forms of petroleum products. It is not expected that this phase of the project would contribute materially to pollution of the atmosphere.

Recommendations for Mitigation

It is believed that requirements set down by the State Air Pollution Quality Control Board would adequately control the release of smoke from all burning during the life of the proposed project. It is also expected that these standards would be easily obtained.

(3) Post Project

No adverse environmental effects are expected.

c. Fumes

(1) Construction Stage

Exhaust fumes would originate from a variety of sources, namely motorized vehicles, trucks and miscellaneous equipment involved in the construction stage of this project which would include land clearing and logging. Climatic conditions generally present in the general area should tend to minimize the effect in the vicinity of the project.

(2) During Life of Project

Fumes may be released along with smoke resulting from heating concentrates to reduce moisture content. It is believed however, that the effect would be minimal.

Exhaust from 30 or so ore trucks, several bulldozers, several endloaders, and a fleet of trucks hauling concentrates to the railhead undoubtedly would have at least some effect on the atmosphere. The total effect of the accumulation of all air pollutants created by the project over 30 years through the continuous release of exhaust fumes might be significant. Reasons for concern might be tempered slightly because of the probably that this project would have started because another similar mine had closed out because of depletion of its resources and therefore actually a shift of the same equipment to another area with a result that no overall increase occurred in the total rate that air pollutants are added to the total atmosphere because of this project.

There is a possibility that the process of leaching might produce fumes which could be released into the air; however, since the process to be used is unknown, no predictions are made at this time.

Recommendations for Mitigation

It is presumed that air pollution standards to be in effect would legally minimize any environmental effects produced.

(3) Post Project

No adverse effects expected at this time.

B. Water

1. Favorable Effects

No favorable effects are known at this time.

2. Unfavorable Effects

a. Siltation - Turbidity

(1) Construction Stage

This phase of the proposed project may actually have the greatest effect on water quality by contributing toward increased siltation and turbidity.

Timber Harvest, Land Clearing, Road Construction

This phase of preparation for construction and operation of the mine has the potential to severely effect the quality of free flowing water in and adjacent to the project area. The effect would be more profound than in ordinary timber harvest operations because complete land clearing must take place over a large area. If complete salvage of timber is to take place, trees must be logged in sensitive locations such as in unstable soils and along live and intermittent streams.

It is hoped that complete land clearing of all vegetation would not be necessary under the waste area and under major portions of the tailings reservoir. Building sites, storage areas and the tailings area base would probably need complete land clearing.

The need to construct or to reconstruct roads of higher than average standards serves as another potential to allow excessive amounts of sediments to reach free flowing waters.

Recommendations for Mitigation

The waste area consists of a moderately steep canyon containing of year long stream. One wall of this canyon is a naturally unstable area which consists of a jumble of numerous rotational land slumps. It is therefore felt that planning for the clearing phase of the waste dump should be as detailed and comphensive as possible with regard to minimizing siltation into Lights Creek.

At this time, with only casual consideration of mitigating possibilities, the author proposes the following measures: Construct settling ponds within the storage site or just downstream from the toe of the fill. Use aerial logging systems on the portion of the waste area which is subject to rotational sliding unless there is complete assurance that excessive earth movement will not occur prior to deposition of waste material. Aerial logging systems should also be used to accomplish clearing work for trams, conveyors, or power easements on steeper slopes.

Clear only enough land to serve immediate reasonable needs for storage of waste materials consistent with what is practical from a logging standpoint.

(2) During the Life of the Project

If the construction stages of the project were properly planned for the period of operation, however long induration, there should be virtually no adverse effect on water quality through sedimentation or turbidity.

Recommendations for Mitigation

Mitigating possibilities consist of application of usual practices of sound engineering principles in design so as to provide for: adequate drainage from road surfaces and prisms and adequate surfacing of haul roads, provide for stabilization of all sensitive cut and fill slopes. If the planning and design stages are adequately accomplished, there leaves but a sound and efficient maintenance program to minimize any loss of surface material into free flowing waters.

Operations of the tailings dam poses the only major possibility for contamination of streams through sedimentation or turbidity. Since pond water is to be recirculated, the only possible means for contamination would be through the flow of tailings material directly into Moonlight Creek. This could be accomplished by complete or partial dam failure, over topping of the dam by storm waters, or by escape by tailings into the stream during stage construction of the

dam, or from wind deposition of fine materials from the reservoir (see a paper on "Tailings Disposal - Failures and Lessons" by Edwin F. Smith in the appendix where the author discusses some practical applications of planning tailings disposal to minimize the possibility of dam failure).

Mitigating alternatives suggested for dust abatement would adequately elminate siltation of windblown tailings material.

b. Water Quality - Chemical

(1) Construction Stage

The writer can foresee no source for chemical contamination of natural waters except through some sort of accident or explosion involving fuel or chemicals being hauled or delivered into the project area or placed into storage.

Recommendations for Mitigation

Location and maintenance of fuel and chemical storage facilities should consider the possibilities of leakage and other forms of accidental escape into free flowing waters. Planning for storage and transportation of chemicals with regard to human safety should further assure that the possibility of contamination of the environment is minimized.

(2) During the Life of the Project.

Tailings Water Control

Tailings water varies from one copper mine to another depending on the ore composition and the reagents and agents used in the process. In some respects all pond waters are common, especially in that it would be an inefficient operation indeed, if the water had excess amounts of copper. Modern concentration plants would release less copper into pond water than that found in most free flowing streams. Also, it is with reasonable certainty that pond water involved in this project would have a very high pH.

The following table contains a comparison of analysis of tailings water from an ore body which possesses many characteristics of the ore encountered in the Lights Creek proposed copper mine. The water analysis for a typical mine was derived from monitoring the tailings of the Island Copper Mine on Vancouver Island, British Columbia.

It was found that only pH and cadmimum are limiting to fish life and if nominal amounts were permitted to seep into Moonlight Creek, limiting concentrations would soon be diluted to tolerable levels.

TABLE OF COMPARATIVE SPECTRUMS OF CONCENTRATIONS

Constituent	Island Mine Tailings Vancouver, B.C.[1]		Lights Creek Sta. #1		Maximum Recommended (Aquatic - Fish)	
	PPB	PPM	PPB	PPM	PPB	PPM
Iron	200	.2	60	.06	2000	2
Magnesium	?	?	3300	3.3	100,000	100
Cadmimum	50*	.05	1	.001	30	.03
Mercury/w copper	0.3	.0003	.2	.0002	4	.004
Copper	5	.005	3-10	.003-.01	20	.02
Lead	3	.003	4	.004	100	.1
Sulfate	-	-	10,000	10	90,000	90
Sulfide	-	-	200	.2	5000	5
Zinc	22	.02	70	.07	1000	1
Cobalt	50	.05	2	.002	?	?
pH	9.5-10*					6.0-9.0
Hardness						45-200 PPM
Alkalinity						150-500
E.C.						1500 PPB
Total Salts						10 JTU's
Turbidity						50° 70°
Temperature						5-14 PPM
Dissolved Oxygen						-15 PPM
CO_2						

*Exceeds Limitations for Fish Life

[1]Note the Island Mine ore composition is similar to that encountered in the Lights Creek Area.

What is the source for this statement

It is assumed that the State Water Pollution Control Board would legally specify various permissible levels of concentrations to be allowed in Moonlight and Lights Creeks.

Recommendations for Mitigation

A very detailed study should determine all characteristics of the ground at the reservoir site with respect to the possibility of seepage through the tailings embankment or under the floor of the reservoir. There are a multitude of water control methods and systems available to the engineer. His task would be to select the optium combinations of methods available (see in the appendix "The Control of Water in the Tailings" Structure, James R. Swaisgood and George C. Toland).

Much detail should be involved in planning for the construction of the dam to assure that there will be no chance for a partial or total failure of the dam or to appurtenant structures (see in the appendix the paper "Tailings Disposal - Failures and Lessons" by Edwin S. Smith).

In this area the writer can make a few suggestions based on limited observations made to date: Company drill logs reveal that the recently deposited alluvium in Moonlight Valley is very shallow in the vicinity of the proposed dam; therefore, if it is necessary to key the dam to seal all leakage down to underlying formations, or if it is necessary to build a cut-off wall in the alluvium below the dam, this task should be relatively simple.

Drill logs also show, however, that underlying the reservoir site there is a contact between the Jurassic-Triassic metavolcanics and a formation of Eocene Non-Marine and interbeded volcanics. The Eocene formation may or may not be permeable. If the formation is indeed permeable, there could be problems whereby seepage into Moonlight Creek might be prevented only by lining the reservoir with an impermeable "blanket" (see "Control of Water" figure 10 in the appendix).

The entire dam site may also need to be thoroughly examined to determine whether underlying material would be compressible due to excessive loading

from the dam, especially in the vicinity of the Eocene Non-Marine formation. An unequal profile of bedrock under the dam, could also lead to unequal loading with a resulting potential for failure; this is a situation which could presently prevail at the proposed dam site.

Allowance must be made to prevent overtopping of the dam by storm waters. Main streams must be diverted around or piped under the reservoir. Wing ditches should be constructed so as to divert surface water away from the surface of the tailings.

Waste Dump Water Control

The company has stated that the waste rock material has negligible copper content and also lacks the characteristics which would allow other biologically limiting chemicals to escape into free flowing water.

Recommendations for Mitigation

Extensive tests should be made to varify that the waste rock would not be a source of downstream contamination through leaching action of ground water.

Leaching Solution Control

It should be a foregone conclusion that the leaching operation would be a completely closed system. The ore stockpile would necessarily be sealed from the material below and all associated holding sumps and ponds would likewise be sealed from all sources which might contribute to free flowing waters.

(3) Post Project

Tailings Water Control

Recent emphasis on human safety and environmental regulation, coupled with the recognition of liability of tailings facilities dictate that abandonment be considered as the key factor in the planning and design of the facilities.

The main design consideration for a tailings disposal area currently being operated should be extended into the future when the project is

to be abandoned, when the main purpose would be to retain all possible environmentally contamining materials with minimum maintenance until such time as the site becomes completely rehabilitated.

Planning for abandonment would ordinarily take in the same considerations that normally apply to preventing contamination of water quality during regular plant operation such as consideration for dam failure, complete or partial; or overtopping. As far as the writer can determine, most limiting concentrations which are presently in the operating reservoir result from chemicals which were added by mechanical means or which resulted from constant recirculation among the tailings material. After abandonment of the project, it is assumed that fresh water perculating, one time only, through the abandoned tailings would remain relatively uncontaminated.

Recommendations for Mitigation

It is believed that to provide maximum assurance that the tailings area would not be a future source of contamination to water quality, the reservoir should be designed to provide free drainage of all subsurface water within the tailings. This provision would allow initial flushing of all contaminated water below levels skimmed by decants or other overflow systems, and assure that a body of newly accumulated subsurface water would not be trapped behind the dam and be allowed to recharge with toxic chemicals which would later drain into nearby streams. Such a design should also be helpful in increasing the potential for the site with regard to revegetation. This design would also serve to lower phreatic water surface from within the tailings to a low level in the dam thereby reducing sheer stress and allowing additional margin for dam stability.

Design methods to accomplish the desired drainage could be by initial installation of a flow-through embankment. In one such design, water would be allowed to flow-through a broad weir formed on the crest of an impervious starter layer and through the pervious main body of the dam. Another method which might be used would allow drainage through an under drain system of perforated pipe embeded in filter material. During operation of the project, drainage could

be collected below the dam and recirculated; after the project, fresh natural waters could be allowed to drain, through the dam into the creek. It might be necessary to build the required drain system and leave it unactivated until the project is abandoned.

Leaching Solution Control

It is assumed by the end of the life of the project, it would be virtually impossible to further remove contaminating chemicals from the low grade ore dump, especially when one considers that any given quantity of water could only circulate through the ore stockpile one time. Premature plant closure might result in problems which could result in an extended maintenance program for this phase of the operation.

Recommendations for Mitigation

Clean and release all water contained in waste leach ponds or sumps and permanently drain such container sites.

Water Control of Waste Dump

During the life of the project it would have been determined whether ground water had the potential for adding limiting, amounts of chemical concentration into Lights Creek downstream. If this were the case, then a long term water control cleaning process would have to be begun and maintained indefinitely.

C. Soil

1. Favorable Effects

There are no known favorable effects as a result of this proposed project.

2. Unfavorable Effects

Unfavorable effects to the soil can be grouped into two classes: loss of soil by transportation onto adjacent areas or into free flowing waters and total loss of productive capability of the soil in place.

a. Loss of Soil by Transportation

(1) Construction Stage

See II, A, 2, a, "Dust" (1); See II, B, 2, a, "Siltation" (1)

(2) During Life of Project

See II, A, 2, a, "Dust" (2) Traffic See II, B, 2, a, "Siltation" (2)

(3) Post Project

See II, A, 2, a, "Dust" (3) See II, B, 2, a, "Siltation" (3)

b. Loss of Soil - Covered by Waste

(1) Construction Stage

The most significant unfavorable effect brought about by entire project from the time it is started through and into the predictable future results from the loss, for practical purposes, of all available soil which presently rests on about 1,150 acres in the Moonlight Valley area. In the absence of this soil the ground is rendered incapable of supporting and maintaining all forms of surface renewable resources associated with Forest land.

One thought often raised when this project is mentioned, is to require that the operator remove and store all surface soil involved in the area to be occupied by the pit, the waste dump, and the tailings pond. At the end of the project, the soil could then be reapplied to the area from which it was originally removed and these sites revegetated.

A more thorough study of the soils associated with the proposed project leads one to theorize that this might indeed be a task far too difficult to be practicable. It is difficult to conceive an operation capable of efficiently removing and storing all the soil from moderate to steep slopes in and about the project area where the soil may vary in depth from a few inches to pockets several feet deep. It is also difficult to visualize the task of sorting soil from intermingled parent rock and vegetative debris.

A suitable area must be selected and cleared of vegetation then set aside to serve as a storage area for from 30 to 50 years. Dedication of a storage area would have a disadvantage to the extent that the ground selected would be incapable of contributing to the production of surface renewable resources during the life of the project. There may also be some unknown risks associated with the storage of such a vast amount of soil material. Since the original site only averaged III for timber production, what would the effect would the productivity on the soil be after a prolonged period of storage?

Would the lower layers of stored soil sour, and would the soil which is now intermixed and disassociated from its natural horizons be further degraded in productivity?

The writer, the Forest Soil Scientist, and the Forest Geologist arrived at a conclusion that removal of soil for later application for the purpose of revegetating waste areas would be quite impractical; even if it were feasible, there is reason to suspect that the quality of the soil would be diminished by the time it is ready to be used again, and there is greater possibility that the tailings material could be reclaimed to a sufficiently high state of productivity to again produce quality forest products.

(2) During the Life of the Project

See II, C, 2 b (1) above.

(3) Post Project

The greatest protential for revegetation of waste areas probably lies in the rehabilitation of tailings material. Practically all mill tailings contain deleterious inorganic salts, lack organic components and essential nutrients and do not have the physical nature required for a sustaining vegetative growth. For average tailings, these adverse conditions can be overcome in time by fertilization, gradual buildup of organic and microbial populations, by encouraging plant growth, and by the use of chemicals for binding the surface to prevent blowing of loose sands that cut and bury established vegetation.

Promising methods are now being developed. One such study by the Salt Lake City Metallurgical Research Center of the Bureau of Mines involves a stabilization technique whereby the surface of the tailings are conditioned for better root environment, soil aeriation, to prevent excessive wind erosion and to minimize surface soil temperatures. The process consisted of pelletization of the top several inches of tailings by chemically combining the waste material with a chemical binder (a resinous compound) and sewage sledge by processing the tailings in place in a high speed light compaction roll pelletizer. The resulting product consists of aggregations one eight to three eights inches in diameter. In addition, a layer of sludge two inches thick was inserted at various depths just below the tailings surface. The cost of such an operation is quoted at around $2,000 per acre, which would amount to $600,000 for rehabilitating the proposed project tailings area. Other methods are currently being developed and the future looks promising.

Upon abandonment, the waste area would probably only support scattered patches of grass, forbes, some species of brush, and small dwarf-like trees because of the coarse fragmented nature of the resulting material. High moisture stress may also become a problem in this material. This area will undoubtedly offer the greatest challenge for revegetation. If it is determined at a later date, that the tailings material can be made to produce vegetation satisfactorily, it may be possible that toward the end of the project, tailings deposition could be shifted so that the materials could be placed on the waste area for a further upgrading and conversion to a satisfactory plant growing medium.

Recommendations for Mitigation

Because there is so little knowledge available concerning the capacity to revegetate waste areas dervived from this proposed project, no specific recommendations can be made except that studies to those ends should be begun as soon as tailings begin to be generated. At least one sample study site, an acre in size or larger should be filled with tailings in order to duplicate actual physical conditions in the

tailings reservoir, and work begun to determine how best to revegetate the site. A similar study site containing waste rock should also be constructed and similar studies started.

D. Wildlife

1. Favorable Effects

a. Deer

(1) Construction Stage

Once timber has been removed from the project area, browse species which are relatively intolerant of shade would be released and begin more active growth with a resulting increase in carrying capacity. Deer use generated by the increase in carrying capacity would only be practical to the extent that there would be some delay from the time growth started until ultimate industrial use was put to the land. Also the availability of the increased forage would be limited by a natural reluctance of the deer to avoid large openings and to seek seclusion from high levels of human activity.

(2) During the Life of the Project

There are no known favorable effects.

(3) Post Project

Upon termination of the project, it is assumed that revegetation would begin immediately. Browse species might then be a transition or climox type depending on the capability of the waste areas to be revegetated. Conversion of parts of or all of the waste areas to permanent browse production for deer habitat is an alternative to total timber production of the waste areas.

b. Fish

(1) Construction Stage

There are no known favorable effects.

(2) During the Life of the Project

There are no known favorable effects.

(3) Post Project

The only possible favorable effect of the project upon fish habitat after the life of the project might result from the use of the pit area as a fresh water lake capable of supporting game fish. Not much information is presently available on the feasibility of converting the pit into a fresh water fishery. The total physical drainage pattern into the pit area is relatively small and evaporation might not permit a net accumulation of fresh water into the pit.

More knowledge on the capability of the pit to produce a lake will be forthcomming as a result of studies already underway. If the pit can be converted into a fresh water lake, the chances are good that it would provide a fair game fishery.

2. Unfavorable Effects

a. Deer

(1) Construction Stage

It is expected that the human activities associated with the construction stage would have some disruptive effect on the everyday habit of the resident deer population. The effect might be in the form of a general retreat from areas of highest activity.

Openings created by clearing might be too large for ideal habitat requirements.

The increased traffic created by the project might result in a higher incidence of deer road kill.

Recommendations for Mitigation

Because the summer range is not considered limiting to the welfare of the resident deer herd, no recommendations are made to make up for the loss in carrying capacity on the project area.

If it is determined that excessive numbers of deer are killed by increased traffic created by the project, an educational program might be

started to alert drivers associated with this project. At the Kirwin Mine in Wyoming, a program was initated to minimize traffic 60 minutes before and 30 minutes after sunset in order to protect wildlife from the hazards of project vehicular traffic.

(2) During the Life of the Project

During the life of the proposed operation, the clearing created for the project represents a rather significant long term loss of at least 1,000 acres of habitat. However, it is doubtful that more than half of this area involves useful browse for deer. As stated in a previous section, the area is not considered key to deer survival and the loss of habitat is not considered to be serious at this time.

The greatest possibility to create adverse effects on deer survival might be from disruption of set migration patterns through the project area. Man-made barriers such as tailings, feeder lines, recharge waterlines, other large pipelines, tram or conveyor systems, and most of all the tailings reservoir and pit contribute to form a virtual maze of barriers.

Deer access may actually be blocked but sometimes these barriers may serve as physical hazards.

It is doubtful that deer would be harmed by attempts to drink pond water; but they may become stuck in the slimes when they attempt to get water, when frightened into running toward the pond by heavy traffic or other activities, or simply in attempting to cross to the opposite side.

Deer probably would suffer if they attempted to drink from leaching sumps or ponds; however, these sites are generally more centeralized within the project area where a preponderance of human activity should limit nearly all animal activity. It is doubtful, that the deer would actually drink this water because of obvious obnixous characteristics.

The pit with its steep sidewalls might result in some serious accidents to deer falling into the pit. The pit could also create hazards to

deer which had already gained safe access to the site; after which, in panic, they might try to decide to get out of the pit up the sheer walls and cause injury.

Heavy blasting within the pit would undoubtedly have some kind of adverse effect on any animal life nearby; the importance of this effect is not fully known, however, explosive sounds and shock waves originating from overhead aircraft are fairly common in this area.

Recommendations for Mitigation

Construct trams, conveyors and pipelines to allow safe passage for migrating deer. Construct deer proof fences when necessary to keep deer out of unsafe areas. Design other structures to minimize the possibility of deer sustaining self injury because of a desire to move through or around such objects.

It is suggested that blasting be conducted at exactly the same time of each day that blasting must occur, the theory being, that the deer would more easily adjust to this harse activity if it were conducted on more or less of a regular basis.

(3) Post Project

From the time of abandonment of the project takes place, adverse effects would begin to gradually diminish. Human activity would gradually decrease, most noticeable will be the lack of activity created by heavy equipment and the sensation of blasting. Barriers created by structures would be eliminated, the tailings pond would no longer create a threat since the surface will have been firmed. Browse conditions would improve as revegetation occurs, except that there would be an overall net loss in potential habitat due to the loss of acreage consumed by the pit.

Because of improved vehicular access, there will probably be more hunting pressure and a slight increase in deer killed by hunters. The adverse effect then would be an increase in amount of harassment to resident deer during the season the area is accessible due to weather, especially during the period in the hunting season.

b. Bear

The population of bear in the vicinity of the project is not known but is believed to be very small. Cover and feed conditions are not ideal, however, the higher elevations adjacent to the project area are more ideally suited for bear habitat.

(1) Construction Stage

Since bear are usually more sensitive to human activity it is expected that they would retreat to a less active location. They would be especially prone to avoid large openings created by the project.

Recommendatons for Mitigation

Mitigation recommendations for deer would apply in many cases to bear activity.

(2) During the Life of the Project

Adverse effects during the life of the project would be about the same as for those mentioned for deer.

(3) Post Project

After abandonment of the project, it is expected that bear would gradually expand their range to portions of favorable habitat adjacent or within the project area which were originally used. It is expected that net loss in bear habitat would be greater than that for deer.

c. Birds and Other Animals

(1) Construction Stage

From the time land clearing and construction begins, loss of habitat will progressively occur to numerous species of birds and small animals. Most of the small carnivors (secondary consumers) are no doubt capable of moving to outlying areas. But since these creatures naturally confine their activities to rather rigidly located hunting territories, there may be some serious adjustment and possibly a significant total loss of life to this group. It is estimated that the majority of smaller prey-type primary consumers will be destroyed as their existing environment is removed.

Local bird populations probably will be least effected except possiblity for some of the predatory birds, especially smaller owls, which have restricted hunting territories. The greatest amount of destruction that would occur to bird life would take place when construction activities destroy nesting sites during periods for incubation and fledging.

Recommendations for Mitigation

Determine whether there is a general period during nesting and fledging when land clearing could be suspended temporarily to permit the greatest degree of survival of the nesting generation, especially if it has been determined if there are nesting sites favored by rare or unusual species in the project area.

(2) During the Life of the Project

Total loss of habitat for resident bird and small animal populations would have taken place by the time the project is in operation. During the project, the possibility for further damage to wildlife might occur to migrating waterfowl to the extent that they would be tempted to alight on the surface of one of the various open bodies of water or solutions used in the industrial operation, if these waters indeed prove to be toxic or otherwise noxious.

From observations of analysis of similar operations and from consultations with plant managers, the writer believes that there is little reason to assume that any harm can befall waterfowl which alight on the tailings pond. Positive tests should, however, be made to determine whether there are any adverse effects from such standing bodies of industrial water. Leaching ponds are assumed to be toxic unless proved to be otherwise.

Recommendations for Mitigation

Install devices to prevent birds and other animals from attempting to reach open bodies of noxious waters or solutions.

(3) Post Project

After termination of the project, adverse effects brought about by the project would diminish at a rate most favorable to small game and birds.

d. Fish

(1) Construction Stage

It is assumed that during construction of the proposed project the most dangerous threat to fish habitat would be that brought about by siltation or turbidity which serves to degrade the usefulness of naturally established spawning gravels. The subject of siltation was covered in previous sections in "Soil, C, 2 a and Air-Dust, A, 2, a".

Year-long streams in the project area are minimal in flow and have little value to adult fish life. The value of these streams as spawning gravels is not known at this time.

Recommendations for Mitigation

The same recommendations in C, 2, a and A, 2, a would provide maximum assurance for protection of the fishery. Legal water control parameters should be applied to include levels of siltation and turbidity as well as those set for noxious chemicals in the water.

(2) During the Life of the Project

During the life of the project there should be no degradation in fishery habitat if planning has been thorough. Accidents concerning transportation of chemicals or chemicals in storage or by failure of various conduit systems and liquid retaining works could be disastrous.

Recommendations for Mitigation

Analyze all possibilities for accidential or unforeseen failures which might degrade stream habitat and plan secondary backup measures.

(3) Post Project

Possibilities for adverse effects upon stream quality with regard to fish life after abandonment of the project would remain in the potential

of failure of the tailings dam. It is presumed that a propondence of technical investigation and planning to these ends would be involved in the design of the tailings structure.

Another possible source capable of adversely effecting the quality of the fishery after termination of the project lies in the inherent potential of the waste debris dump to release noxious chemical concentrations by the leaching action of natural ground water.

Recommendations for Mitigation

The above possibilities for pollution of fisheries was considered in A, 2, a "Dust" and B, 2, a "Dust" and D, 2, a "Siltation and Turbidity" and all preventative measures put into effect to relieve adverse effects there should effectively provide proper fishery management.

Recommendation for Mitigation under II, B, 2, b "Water Quality - Chemical would apply here.

E. Vegetation

1. Favorable Effects

There are no known favorable effects

2. Unfavorable effects

In most of the areas involved by the proposed project, the existing soil mantle will either be completely removed or covered with waste material. All vegetation would necessarily be removed or covered by the waste; and with the loss of the soil and vegetation, all associated surface renewable resources would be eliminated. The unfavorable effects of the associated resources: water, wildlife, range, and recreation have been or will be discussed in this report. The only element of vegetation considered here is timber.

a. Timber

(1) Construction Stage

Prior to construction for the project it would be necessary to remove and salvage all merchantable timber involved.

Recommendations for Mitigation

All measures should be taken to salvage all utilizable wood fiber products, alive and dead, and to utilize to the lowest possible minimum merchantable dimensions.

Salvage only an amount of timber from land which is immediately needed for current mining purposes. This action would allow maximum accumulation of wood growth and serve to protect the site and environment for the maximum time allowable. Delaying the harvesting of timber also serves as a precautionary measure against early abandonment of the project.

(2) During the Life of the Project

A severe unfavorable effect begins when ground which was once in timber production is removed from that category. It was roughly predicted that the total growth of all timber involved within the project area would amount to about 176 thousand board feet per year. At present market condition the value of the lumber produced would be around $40,000. The growth of timber that would have taken place over the predicted life of the project would have been about 5,280,000 board feet.

Recommendations for Mitigation

As soon as possible begin intensive studies to determine how best to convert waste areas into productive timber sites.

(3) Post Project

The total unfavorable effect on the timber resource would be the difference in growth potential after the site is revegetated compared to what the site would have produced had the project not existed. If there had been no project the site would have been converted from a virgin old growth timber stand, which produces minimum net growth, to an intensively managed stand where annual growth of timber is maximized. The extent that technology is able to revegetate waste areas to the prior growth potential of the site is inversely related to the degree of the adverse effects of this project.

F. Range

1. Favorable Effects

a. Browse and Grass

In the writers opinion, the range resource in the project area has deteriorated steadily through heavy use over a period of years to a present total estimated capacity of 85 cow months for the entire Moonlight Valley area; it also appeared that the area was not ideally suited for cattle distribution. The Moonlight allotment was therefore allowed to terminate at the consent of the permitee. The range resource in Moonlight Valley was then incorporated into the Lights Creek sheep allotment.

Since the Moontlight Valley cattle allotment was combined into the Lights Creek sheep allotment, the sheep permitee has not yet seen fit to use the area. The permitee believes that the trail route is too long with insufficient feed or water along the way and that there is not enough feed in Moonlight Valley to make the trip worthwhile.

(1) Construction Stage

In the section II, D, "Wildlife" it was stated that land clearing for the pit or the waste area might render a certain amount of land cleared of timber in excess of the immediate needs of the mining operation, (this probably would not be the case in the area of the tailings). Where the land had been cleared of timber, there would undoubtedly be significant amounts of browse growth created begining the first year after clearing. It might, therefore, be possible for a small band of sheep to utilize this additional feed along with adjacent transitory range.

(2) During the Life of the Project

Favorable effects realized during the construction stages of the project might extend into the operational portion of the project for a rather brief period.

(3) Post Project

There would probably be no favorable effect on the range resource unless it was determined that the tailings and waste area can be revegetated to browse or grass species only.

2. Unfavorable Effects

a. Browse and Grass

(1) Construction Stage

It is believed that the most productive portion of the project area from the standpoint of carrying capacity for cattle will be inundated by the tailings reservoir. Whether the loss of forage should be considered a serious unfavorable effect is doubtful since there are presently no immediate plans to utilize this resource.

The area involved by the proposed pit is considered fair to poor for sheep and in Moonlight Valley the range is considered only fair. Almost the same situation applies to sheep as to cattle - some carrying capacity would be lost, but there have been no recent attempts to utilize the area by the sheep permitee.

(2) During the Life of the Project

It is difficult to predict what was likely to have occurred in demand for the range during the 30 year period the mine is predicted to be in operation. The writer believes the same situation as in F, 2, a, (1) would apply.

(3) Post Project

Unfavorable effects on the range resource will be diminished inversely with the intensity that the range is rehabilitated. The tailings area which was once the most productive grazing area could hardly be expected to grow grass of the quality similar to when the area was a perennial wet meadow, and it is more probable that the tailings site would be most receptive to timber production.

G. Human Wants and Needs

1. Favorable Effects

a. Health and Safety

(1) Construction Stage

There are no known favorable effects to human health and safety.

(2) During the Life of the Project

There are doubtless uncalculable indirect benefits favorable to human health and welfare which would be dervived from processing a valuable and useful metal. Health benefits would be related to favorable, economical effects of the project which are significant and considered later in this portion of the report.

(3) Post Project

The same favorable effects as in G, 1, a (2) above.

b. Scenic Quality

There are no known favorable effects.

c. Cultural Resources

There are no known favorable effects.

d. Recreational Opportunties

(1) Construction Stage

There are no known favorable effects.

(2) During the Life of the Project

Large mining operations such as the one proposed usually arrange for guided tours of the project site. Since attendance created by this activity might actually exceed the volume of outdoor recreation use which took place on the area before the existence of the project.

(3) Post Project

There is a possibility that the pit area could be converted into a small fresh water lake which might provide more recreational opportunities than existed before the project.

e. Social and Economic

(1) Construction Stage

Local benefits to the community and county would be realized as soon as construction would begin. Mining, stockpiling of ore, and deposition of waste rock would probably begin as early as possible following clearing, and it is likely that 200 regular mining positions would be required immediately; 150 to 190 more employees would be needed after the mill and concentration plant is put into operation.

During the construction phase of the project it is estimated that at least 100 workers would be needed to clear land and to build structures and related works which would be necessary.

The State Department of Human Resources has estimated that possibly 80 percent of the positions to be created by the project could be filled from the labor force in Plumas County. In a County where the unemployment rate is 11 percent and where much of the work is seasonal in nature, this project would surely improve the local economical situation.

Possibly one quarter of the needed employees and construction workers are already located in Indian Valley; it is expected that the rest would commute and then gradually relocate in the Indian Valley area. A portion of a total of 40 or so highly skilled employees needed for the operation will transfer from other positions within the company or be hired outside of the area; these people will need to locate in the area immediately.

(2) During the Life of the Project

Economic benefits to the nation in general, are staggering to the imagination of the writer. By roughly assuming that the concentrates hauled to the rail head in Indian Valley average 40 percent copper, this would amount to about 73,000 tons of copper produced per year, for a total value of $84,972,000 yearly (based on 1970 prices at refineries). This mine would contribute about two percent of the total refined production of all U.S. copper mines.

At the present time the U.S. imports about 11 percent of the total demands of the nation and there is a definite economical benefit to keep the U.S. dependent on foreign supplies as low as possible. Analysis, however, have shown that the U.S. produces enough copper to mine out an average-sized porphyry copper deposit each year (like the Lights Creek Mine). To maintain our position of relative independence amounts to maintaining a balance between ore deposits being discovered and deposits mined out. Substitutes for copper are used to the greatest extent possible, but aluminum which is the main substitute for copper is almost entirely imported (87 percent).

Benefits to the local community would begin to accrue as soon as construction begins (as was discussed in II, G, 1, e, (1)) and would continue to improve until full production of the mine took place. By that time employment demands at the mine would have required that approximately 100 new employees will have moved into the community from outside Plumas County and it is expected that because of an adverse commuting condition, 130 or so employees living outside of Indian Valley would gradually take up residence in the local area.

The total impact on the Plumas County population caused by the proposed mine employment only, is estimated at 370 newcomers while Indian Valley would have increased by about 620. The total population directly supported by the mine would be about 1,000. How many more businesses or support occupations would be created by this addition of mine employees and their families would be a project for someone with more skills in social economic relations. The writer, however, feels that this secondary effect would be highly significant. In addition, there is a strong possibility that other unrelated businesses or small industries might develop since there is a tendency for a stable local economy to stimulate other enterprises.

The cutting of 24 million board feet of timber to make way for the mine would not create an additional favorable effect over and above what is already created by timber production in the area because that amount of timber would be

adjusted into the regular allowable cut of 56 million board feet per year programmed for cutting on the Greenville Ranger District.

(3) Post Project

This period extends so far into the future that it seems impossible at this time to predict any effects related to closing of the mine, but the writer can not imagine any favorable social economic effects from the termination of such a project.

2. Unfavorable Effects

a. Health and Safety

(1) Construction Stage

The only known adverse effects to human health and safety concern the possibility of accidents involving project workers or accidents involving project vehicles off site.

(2) During the Life of the Project

Adverse effects in II, G, 2, a, (1) would apply here also. Unfavorable effects considered in II, A, "Air" and II, B, "Water" would also apply here.

(3) Post Project

Those unfavorable effects under the sections II, A, "Air" and II, B, "Water" would apply here also.

b. Scenic Quality

(1) Construction Stage

In I, D, g, (4) "Visual Resource Management" some of the problems to be encountered were discussed. In general, the project lies in an area which is generally remote to recreation visitor travel and the area of maximum discord to the visual effects is fairly well screened because of topographic characteristics. Unfortunately, it is felt that over much of the project area, maximum effort taken to minimize unfavorable effects of the visual resource may still result in visual resource standards which rate at the unacceptable level.

Recommendations for Mitigation

It will be necessary to thoroughly plan and intensively apply all techniques and principles of resource visual management to minimize the unfavorable effects created by this project.

(2) During the Life of the Project

Unfavorable effects in visual quality created by the project should have been minimized during construction stages although unforeseen adverse visual resource effects would surely arise during the life of the project.

Recommendations for Mitigation

Assuming that there will be unplanned adverse visual effects and provide flexibility to cope with such problems.

(3) Post Project

When mine structures are removed and all cleared land and waste areas are revegetated, adverse effects will begin to diminish. In the long run, the scenic effects afforded by the walls of the pit which extend above ground into Copper Mountain and the face of the waste dump will linger longest as an eye catching scar which has contrasting characteristics of form, line, color, and texture, discordant with that found in the adjacent natural scene.

Work done to reduce unfavorable visual effects during the life of the project would ordinarily be more effective in the post project period. After the project, new territory will be available for landscape managers to work to improve the visual quality; efforts to revegetate to improve other renewable resources will also help to improve and upgrade visual standards. There are some monumental jobs to be done to rehabilitate the landscape to minimize any long term adverse effects created by the proposed project. Landscapes involved should be identified early in the life of the project, and rehabilitation work begun at the earliest possible moment.

c. Cultural Resources

It is not known whether there would be any adverse effect due to distruction of any archeological sites. Refer to I, D, g, (5) "Archaeological".

d. Recreational Opportunities

(1) Construction Stage

From the inception of the project, there will be a loss of volume of existing recreation use which is generated by the proposed project area. This use is considered light and should not be listed as a significant adverse effect.

(2) During the Life of the Project

The same effects as in II, G, d, (1) above would apply except that if a guided tour program would begin at the mine, the total adverse effect of the loss of outdoor recreation opportunities might be somewhat dimished.

(3) Post Project

The adverse effects brought about by the project to reduce outdoor recreation opportunities would be further diminished depending on the effectiveness of efforts to rehabilitate the area.

e. Social and Economic

(1) Construction Stage

Whatever social and economic benefits arrived from the increase in total population in the local community and county because of the project, there are predictable attendant unfavorable effects such as higher taxes to finance an increased demand for public services, and problems associated with an increased population density, such as crime, traffic, zoning problems, etc.

During the beginning stages of the mine, a rather serious adverse effect caused by the project would result from disagreement between factions of residents concerning whether the project should be allowed to begin at all. A significant segment of residents would be

vigorously opposed to the project for environmental reasons or just because they would like to keep everything just the way it is now. An opposing viewpoint would come from a group which considers the project a life saving boost to the economy and would heartly endorse the operation. It is believed that these two groups would evidently engage in some bitter confrontations.

Recommendations for Mitigation

Provide citizens and county planners with as much current information regarding plans for operation of this mine.

(2) During the Life of the Project

As the project progresses, difficulties created by the social and economic impact should gradually be absorbed and the situations stablized so that adverse effects are minimized.

An unfavorable economic effect created by the project would be through the loss of the volume of timber which would have been growing on the site which is estimated to be producing at a rate of 176,000 board feet per year. At present prices, the value of the timber which would have been produced, is about $31,680 per year which hardly compares with the value of $84,972,000, which would be the value of the copper produced by this mine in one year. ★

(3) Post Project

Eventual closing down of this mine would have a serious economic and social effect regardless of how much planning succeeded the event. The degree of effect would depend on the extent that other businesses and industries had become intregated into the community.

After the project, some land would have been permanently removed from the classification of commercial timber land; other land which meets this classification, would have been degraded to the extent that its overall capability to produce timber was lower than before the project. The difference in annual growth potential before and after the project represents an economical loss not presently predictable.

Timber values are approximate, based on average current prices of manufactured lumber from timber in a stand of similar characteristics. Timber values quoted may not be comparable to the price of refined copper. Value of the timber growth to the U.S. in terms of stumpage might be about $10,560 at current appraisal values.

Growth predictions are approximate (based on net growth calculated for stands of similar in characteristics to the Lights Creek Timber in the vacinity of the

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Noise As An Environmental Effect

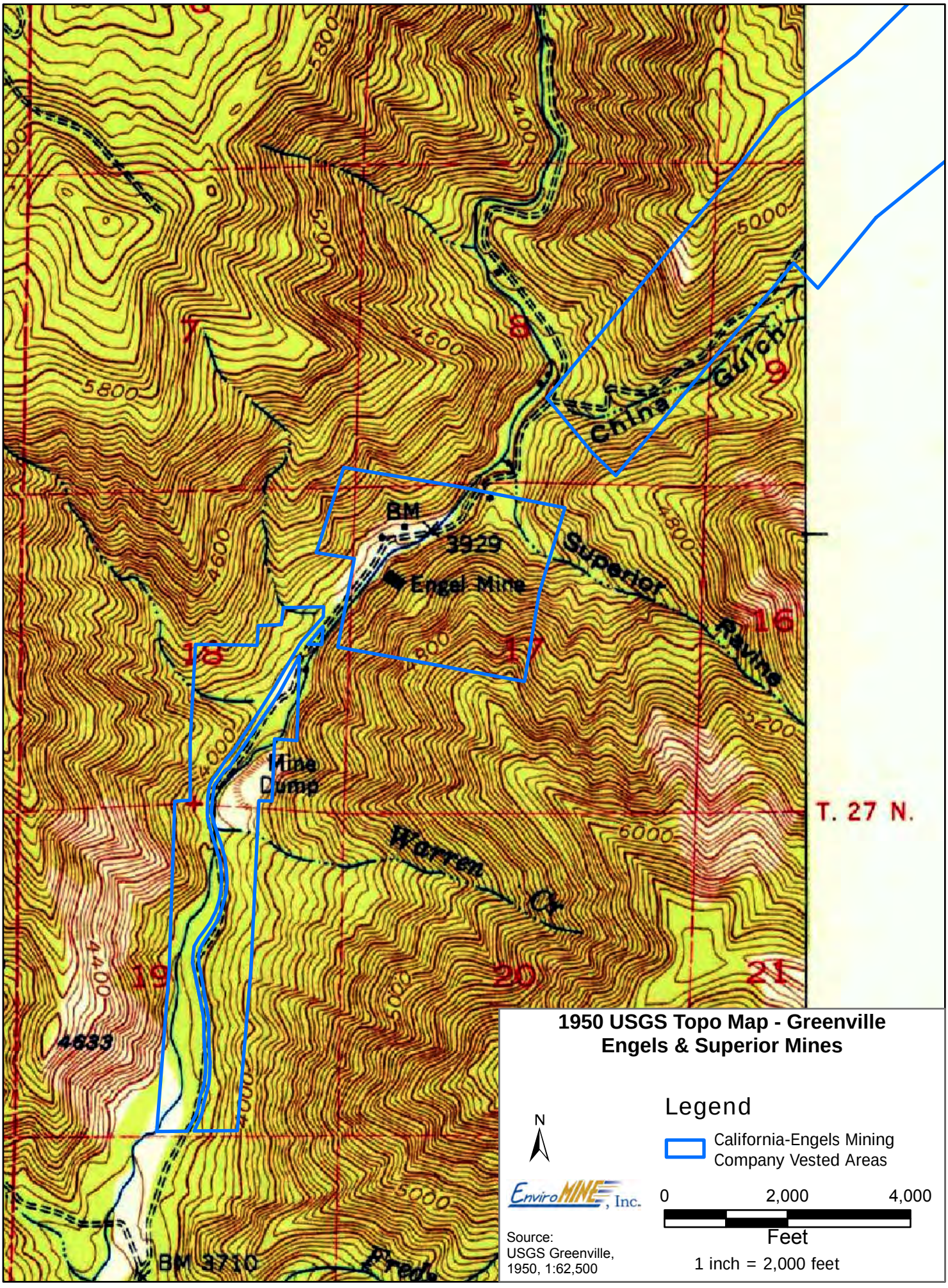
Noise as an environmental effect was mentioned only as it applied to blasting in Part "D" Wildlife on page 53. Blasting would also have a significant value to forest visitors and local residents, possibly within a thirty mile radius.

The only other sound believed to have a significant effect on the environment would originate through the use of internal combustion engines in a variety of heavy equipment. Sounds resulting from the crushing operation are not considered a problem. The primary crusher would probably be a gyratory crusher which is rather quiet in operation and the secondary crushers are enclosed in structures where noises are muffled.

Sounds issuing from most of the heavier equipment will generate a high level of almost continuous background noise which would have at least some effect on the survival of animals most dependent on their sense of hearing. Predators might have a lower success ratio in attempts to capture prey, and some prey species might encounter difficulty in eluding predators. There might be other adverse effects on the life cycle of resident wildlife.

The effects of equipment noise would be most serious at distances nearest the source but could be significant out to a distance of several miles. Additional study in this area of environmental effects might be in order.

Exhibit 16
Historical U.S. Geological Survey
Topographic Maps


1950 USGS Topo Map - Greenville
Engels & Superior Mines
Legend
California-Engels Mining Company Vested Areas
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EnviroMINE, Inc.
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Feet
1 inch = 2,000 feet
Source:
USGS Greenville, 1950, 1:62,500
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Superior Ravine
Engel Mine
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Mine Dump
Warren
BM 3710
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4400
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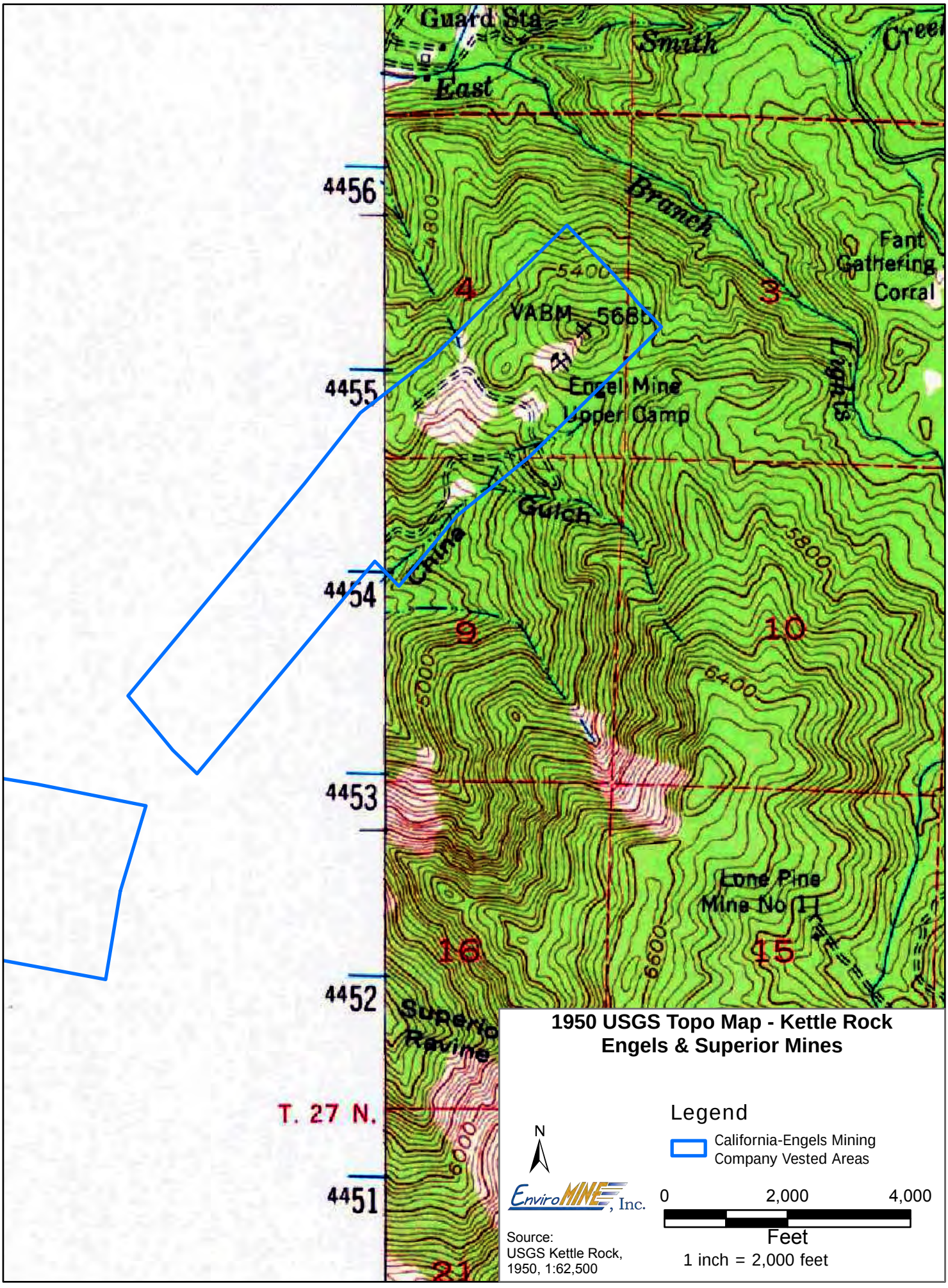
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Gathering
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6400
6000
4
3
9
10
16
15
21
VABM 5685
Engel Mine
Upper Camp
Gulch
Lone Pine
Mine No 1
Superior
Ravine
T. 27 N.
1950 USGS Topo Map - Kettle Rock
Engels & Superior Mines
Legend
California-Engels Mining
Company Vested Areas
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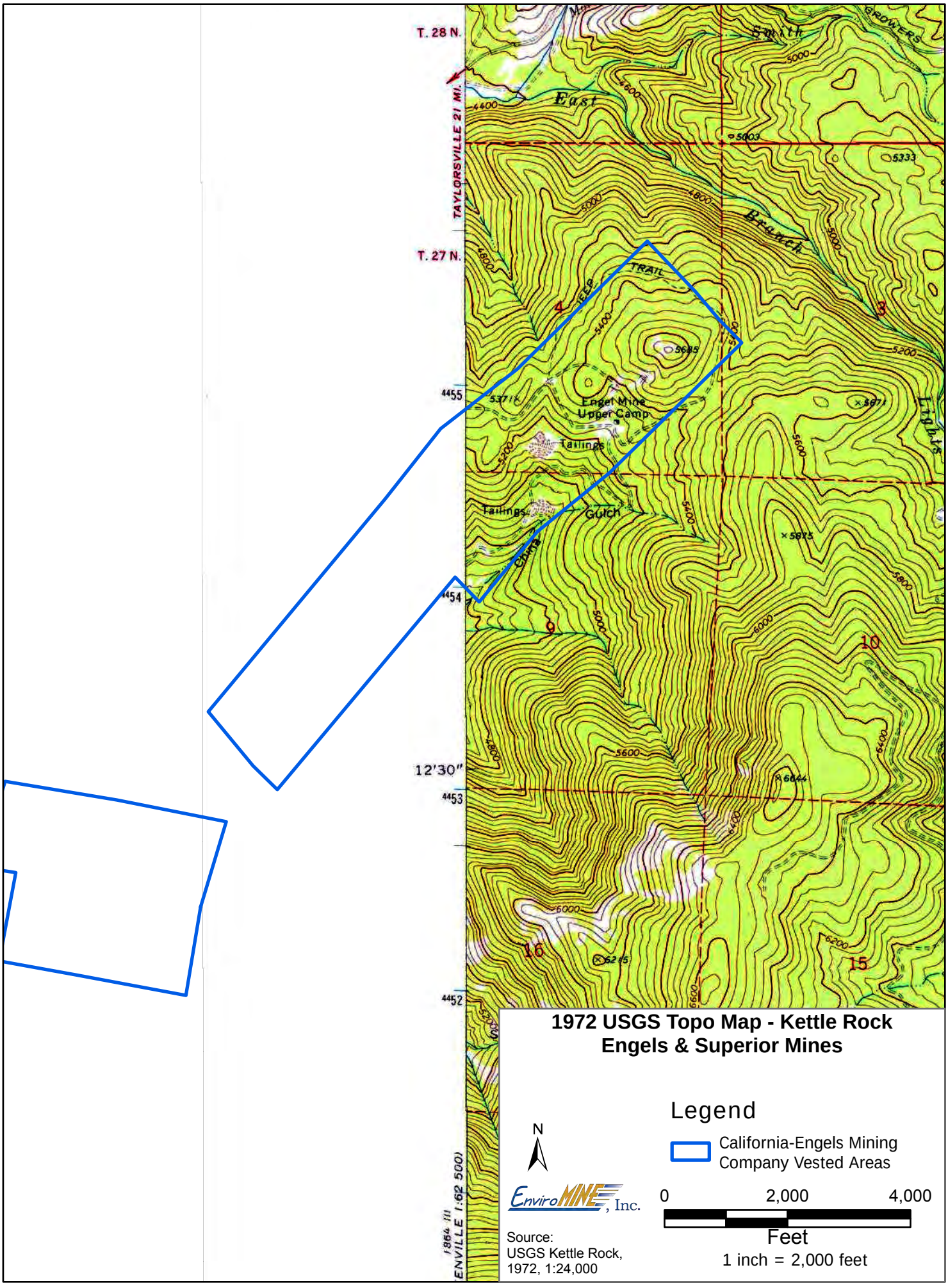
Feet
1 inch = 2,000 feet
Source:
USGS Kettle Rock,
1950, 1:62,500



1972 USGS Topo Map - Kettle Rock
Engels & Superior Mines

Legend

California-Engels Mining Company Vested Areas

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EnviroMINE, Inc.

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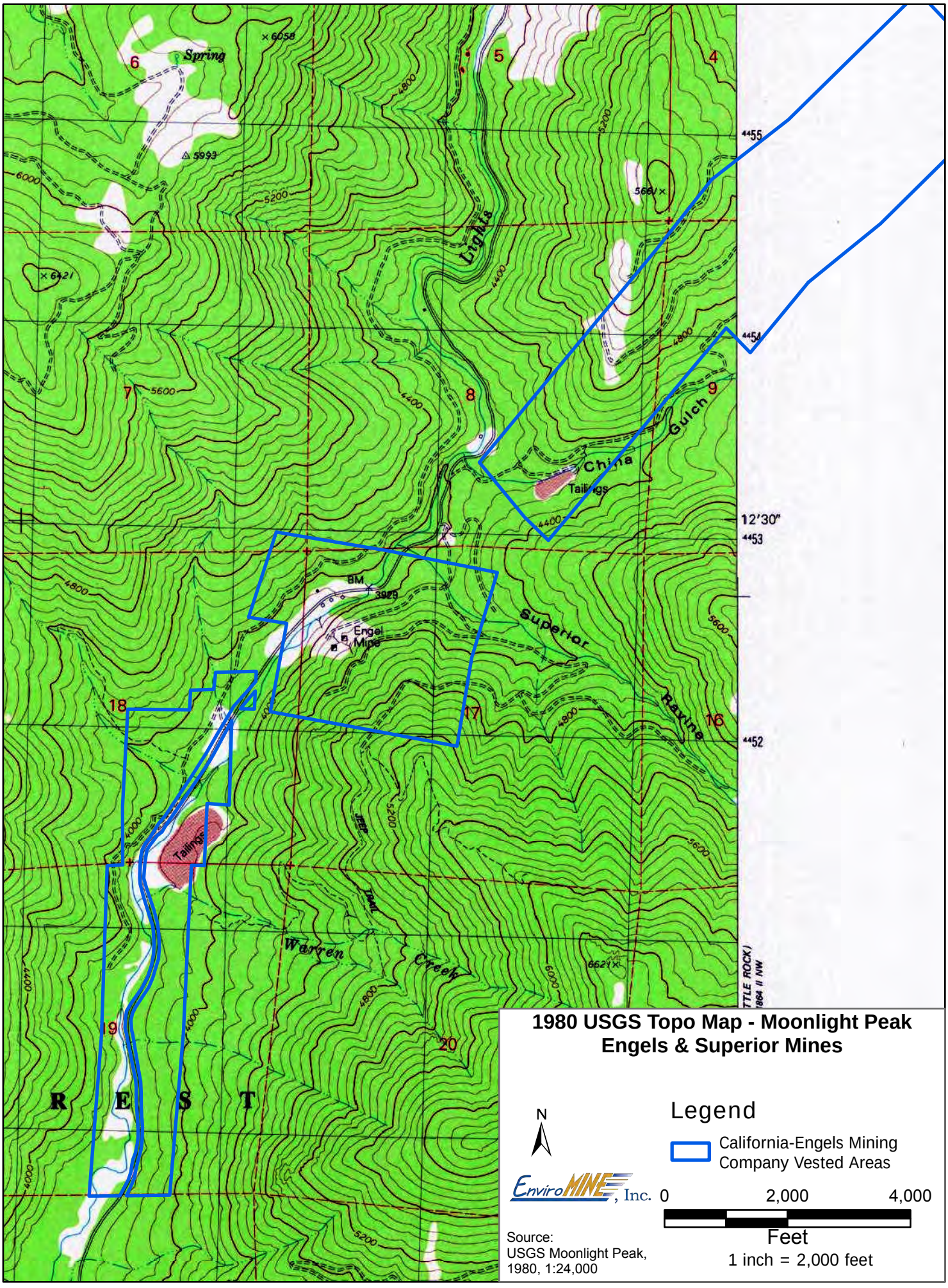
1 inch = 2,000 feet

Source:
USGS Kettle Rock, 1972, 1:24,000


1980 USGS Topo Map - Moonlight Peak
Engels & Superior Mines
Legend
California-Engels Mining Company Vested Areas
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Feet
1 inch = 2,000 feet
Source:
USGS Moonlight Peak, 1980, 1:24,000
Spring
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Tailings
Gulch
Engel Mine
Superior
Ravine
Tailings
Warren
Creek
JEEP
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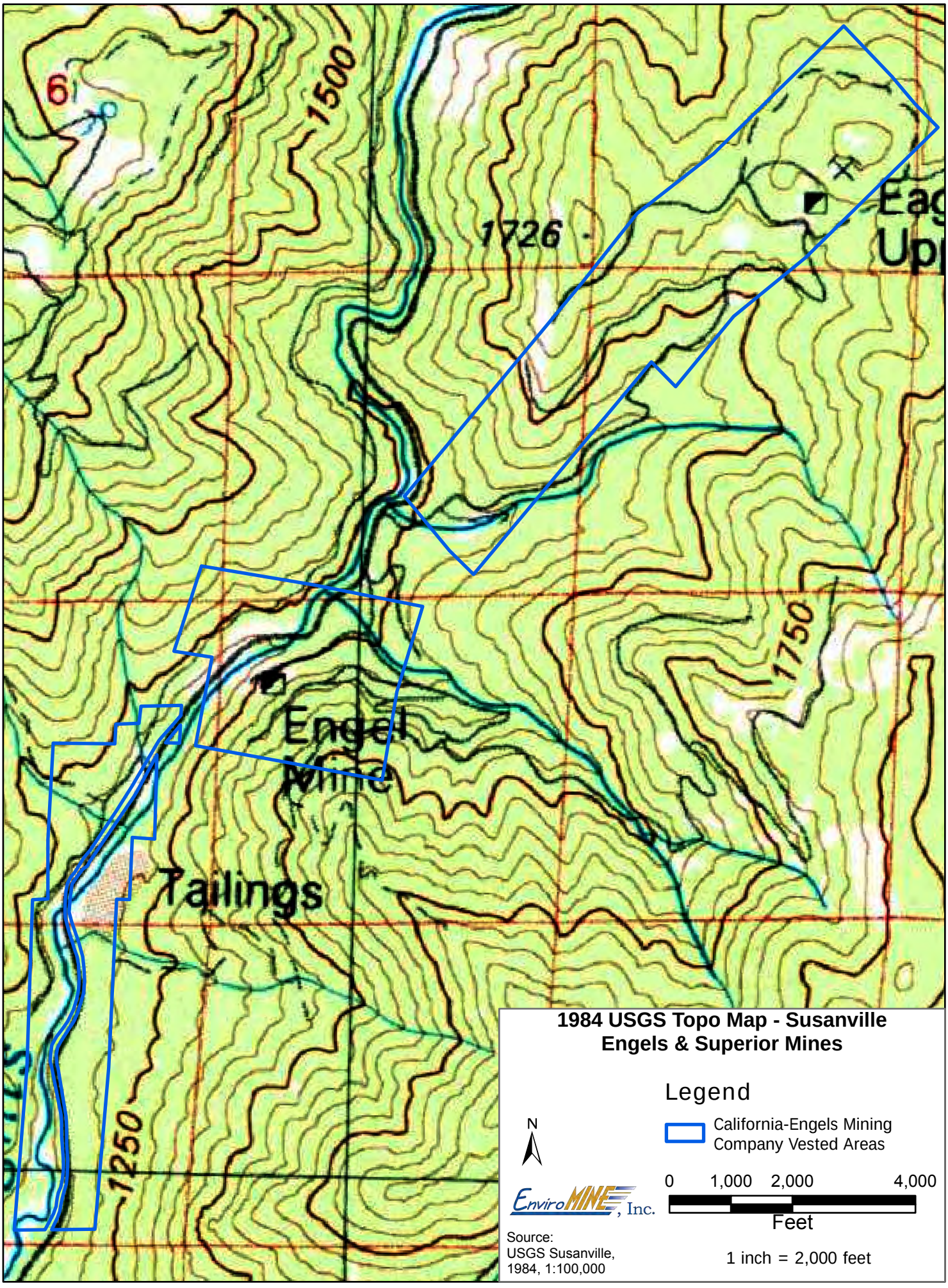
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Engel
Mine
Tailings
1984 USGS Topo Map - Susanville
Engels & Superior Mines
Legend
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Company Vested Areas
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USGS Susanville,
1984, 1:100,000
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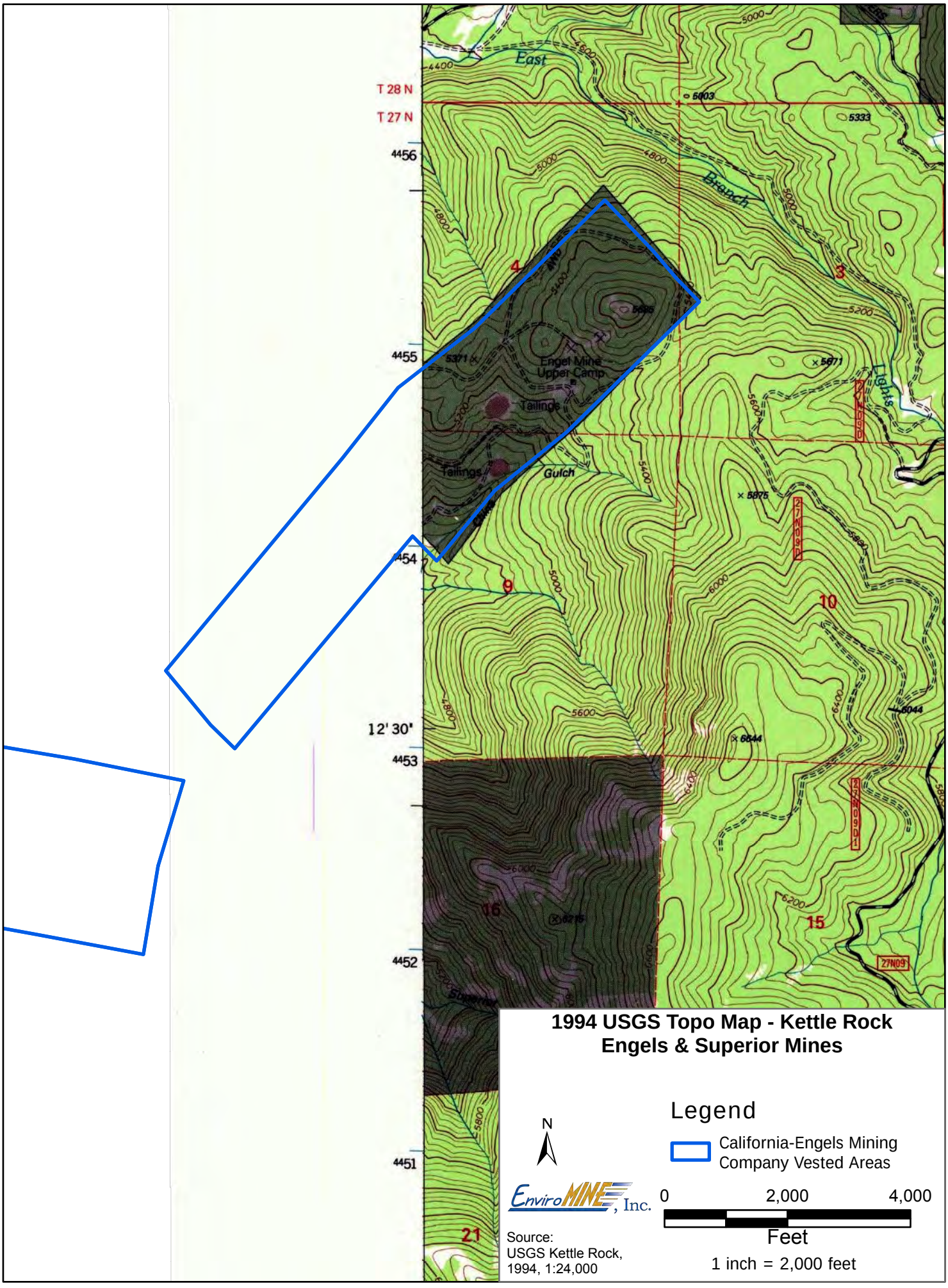
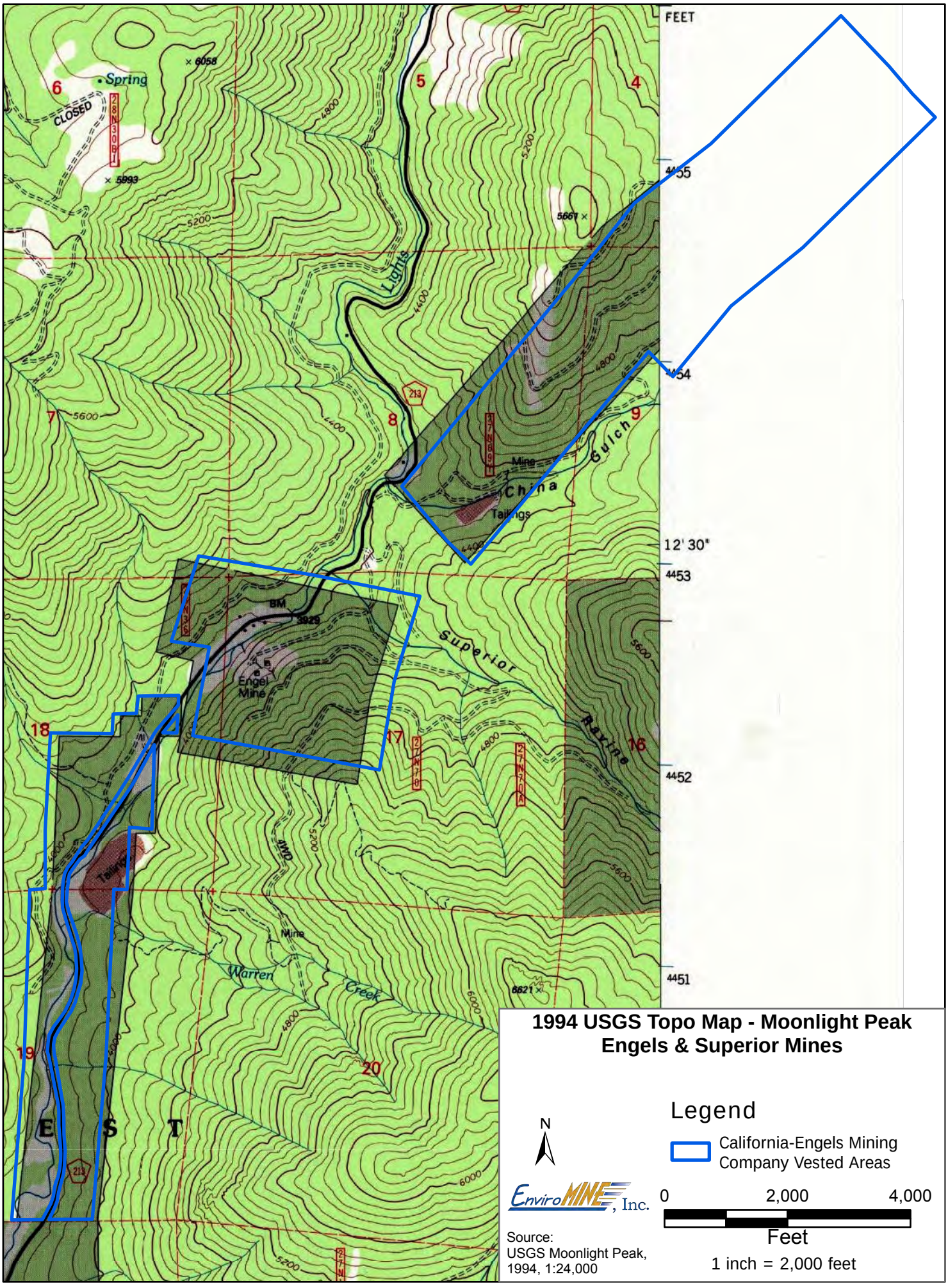


1994 USGS Topo Map - Kettle Rock
Engels & Superior Mines



1994 USGS Topo Map - Moonlight Peak
Engels & Superior Mines

Legend

California-Engels Mining Company Vested Areas

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EnviroMINE, Inc.

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Feet

1 inch = 2,000 feet

Source:
USGS Moonlight Peak, 1994, 1:24,000

Exhibit 17

Excerpts from interview with Norman Lamb

2023

Interview with Norman Lamb (CEMCO President) and Warren Coalson and James DeCarolis of EnviroMINE

00:38:54 - Bruce Mcdonnell

Norman Lamb

You asked me about this guy. I think McDonnell during the 1930s- forties. What happened in the 40s was that there there was an attempt to open up copper mines that have formerly been producers. And so there was a whole group of people who had options on the property, who tried to raise, raise money to open up the Engels mine during the 19- during the war, during the war. And they they never, never were successful. In Walker mine was also in this game. The government turned down walker mine, because that that was Anaconda. And they turned down, You're making too much money. You can't. You can't play. But they didn't approve Engels, so they didn't didn't lease to anybody. Until 1947. At least constantly. 1993.

00:43:01 – Indian Valley Chemical Company Lessee

James DeCarolis

So the the lessee in 1947, the people that preceded Placer. They were actually doing some sort of mining. It wasn't just exploration work.

Norman Lamb

Well, they were trying to.

James DeCarolis

Trying to OK. Because you mentioned there are some tailings and things like that, so.

Norman Lamb

Well, that was as they progressed. Jump through different hoops. Getting finance and there was the fellow they came in. It was called Indian Valley chemical. And he saw what he thought was an opportunity in the minerals of the sand at Middle Sand Dam. So he formed a company called Indian Valley Chemical Company. He had some process. He was from Berkeley. He was a geologist from Berkeley. And it cost Paul Schwartz, 20, Paul Schwartz believe that it stepped in. You know, financing could cost Paul $25,000, which he lost all of it.

Warren Coalson

So that was in the 40's?

Norman Lamb

That was in the 40s. Yeah, or 50s, right in there.

00:46:50 – Newmont Mining Lessee

Warren Coalson

Was Newmont Mining was ever a lessee?

Norman Lamb

Yes. After the war. Because of the reports. After the war, all this work had been done with radar for submarine detection. The money people suddenly realized that might work on mineral deposits. So Newmont, we call it geophysics today, they developed that and I had - They still have it or not pictures of their truck at Upper Camp, where they were tested, the Engels Mine to look for extension of the ore body. They did a lot of there. Primitive geophysics. We had all the maps and everything now. Those could have been copied and the US copper may have those. Should them because one of the geologists for the one of the companies that leased was very interested in all that. And he copied it all. It's all burned up, but we still may have those, but. That intrigued Placer how to do exploration? West of the Engels mine.

Warren Coalson

OK.

Norman Lamb

All kinds of things. And you can still see that. Very clearly on the ground, I walked all that. So anyway, that was Newmont. new once everything failed, but then they were saying went wrong. Geophysics this is all brand new and look at it now.

Warren Coalson

Sure, they're just developing their methods in geophysics and I think it's a good point to set up their.

Norman Lamb

Yeah, look at it now.

Warren Coalson

Newmont Mining geologist with Cal Berkeley. Was, you know, active at developing, you know, research on geophysics and Engels Mine was very instrumental in that.

Norman Lamb

Yes, that's a good point. They were very attracted by it. That was a legitimate exploration project.

Warren Coalson

Yeah, well, Newmont's not going to go out there and just do stuff for doing research.

Exhibit 18

Leasing History Email

from Norman Lamb

2023

James DeCarolis

From: Norman Lamb <calengelsco@gmail.com>
Sent: Wednesday, March 01, 2023 10:30 AM
To: James DeCarolis
Subject: Re: Lessee Follow-up information
Attachments: 1 - CE COMPANY TIMELINE.pdf

Hello,

1947-1951- Newmont Mining Corporation

1951-1959 - Indian Valley Chemical Company

1960-1979 - Nye & Calhoun (Sub-Leased to Placer Development Ltd. (Placer Amex Inc.) in 1962

1980-1990 - PLACER AMEX INC.

1990-1993 - PLACER AMEX INC.

ON PAGE 18 "1942 TO ?-BELLAMY SAW MILL ON POTTS PARCEL, ENGELMINE ,OPERATED"
I BELIEVE IT WAS ABOUT 1947 END DATE.

IF YOU NEED MORE, LET ME KNOW.

BEST,

NORMAN

Norman A. Lamb
President
California-Engels Mining Company
4276 Napa Loop
Roseville, CA 95747
Cell 530-394-7045
calengelsco@gmail.com
normanalamb@gmail.com
calengels.com

Exhibit 19

Mountain Valley Living

Historic Mines in Plumas Copper Belt

March 2023

Historic Mines in Plumas Copper Belt Support Industrial Revolution

Stacy Fisher

Engels Mine during its heyday and Indian Valley R.R. Depot, 1920s. As a consequence of the Great Depression, there was a steep decline in the value of copper, and the mines were closed in 1930. Photo courtesy of the Plumas County Museum.

»

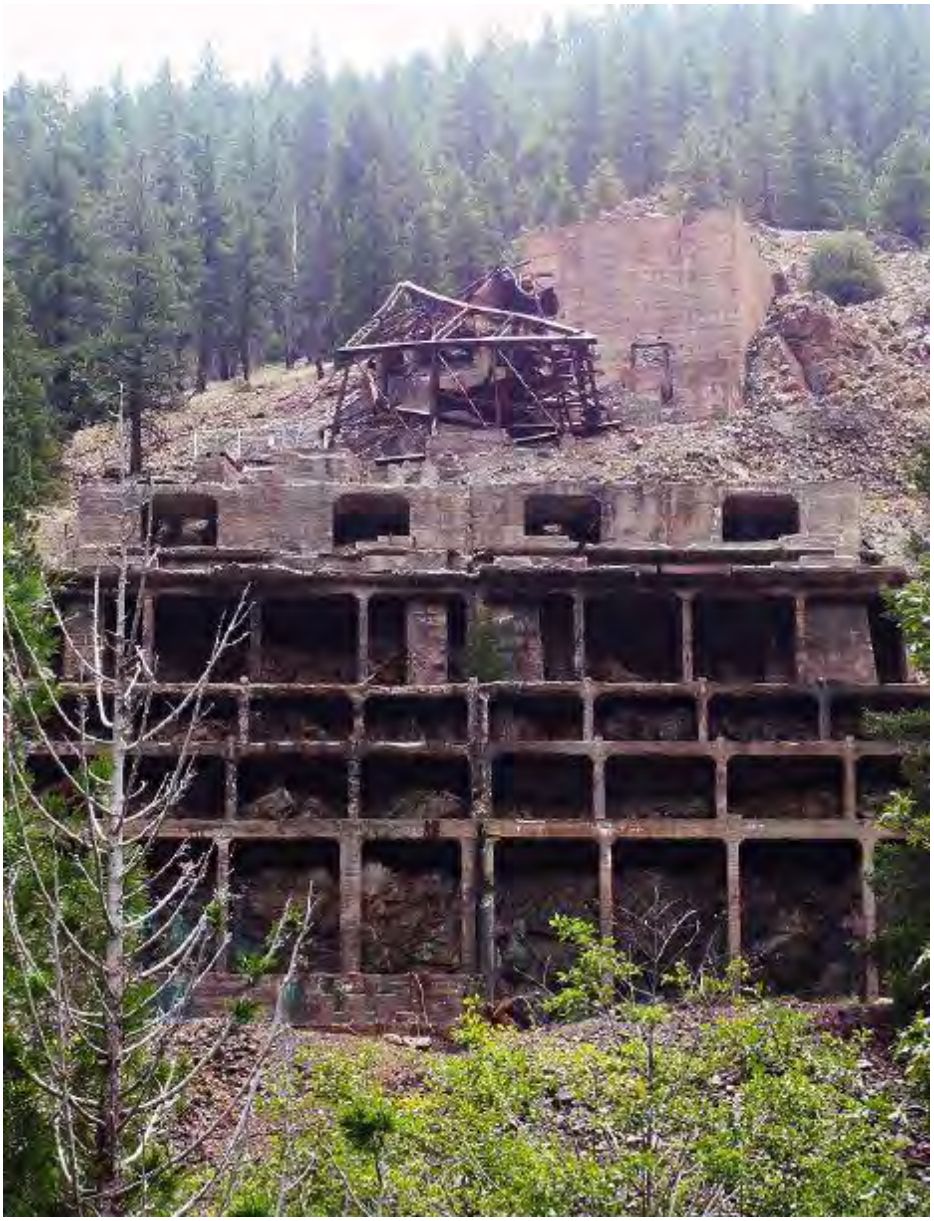
By the mid 19th Century, the need — and price —for copper had skyrocketed; largely due to the requirement for bullets in the conflict between the states, but also to supply the metal as a result of the prodigious expansion of the second phase of the Industrial Revolution between 1850 and 1914, a remarkable period of enormous scientific and technological innovation.

The relatively soft metal is a key industrial element given its thermal and electrical conductivity and resistance to corrosion.

The appetite for the mineral attracted a number of prospectors with names like Engels and Ford who sought to meet the growing demand.

It was James and Jack Ford — both of whom were prospectors — after arriving in California as homesteaders to prospect for gold, and instead discovered a rich copper outcropping during the American Civil War located above the North Arm of Indian Valley, outside of

what is now Greenville in Plumas County, and subsequently named the find the Plumas Copper Belt.



Sightseers who stand across the street on Diamond Mountain Road can look up and easily see what is in fact the Superior Mine, and often mistaken for the larger Engels Mine located 1,500 feet further up and hidden from direct view. Photo by Stacy Fisher.

»

Other prospectors also found analogous deposits along Genesee Valley's Ward Creek.

Notably, the Copper Belt, located within the Lights Creek Mining District contains enormous concentrations of copper.

In fact, the Superior Mine and Engels Mine complex encompasses the largest deposit of copper ore in California.

Named after Henry A. Engels who settled in Lights Creek on September 1, 1880, Engels Mine, co-founded with James Ford, along with Superior Mine got underway in earnest in 1883, when the first pick and shovel met hardened rock; helping sustain the mechanization of the Industrial Revolution into the 20th Century.

Early co-founder of Engels Mine, James Ford together with his brother Jack, discovered a rich copper outcropping in the Plumas Copper Belt in Plumas County during the American Civil War. No known photograph exists of Henry A. Engels. Photo courtesy Plumas County Museum

»

The California-Engels Copper Mining Company and California Copper Corporation in Greenville was incorporated on June 19, 1901.

According to Norman Lamb, president of the publically owned company, the Engels and nearby Superior (opened in 1917) mines have a rich history.

Situated approximately 20 miles outside Greenville, the mines today are closed down but definitely not forgotten.

As an authority on the history of the mines, Lamb has given innumerable presentations over the years regarding Engels Mine and the mining of the precious ore within its depths.

Engels Mine crew poses for a brief photo during a pause in work duties. The photo was taken sometime between 1924 and 1928. Photo courtesy of the Plumas County Museum.

»

Copper isn't found in many deposits in the world large enough to exploit, he explains, making the Plumas Copper Belt a significant reserve.

The first mill in the United States completed in 1914 at the Engels Mine in Upper Camp to employ the flotation process, used to more efficiently concentrate copper ore. It was built by Minerals Separation American Syndicate (1913) Ltd. The mill was originally designed to concentrate 150 tons-per-day but was milling up to 400 tons-per-day when it closed on November 1, 1919 in lieu of the larger and more productive Superior Mine mill site located at Lower Camp. Photo courtesy Plumas County Museum

»

"Gold may have lured prospectors with its promise of abundant riches," Lamb remarks, "but copper became the bread and butter of the industry."

He noted that hundreds of miners toiled night and day for over two decades to extract the prized metal without the implementation of modern machinery, making the work all the more dangerous and exhausting.

Although the rock was exceptionally hard and "no cave-ins or loss of life were ever reported," with over 600 miners working around the clock there were some recorded injuries — as would be expected in such a large operation.

Using trucks and horse-drawn wagons, Engels had the copper hauled over dirt road to the tiny township of Keddie in Plumas County.

The increasing demand for copper production led the Engels Mining Company to build a 100-ton blast furnace at China Gulch in 1910 for processing the ore.

Unfortunately, for reasons that remain unclear, the U.S. Forest Service at the time, which had stewardship over the Plumas National Forest where the smelter was located, shut it down.

This resulted in ore being hauled over road from Keddie to the Western Pacific Railroad, which filled its freight cars and transported the vital resource to a smelter in Garfield, Utah. As demand for the reddish brown metal continued to increase, Indian Valley Railroad, built by the Engels Copper Mining Company, began scheduling round trips twice a day from Engels Mine beginning in 1917 in order to handle the growing boom.

In total, Lamb says Superior Mine and Engels Mine yielded 117 million pounds of copper during their operation, often producing the largest quantities of copper in California throughout the 1920s.

Additionally, substantial amounts of gold and silver were also found within the mines.

The equivalent of $25 million was realized during the mines' operating lifetimes, he says, or several hundred million in today's dollars.

As a consequence of the Great Depression, there was a steep decline in the value of copper Lamb says, and the mines were closed in 1930.

It is estimated that up to two billion pounds of copper reserves may currently still remain in the Lights Creek Mining District. Lamb thinks that someday operations might resume should optimal economic factors make potential future production viable.

Meanwhile, the California-Engels Mining Company website says they continue to engage in developing mineral and timber properties in the western United States.

Lamb says sightseers who stand across the street on Diamond Mountain Road can clearly see what is in fact the Superior Mine.

Visitors to the area have often mistaken Superior for the larger Engels Mine, approximately 1,500 feet further up just beyond direct view.

The Superior Mine, "is best seen" with the use of "binoculars or through a telephoto lens from across the street," from the base of the mountain.

For both safety and legal reasons, the old mines remain private property, "and people should avoid trespassing to investigate the mines for any reason."

The Superior and Engels mines held more than valuable minerals. They are also reminders of an industrial age that helped shape the modern era.

Website: calengels.com

Thanks for Visiting Our Advertisers!

We Couldn't Do This Without Them.

Exhibit 20

Chain of Title History

April 2023

Summary Engels Mine Chain of Title

Scott Lawson Research, April 24, 2023

Henry A. Engels, Sr., and his sons Charles, Henry, and William first visited Plumas County, California, in the late 1870s. Henry Engels, Sr., was the manager of the Pacific Brass and Lock Foundry in San Francisco. The copper he used in his business came from the Lake Superior region and cost him 35 to 60 cents per pound. He came to Plumas County because of his interest in the copper deposits that had been found there, wanting to check on its viability from a manufacturer's standpoint. Apparently Engels liked what he saw. By 1880, the Engels began to establish themselves on Lights Creek, below what became the Superior Mine. Their establishment became known as "Engels," or "Lower Camp." They restaked several earlier copper claims, which became the Engels Mine at "Upper Camp." Newspaper articles from 1883 report the Engels brothers prospecting the large, oxidized outcrop at the Engels Mine. They probably worked there first rather than at the Superior Mine because of the softer rock. In February 1885, the *Greenville Bulletin* stated that arrangements were nearly complete to erect a 30-ton water jacket smelter on the Engels' copper claim the coming summer. Nothing further was reported about this project. It is likely that Henry Engel, Sr., was unable to raise the capital, possibly because the price of copper that year fell to 11 cents a pound, its lowest price in 25 years. Copper prices remained depressed for another 14 years, but with the rapid growth of the electrical industry, prices began to improve by 1899. By this time, Henry the younger and his sister, Elizabeth, had returned to San Francisco, leaving Charles, William, and Emily to carry on. With proper copper prices finally improving at the turn of the century, the Engels brothers incorporated Engels Copper Mining Company on June 19, 1901, in San Francisco.

During the Engels's early years on Lights Creek, a neighbor, Henry Smith, received patent to the W ½ of the SE ¼ of section 18 and the W ½ of the NE ¼ of section 19, T27N R11E, on April 4, 1889. As noted below, this property was granted to the Engels Copper Mining Company in 1917.

On October 12, 1908, the U.S. Department of Interior ordered an official survey of the Iron Cap No.1 and No.2, the Alta No.1 and No.2, the Ruth No.1 and No.2, and the Superior No.1 and No.2 quartz claims, resulting in Mineral Survey No.4753. On May 17, 1918, Engels Copper Mining Company received patent to the eight lode claims listed above. A few months later, on September 25, 1918, patent was granted for the Sulphide No.1 through No.4 and No.11 through No.14, the Engels No.2 through No.5, and the Carbonate No.1 through No.3, from Mineral Survey No.5256. Ten years later, on January 25 and January 30, 1928, Mineral Survey No.5780 produced patent on the Carbonate No.4, the Engels No.6 through No.8, and the Sulphide No.5 through No.10. Later that year, on April 19 and April 28, the Superior No.5, No.6, and No.9, from Mineral Survey No.5779 received patent. This gave the company 36 patented lode claims totaling 736 acres. On October 2, 1917, the Plumas County Superior Court distributed the estate of Henry Smith, deceased, granting the W ½ of the SE ¼ of section 18, and the W ½ of the NE ¼ of section 19, T27N R11E, consisting of 160 acres, to Engels Copper Mining Company. The company also acquired 85.28 acres of fee land, for a total of 245.28 patented acres. Along with the patented lands, they own or owned approximately 60 unpatented lode claims contiguous to the patented land. On December 20, 1918, Henry N. Potts received patent to the SW ¼ of the SE

¼ of the NE ¼, the SE ¼ of the SE ¼ of the SW ¼ of the NE ¼, the W ½ of the W ½ of the NE ¼ of the SE ¼, the NW ¼ of the NW ¼ of the SE ¼ of the SE ¼ of section 18, T27N R11E, containing 25 acres, but excepting the government telephone line and any rights the Indian Valley Railroad may have had. This patent was not recorded anywhere in the Plumas County Recorder's Office, nor does there appear to be a specific sale of the patent to Engels from Potts, other than possibly the 1917 sale of the W ½ of the SE ¼ of section 18 by Mrs. Henry Smith and Mrs. Hattie Potts. In 1920, Hattie Potts filed for divorce from Henry Potts on grounds of physical abuse, cruelty, drunkenness, and mental anguish. The divorce was granted along with possession of the home and real estate, to Hattie. It appears that Engels Copper Mining Company then let Mrs. Potts reside on the property.

On July 12, 1922, the California Copper Corporation was incorporated in California as a holding company for the shares of its operating company, Engels Copper Mining Company. On March 3, 1936, Engels Copper Mining Company merged into California Copper Corporation, and the name was changed to California-Engels Mining Company (Cal-Engels). Although exploration and development at Engels Mine commenced upon the organization of that company, it was not until 1914 that milling facilities were available and actual production of copper started. From 1914 until suspension of operations in July 1930, approximately 4,700,000 tons of copper ore were mined and milled, producing 160,170,000 pounds of copper and substantial values in gold and silver. Out of the profits from this operation, a bond issue of $500,000 was retired, and more than $1,285,000 in dividends were paid out. During the 1930s, the mining and milling plant, townsite, and Indian Valley Railroad subsidiary were dismantled and sold. On July 31, 1942, the Indian Valley Railroad, a corporation, deeded to the County of Plumas, a strip of land 100 feet wide that was the former railroad right-of-way for road purposes. It was comprised of portions of sections 17, 18, 19, 30, 31 in T27N R11E.

The mining properties were continuously leased from September 1947 to April 1993, with a few short monthly breaks in between lessees. The longest operating lessee was Placer Dome U.S., Inc., the U.S. subsidiary of Placer Dome, Ltd., of Vancouver, B.C., Canada, operating from 1964 to 1993. In that latter year, Placer Dome U.S., Inc. terminated the Mining Lease with Option to Purchase they held with Cal-Engels Mining Company. The mineral deposits and prospects were not deemed economically feasible under the conditions at the time and so a Non-Industrial Timber Management Plan on the mining properties was approved by the California Department of Forestry (now CALFIRE) and became effective July 2, 1999. Application was made to the California Tree Farm Committee of the American Tree Farm System for approval of its timber lands as a tree farm. This was accepted as California Tree Farm No.2611 on June 17, 1999.

In 1978, Willard Wattenburg and John Glass purchased the W ½ of the SE ¼ of section 18, and the W ½ of the NE ¼ and the W ½ of the SE ¼ of section 19, T27N R11E, as well as land in section 30. This sale comprised 326.2 acres and the note was secured by a Deed of Trust. Wattenburg subdivided and sold what was essentially his half, Glass defaulted on his portion, and Cal-Engels Mining Company recovered the property. Also in 1978, Wattenburg sold interests in the property to Arthur Spitzer and Eugene Nasch, who transferred interests in the property to four trusts. Over the next ten years, transactions within the trusts occurred. On August 19, 1999, Cal-Sierra Title Company for Harvey Jack Muller, Trustee for the Jeffery D. Nasch Trust #1, 25% undivided interest; Travis Spitzer Trust #1, 25% undivided interest; Arthur Spitzer

Grandchildren Trust, 25% undivided interest; Anthony C. Nasch Trust #1, 25% undivided interest, delivered a grant deed to Cal-Engels Mining Company for the W ½ of the SE ¼ of section 19, T27N R11E, excepting the ROW granted the County of Plumas in Deeds, Vol.78, p.418.

During the late 1960s and early 1970s, several road easements were negotiated with the U.S. Forest Service and the County of Plumas to allow those entities access across the Cal-Engels Mining Company's patented lands. In 2003, road access was granted to the CHY Company to access their property over the Cal-Engels land. On June 22, 2006, an Exploration Permit with Option to Lease and Purchase 36 patented claims and 162.12 acres patented land was granted to American Sheffield, Inc. This entity then became Nevaro, Inc., then Starfield, the Crown Mining and now U. S. Copper.

As of this date, the patented lands owned by Cal-Engels Mining Company appear to be unencumbered.

All historical background information taken from Cal-Engels annual reports and the article "Early Years of the Plumas Copper Belt," by Norman A. Lamb, October 1995.

Dates of patents for the 36 lode claims:

Alta No.1	5/7/1918
Alta No.2	5/7/1918
Iron Cap No.1	5/7/1918
Iron Cap No.2	5/7/1918
Ruth No.1	5/7/1918
Ruth No.2	5/7/1918
Sulphide No.1	9/25/1918
Sulphide No.2	9/25/1918
Sulphide No.3	9/25/1918
Sulphide No.4	9/25/1918
Sulphide No.5	1/25/1928 & 1/30/1928
Sulphide No.6	1/25/1928 & 1/30/1928
Sulphide No.7	1/25/1928 & 1/30/1928
Sulphide No.8	1/25/1928 & 1/30/1928
Sulphide No.9	1/25/1928 & 1/30/1928
Sulphide No.10	1/25/1928 & 1/30/1928
Sulphide No.11	9/25/1918
Sulphide No.12	9/25/1918
Sulphide No.13	9/25/1918
Sulphide No.14	9/25/1918
Engels No.2	9/25/1918
Engels No.3	9/25/1918

Engels No.4	9/25/1918
Engels No.5	9/25/1918
Engels No.6	1/25/1928 & 1/30/1928
Engels No.7	1/25/1928 & 1/30/1928
Engels No.8	1/25/1928 & 1/30/1928
Carbonate No.1	9/25/1918
Carbonate No.2	9/25/1918
Carbonate No.3	9/25/1918
Carbonate No.4	1/25/1928 & 1/30/1928
Superior No.1	5/7/1918
Superior No.2	5/7/1918
Superior No.5	4/19/1928 & 4/24/1928
Superior No.6	4/19/1928 & 4/24/1928
Superior No.9	4/19/1928 & 4/24/1928

Other patented lands:

Henry Smith	April 4, 1889
Henry N. Potts	December 20, 1918

Record Source	Recording Date	From	To	Document Name	Comments	Type of Interest	Parcel(s) / Claim(s) Affected	Instrument No.
1875 Los Burros Mining District, Monterey County Recorder	July 17, 1875	W.J. Murray		Location Notice	Location of the Lisbon Lead near Pear Orchard. Took note only, did not copy document as exact location is not known.	Possessory Mineral		Page 20
1875 Los Burros Mining District, Monterey County Recorder	August 20, 1875	W.J. Murray		Location Notice	Location of the Independent Quicksilver Mine about two miles south of Lisbon. Did not copy document as exact location is not known.	Possessory Mineral		Page 26
1875 Los Burros Mining District, Monterey County Recorder	September 27, 1875	Hugh Murray		Location Notice	Location of the Independent Lead, two miles south of Lisbon Lead. Did not copy document as exact location is not known.	Possessory Mineral		Page 33
1875 Los Burros Mining District, Monterey County Recorder	July 5, 1876	W.J. Murray, W.D. Cruicshank, Wm. Cruickshank, H.C. Dodge		Location Notice	Location of the Star Ledge on summit between Burro Creek and Pacific Ocean.	Partnership, Possessory Mineral		Page 45
1875 Los Burros Mining District, Monterey County Recorder	July 20, 1878	W.J. Murray		Location Notice	Location of the northerly extension of the Independent Lead. Did not copy as exact location unknown.	Possessory Mineral		Page 46
1875 Los Burros Mining District, Monterey County Recorder	July 20, 1878	W.J. Murray		Location Notice	Locates the Murray Ledge. Did not copy as exact location unknown.	Possessory Mineral		Page 47

Record Source	Recording Date	From	To	Document Name	Comments	Type of Interest	Parcel(s) / Claim(s) Affected	Instrument No.
1887-1888 Los Burros Mining District, Monterey County Recorder					No entries for subject property found. See narrative.			
1888-1889 Los Burros Mining District, Monterey County Recorder	May 15, 1889	E.E. Murray, W.J. Murray		Proof of Labor	Proof of Labor on the Last Chance Mine.	Partnership, Mineral		Pages 214-215
1888-1889 Los Burros Mining District, Monterey County Recorder	September 7, 1889	Francisco Dutra, Manuel Dutra, R. Seaman and R. Garcia		Location Notice	Locates the Free Gold Mine on the North Fork of Salmon Creek, just west of section 28, T24S R6E.	Partnership, Possessory Mineral		Page 241
1888-1889 Los Burros Mining District, Monterey County Recorder	September 7, 1889	Francisco Dutra, Manuel Dutra, R. Seaman and R. Garcia		Location Notice	Locate the North Fork Mine and the Rattler Mine, all in same area. Not copied, exact location unknown.	Partnership, Possessory Mineral		Pages 242-243
1888-1889 Los Burros Mining District, Monterey County Recorder	December 31, 1889	Francisco Dutra, Manuel Dutra, R. Seaman and R. Garcia		Partnership	Locators of the Free Gold, North Fork and Rattler mines form partnership to operate said mines.	Partnership		Page 258
Monterey County Assessor's Rolls, 1889, Monterey County Historical Society	1889	Frank Martin Dutra		Tax Assessment	Monterey County Assessor assessment on subject property.	Presumed possessory interest to subject property	Pacific School District : Assessed on the E ½ of the SE ¼ and the SE ¼ of the SW ¼ and the SW ¼ of the SE ¼ of section 28, T24S R6E.	Page 425

Record Source	Recording Date	From	To	Document Name	Comments	Type of Interest	Parcel(s) / Claim(s) Affected	Instrument No.
Monterey County Assessor's Rolls, Delinquent Taxes 1889, Monterey County Historical Society	1889	Frank Martin Dutra		Delinquent Tax Assessment	Stamped notation: Tax Deed, Vol.2, p.219, July 6, 1903	Presumed possessory interest to subject property	Pacific School District : Assessed on the E ½ of the SE ¼ and the SE ¼ of the SW ¼ and the SW ¼ of the SE ¼ of section 28, T24S R6E.	Page 425
Patents, Book D, Monterey County Recorder	December 29, 1890	U.S.A.	Francisco Dutra Martinez	Patent	Contained 160 acres. Recorded August 6, 1892.	U.S.A. granted patent	E 1/2 of SE 1/4, the SW 1/4 of SE 1/4 and the SE 1/4 of SW 1/4 of section 28, T24S R6E.	Page 417, Certificate No. 13575
Patents, Book J, Monterey County Recorder	May 11, 1894	U.S.A.	Francisco Dutra Martinez	Homestead	Recorded May 8, 1894. Adjacent to subject property.	U.S.A. granted patent	S 1/2 of NE 1/4 and NW 1/4 of SE 1/4 of section 28, and SW 1/4 of NW 1/4 quarter of section 27, T24S R6E.	Certificate No. 5094, Application No. 10894
Tax Deeds, Vol.2, Monterey County Recorder	March 28, 1896	Monterey County Tax Collector	State of California	Tax Sale	Sold for unpaid taxes.	Taxes	E ½ of the SE ¼ and the SE ¼ of the SW ¼ and the SW ¼ of the SE ¼ of section 28, T24S R6E.	Pages 219-220
Los Burros, Book E, Monterey County Recorder	May 12, 1902	W.J. Murray		Location Notice	Located Mining Claim No.1 in section 1, T25S R6E near subject property.	Possessory Mineral		Page 202
Los Burros, Book E, Monterey County Recorder	May 12, 1902	E.E. Murray, W.J. Murray		Location Notice	Located the Sunset Mine, Sunrise Mine and Backbone Mine.	Partnership, Possessory Mineral		Pages 206-208
Los Burros, Book E, Monterey County Recorder	May 12, 1902	E.E. Murray, W.J. Murray		Proof of Labor	Proof of Labor on the Ajax Hill Mine.	Partnership, Mineral		Page 250

Record Source	Recording Date	From	To	Document Name	Comments	Type of Interest	Parcel(s) / Claim(s) Affected	Instrument No.
Los Burros, Book F, Monterey County Recorder					No entries for subject property found. See narrative.			
Agreements, Vol.E, Monterey County Recorder	February 7, 1903	F.D. Martines	Geo. E. Vangarden, M.W. Minar, R.A. Minar	Agreement for Sale of Real Estate	Apparently this agreement was not fulfilled. Recorded December 12, 1903.		E 1/2 of the SE 1/4, SW 1/4 of the SE 1/4, and SE 1/4 of the SW 1/4 of section 28, and SW 1/4 of NW 1/4 of section 27, S 1/2 of NE 1/4, SE 1/4 of SE 1/4 of SW 1/4 section 28, T24S R6E.	Page 210
Tax Deeds, Vol.2, Monterey County Recorder	July 6, 1903	Monterey County Tax Collector	W.J. Murray	Sale of Real Estate	This is the only document located that connects Murray to subject property.	Presumed owner of some interest?	E ½ of the SE ¼ and the SE ¼ of the SW ¼ and the SW ¼ of the SE ¼ of section 28, T24S R6E.	Pages 219-220
Leases, Book C, Monterey County Recorder	March 16, 1905	Cruickshank Gold Mining Co.	W.J. Murray, Peter Doyle	Lease	Leased the Mammoth Mining Claim.	Partnership, Mineral		Page 236
Deeds, Vol.141, Monterey County Recorder	January 18, 1916	Francisco Dutra Martines, Maria D. Martines	Manuel Dutra	Sale of Real Estate	Amounted to 320 acres. Recorded March 25, 1916.		SW 1/4 of NW 1/4 of section 27, and the S 1/2 of NE 1/4, the SE 1/4 and SE 1/4 of SW 1/4 of section 28, T24S R6E.	Page 316
Deeds, Vol.141, Monterey County Recorder	January 18, 1916	Manuel Dutra	William J. Evans	Sale of Real Estate	Amounted to 320 acres. Recorded March 25, 1916.		W 1/2 of NE 1/4, W 1/2 of SE 1/4, E 1/2 of NW 1/4 and E 1/2 of SW 1/4 of section 28, T24S R6E.	Page 317
Deeds, Vol.168, Monterey County Recorder	February 28, 1927	Manuel Dutra, Leocada Balenzuela Dutra	W.J. Evans, J.C. Evans	Sale of Real Estate	Also conveyed portions of sections 26 and 27 in T24S R6E totaling 920 acres. Recorded December 1, 1919.		E 1/2 of SE 1/4 and SE 1/4 of NE 1/4 of section 28, T24S R6E.	Pages 398-399

Record Source	Recording Date	From	To	Document Name	Comments	Type of Interest	Parcel(s) / Claim(s) Affected	Instrument No.
Deeds, Vol.701, Monterey County Recorder	December 23, 1926	W.J. Evans, Alicia J. Evans, John C. Evans, Lillian E. Evans	Piedmont Land and Cattle Company	Sale of Real Estate	Also conveyed numerous other parcels containing in all about 4499.46 acres. Recorded December 12, 1940.		SE 1/4 of NE 1/4, W 1/2 of NE 1/4, E 1/2 of NW 1/4, E 1/2 of SW 1/4 and SE 1/4 of section 28, T24S R6E.	Pages 1-3
Official Records, Vol.99, Monterey County Recorder	December 30, 1926	William J. Evans, Alicia J. Evans, John C. Evans, Lillian E. Evans	Piedmont Land and Cattle Company	Agreement for Sale of Real Estate	Agreement on payment method and perfection of title to various parcels as listed in Deeds, Vol.701, pp.1-3. Recorded January 5, 1927.		SE 1/4 of NE 1/4, W 1/2 of NE 1/4, E 1/2 of NW 1/4, E 1/2 of SW 1/4 and SE 1/4 of section 28, T24S R6E.	Pages 457-463
Deeds, Vol.699, Monterey County Recorder	December 12, 1940	Hearst Sunical Land and Packing Corporation	United States of America	Sale of Real Estate	Amounted to 153,865.255 acres. Recorded December 12, 1940. Could not find an instrument conveying this property from Piedmont to Hearst.		Parcel 21 - of section 28, T24S R6E, all except the W 1/2 of the W 1/2 and NE 1/4 of the NE 1/4.	Pages 12-22
Official Records, Liens, Monterey County Recorder	June 30, 1982	Monterey County Assessor	Monte Young	Tax Lien on Unsecured Real Property	Lien has been purged as it is over 30 years old and no record of what it was for exists.	Unknown, if any.	Assessor No. 08-13803, Lien No. 12550, Tax Rate 099-049	08-13803

Record Source	Instrument Type	Book & Page	Record No.	Execution	Recording	Grantor	Grantee	Comments
Bureau of Land Management	Patent	p.343	1456	4/4/1889		USA	Henry Smith	W 1/2 of the SE 1/4 of section 18, the W 1/2 of the NE 1/4 of section 19, T27N R11E.
Plumas County Recorder: Deeds	Deed	Vol.39, pp.118-121		10/11/1909	11/1/1909	Charles Engels, Henry Engels, William Engels	Engels Copper Mining Company	Engels No.1-No.4; Carbonate No.1-No2; Sulphide No.1-No.3; Superior No.1-No.2; Ruth No.1-No.2; Alta No.1-No.2; Iron Cap No.1-No.2. All unpatented claims. Deed was made to confirm a prior deed for same destroyed by fire.
Plumas County Recorder: Deeds	Deed	Vol.49, pp.229-230		9/1/1911	11/16/1916	William Engels	Engels Copper Mining Company	Pertinent to this study is the first one: Sulphide No.4. Other claims listed: Utica Iron, Iron Cap No.3, Rocky Point No.1-No.2.
Plumas County Superior Court	Divorce	Case No. 1935 and No.1968		7/27/1920		Hattie Potts, Plaintiff	Henry Potts, Defendant	Court found for Plaintiff, awarded divorce and real and personal property.
Plumas County Recorder: Deeds	Deed	Vol.46, pp.353-354		10/8/1914	11/9/1914	Henry Engels, William Engels, Fred Engels, Mrs. Lizzie Hall	Engels Copper Mining Company	Engels No.2.
Plumas County Recorder: Deeds	Deed	Vol.49, pp.233-235		5/28/1915	11/16/1916	E.E Paxton	Engels Copper Mining Company	Numerous claims (78), but specific to this study: Sulphide No.5-No.14; Engels No.6-No.8; Carbonate No.3-No.4; Superior No.5-No.6.
Plumas County Recorder: Deeds	Deed	Vol.50, pp.58-59		4/19/1917	4/20/1917	Mrs. Henry Smith, Mrs. Hattie Potts	Engels Copper Mining Company	W 1/2 of SE 1/4 section 18, W 1/2 of NE 1/4 section 19, T27N R11E, 160 acres, patented in 1889.
Plumas County Recorder: Deeds	Deed	Vol.50, pp.78-79		5/1/1917	5/2/1917	William Engels	Engels Copper Mining Company	Engels No.5 mining claim.
Plumas County Recorder: Deeds	Decree of Distribution	Vol.50, pp.409-410		10/2/1917	10/2/1917	Plumas County Superior Court	Engels Copper Mining Company	Estate of Henry Smith, deceased, distributed to Engels Copper Mining Company. Consisted of W 1/2 of SE 1/4 section 18, W 1/2 of NE 1/4 section 19, T27N R11E, 160 acres. See the notesd on the Potts Patent below.
Plumas County Recorder: Deeds	Deed	Vol.51, pp.269-271		4/19/1918	4/24/1918	Henry Engels	Engels Copper Mining Company	Four mining claims, but one specific to this study: Superior No.1.

Record Source	Instrument Type	Book & Page	Record No.	Execution	Recording	Grantor	Grantee	Comments
Plumas County Recorder: Deeds	Deed	Vol.51, pp.271-272		4/20/1918	4/24/1918	William Engels	Engels Copper Mining Company	Five mining claims, two specific to this study: Ruth No.1, Superior No.2.
Plumas County Recorder: Patents	Patent	Vol.8, pp.461-465		5/7/1918	6/12/1918	USA	Engels Copper Mining Company	The Iron Cap No.1, No.2; the Alta No.1, No.2; the Ruth No.1, No.2; the Superior No.1, No.2, Mineral Survey No.4753.
Plumas County Recorder: Patents	Patent	Vol.8, pp.487-494		9/25/1918	10/18/1918	USA	Engels Copper Mining Company	Sulphide No.1-No.4, No.11-14; Engels No.2-No.5; Carbonate No.1-No.3. Mineral Survey No.5256.
BLM: Patents	Patent	04509 Susanville	656889	12/20/1918		USA	Henry Potts	SW ¼ of the SE ¼ of the NE ¼, the SE ¼ of the SE ¼ of the SW ¼ of the NE ¼, the W ½ of the W ½ of the NE ¼ of the SE ¼, the NW ¼ of the NW ¼ of the SE ¼ of the SE ¼ of section 18, T27N R11E, containing 25 acres. No record of this patent is found in the Plumas County Recorder's Office, and the only transaction that seems remotely related to this patent is the sale in 1917 by Mrs. Henry Smith and Mrs. Hattie Potts to Engels Copper Mining Company of the W 1/2 of SE 1/4 of section 18.
Plumas County Recorder: Patents	Patent	Vol.9, pp.327-332		1/25/1928, 1/30/1928	2/14/1928	USA	Engels Copper Mining Company	Carbonate No.4; Engels No.6-No.8; Sulphide No.5-No.10. Mineral Survey No.5780.
Plumas County Recorder: Patents	Patent	Vol.9, pp.333-335		4/19/1928, 4/24/1928	5/19/1928	USA	Engels Copper Mining Company	Superior No.5, No.6, No.9. Mineral Survey No.5779.
Plumas County Recorder: Agreements	Agreement	Vol.12, pp.80-84		12/10/1941	3/26/1942	California-Engels Mining Company	H.R. Neel Lumber Company	Agreement to allow Neel to log timber on patented property: Same as above document.
Plumas County Recorder: Agreements	Modification of Agreement	Vol.12, pp.84-85		12/12/1941	3/26/1942	California-Engels Mining Company	H.R. Neel Lumber Company	Modification of above Agreement to allow use of property for milling and storage.

Record Source	Instrument Type	Book & Page	Record No.	Execution	Recording	Grantor	Grantee	Comments
Plumas County Recorder: Miscellaneous Records	Notice of Non-Responsibility	Vol.8, p.152		3/25/1942	4/3/1942	California-Engels Mining Company	H.R. Neel Lumber Company	Non-responsibility for logging on their patented property: Sulphide No.1-No.14; Engels No.2-No.8; Carbonate No.1-No.4; Superior No.1, No.2. No.5, No.6, No.9; Ruth No.1-No.2; Alta No.1-No.2; Iron Cap No.1-No.2.
Plumas County Recorder: Deeds	Deed of Right-Of-Way	Vol.78, pp.418-419		7/31/1942	10/5/1942	Indian Valley Railroad Company, Inc.	County of Plumas	A strip of land 100 feet wide that was once the Indian Valley Railroad right-of-way, comprising portions of sections 17, 18, 19, 30, 31, of T27N R11E.
Plumas County Recorder: Official Records	Lease	Vol.121, pp.157-172		1/9/1959	11/24/1959	California-Engels Mining Company	John Scott, Lessee, Indian Valley Chemical Company, Assignee	Renewal of Lease, making Indian Valley Chemical Company lessee to 36 patented parcels designated as Mineral Surveys 4753, 5780, ranch holdings in sections 18, 19.
Plumas County Recorder: Official Records	Breach of Lease	Vol.129, p.94		11/16/1959	11/24/1959	California-Engels Mining Company	John Scott, Lessee, Indian Valley Chemical Company, Assignee	Notice of Breach of Lease of Mining Agreement of 1954 (above) and resultant action.
Plumas County Recorder: Official Records	Mining Lease	Vol.166, pp.1328-1338		10/25/1960	8/19/1964	Engels Copper Mining Company	Theodore L. Nye and D.L. Calhoun, dba Nye-Calhoun	Lease of 36 patented parcels for mining purposes: MS# 4753, 5780.
Plumas County Recorder: Official Records	Amendment to Mining Lease	Vol.166, pp.1339-1342		11/1/1961	8/19/1964	California-Engels Mining Company	Theodore L. Nye and D.L. Calhoun, dba Nye-Calhoun	Amendment to above lease specifying payment methods and mineral rights only, no surface rights.
Plumas County Recorder: Official Records	Abstract of Mining Sublease	Vol.167, pp.27-28		8/10/1964	9/8/1964	Theodore L. Nye, lesse from California-Engels Mining Company	American Exploration and Mining Company, Inc.	Sublease from lessee to American Exploration for 36 patent parcels for mining purposes: MS# 4753, 5780.
Plumas County Recorder: Official Records	Easement Deed for Road	Vol.187, pp.699-706	4359	6/9/1969	6/10/1969	California-Engels Mining Company; Theodore L. Nye, American Exploration and Mining Co., Inc.	USA (USDA Forest Service)	Road easement over Superior No.1, No.6, No.9, to be 66 feet wide, with termination clause.
Plumas County Recorder: Official Records	Easement Deed for Road	Vol.191, pp.289-299	2716	6/9/1969	11/17/1969	California-Engels Mining Company; Theodore L. Nye, American Exploration and Mining Co., Inc.	USA (USDA Forest Service)	Road easement over Superior No.1, No.6, No.9, to be 66 feet wide, with termination clause.

Record Source	Instrument Type	Book & Page	Record No.	Execution	Recording	Grantor	Grantee	Comments
Plumas County Recorder: Official Records	Easement Deed for Road	Vol.191, pp.300-304	1527	6/24/1969	9/11/1969	Clarence & Edith Potts h/w, Willis C. & Pauline A. Potts h/w, and American Exploration and Mining Co., Inc. lessee	USA (USDA Forest Service)	Road easement over the SW 1/4 of SE 1/4 of NE 1/4; SE 1/4 of SE 1/4 of SW 1/4 of NE 1/4; W 1/2 of W 1/2 of NE 1/4 of SE 1/4; NW 1/4 of NW 1/4 of SE 1/4 of SE 1/4 of section 18 T27N R11E.
Plumas County Recorder: Official Records	Certificate of Secretary	Vol.191, p.305	2717	10/28/1969	11/17/1969	American Exploration and Mining Company, Inc.	USA (USDA Forest Service)	Certification of ability of grantor to execute road easement as recorded 6/9/1969 and 6/24/1969.
Plumas County Recorder: Official Records	Easement Deed for Plumas County Road 214	Vol.213, pp.697-698	6709	7/12/1972	7/21/1972	California-Engels Mining Company	County of Plumas	100-foot easement for Plumas County Road 214 over portions of the NW 1/4 of NE 1/4 of section 19 and SW 1/4 of SE 1/4 section 18 T27N R11E.
Plumas County Recorder: Official Records	Notice of Non-Responsibility	Vol.241, p.456	5473	3/28/1975	3/28/1975	California-Engels Mining Company	Philip Dussart, lessee	Non-responsibility for actions of lessee Philip Dussart on grantor's properties, specific to this study, parcel 007-180-002.
Plumas County Recorder: Official Records	Grant Deed	Vol.265, pp.525-527	6178	2/14/1977	2/18/1977	Edwin L. McDowell	Pacific Northwest Resources	All merchantable timber in Exhibit A: 007-160-006, 007; 007-170-001,003; 007-180-001,002; 007-190-001,002; 007-080-001,002,003; 007-090-001,002.
Plumas County Recorder: Official Records	Corporation Grant Deed	Vol.295, p.350	2586	9/5/1978	9/18/1978	California-Engels Mining Company	Willard H. Wattenburg, unmarried man	W 1/2 of SE 1/4 section 18; W 1/2 of NE 1/4; W 1/2 of SE 1/4 section 19 T27N R11E, also land in section 30.
Plumas County Recorder: Official Records	Deed of Trust	Vol.295, p.351	2587	9/5/1978	9/18/1978	Willard H. Wattenburg, unmarried man, Trustor, Title Insurance and Trust Company, Trustee	California-Engels Mining Company, Beneficiary	W 1/2 of SE 1/4 section 18; W 1/2 of NE 1/4; W 1/2 of SE 1/4 section 19 T27N R11E, also land in section 30.
Plumas County Recorder: Official Records	Deed of Trust	Vol.295, p.551	2744	9/5/1978	9/23/1978	John P. Glass, Trustor, Title Insurance and Trust Company, Trustee	California-Engels Mining Company, Beneficiary	W 1/2 of SE 1/4 section 18; W 1/2 of NE 1/4; W 1/2 of SE 1/4 section 19 T27N R11E, excepting Right of Way recorded in Deeds Vo.78, p.418.

Record Source	Instrument Type	Book & Page	Record No.	Execution	Recording	Grantor	Grantee	Comments
Plumas County Recorder: Official Records	Assignment of Deed of Trust	Vol.295, p.553	2745	9/5/1978	9/22/1978	Williard H. Wattenburg on Deed of Trust from John P. Glass, Trustor, to Title Insurance and Trust Co., Trustee	California-Engels Mining Company, Beneficiary	W 1/2 of SE 1/4 section 18; W 1/2 of NE 1/4; W 1/2 of SE 1/4 section 19 T27N R11E, excepting Right of Way recorded in Deeds Vo.78, p.418.
Plumas County Recorder: Official Records	Deed of Trust	Vol.298, pp.524-526	4368	10/24/1978	11/9/1978	Arthur Spitzer and Eugene Nasch, Trustor, Title Insurance and Trust Company, Trustee	Willard H. Wattenburg, Beneficiary	W 1/2 of SE 1/4 of section 19, T27N R11E, excepting the ROW granted to County of Plumas in 1942, in Vol.78, p.418 Deeds. Includes Partial Release Provisions.
Plumas County Recorder: Official Records	Quitclaim Deed	Vol.322, pp.68-69	5339	11/30/1979	12/12/1979	Mrs. Irene Crum and Mrs. Jean Ferguson, co-administrators of Estate of Theodore L. Nye	California-Engels Mining Company	Release of 36 patented parcels: MS# 4753, 5780.
Plumas County Recorder: Official Records	Grant Deed	Vol.323, p.419	6988	1/7/1980	1/15/1980	Pacific Northwest Resources	Arthur Spitzer and Eugene Nasch	An undivided 1/2 interest in the real property described in the deed from Edwin McDowell to Pacific Northwest Resources, Vol.265, pp.525-527.
Plumas County Recorder: Official Records	Grant Deed	Vol.401, p.485	6308	1/16/1984	2/7/1984	Eugene C. Nasch	Jeffery D. Nasch Trust #1	Undivided 25% interest to W 1/2 of SE 1/4 of section 19, T27N R11E, excepting the ROW granted to County of Plumas in 1942, in Vol.78, p.418 Deeds.
Plumas County Recorder: Official Records	Grant Deed	Vol.401, p.486	6309	1/16/1984	2/7/1984	Eugene C. Nasch	Anthony C. Nasch	Undivided 25% interest to W 1/2 of SE 1/4 of section 19, T27N R11E, excepting the ROW granted to County of Plumas in 1942, in Vol.78, p.418 Deeds.
Plumas County Recorder: Official Records	Modification and Supplement to Deed of Trust and Partial Reconveyance	Vol. 407, pp.442-443	8698	2/10/1984	5/31/1984	John P. Glass, Trustor, Title Insurance and Trust Co., Trustee	California-Engels Mining Company, Beneficiary	Amends legal description and describes as W 1/2 of SE 1/4 section 18 and W 1/2 of NE 1/4 section 19 T27N R11E, excepting Right of Way recorded in Deeds, Vol.78, p.418.

Record Source	Instrument Type	Book & Page	Record No.	Execution	Recording	Grantor	Grantee	Comments
Plumas County Recorder: Official Records	Consent of Record Owners for Land Division by Plot Plan	Vol.475, pp.275-277	5567	1/16/1987	2/5/1988	Plumas County Engineer	California-Engels Mining Company	Parcel 1: W 1/2 of SE 1/4 section 18; W 1/2 of NE 1/4 section 19 T27N R11E, excepting Right of Way recorded in Deeds Vol.78, p.418; Parcel 2: A portion of the W 1/2 of NE1/4 section 19, T27N R11E.
Plumas County Recorder: Official Records	Grant Deed	Vol.475, pp.497-498	5701	1/6/1988	2/8/1988	California-Engels Mining Company	Robert F. & Karen J. Carmody, Trustees, Carmody 1985 Living Trust	Portion of W 1/2 of NE 1/4 section 19 T27N R11E and easement for road and utilities, APN 170-007-008 and 009, since combined and now 010 and 011.
Plumas County Recorder: Official Records	Substitution of Trustee	Vol.494, p.515	217	12/23/1988	1/11/1989	Arthur Spitzer and Eugene Nasch, Trustor, Title Insurance and Trust Company, Trustee	Willard H. Wattenburg, unmarried man, Beneficiary	Substitution of Willard H. Wattenburg as Trustee.
Plumas County Recorder: Official Records	Full Reconveyance	Vol.494, p.516		11/23/1988	1/4/1989	Title Insurance Trust Co. for Willard H. Wattenburg, Trustee	Arthur Spitzer and Eugene Nasch	W 1/2 of SE 1/4 of section 19, T27N R11E, excepting the ROW granted to County of Plumas in 1942, in Deeds, Vol.78, p.418.
Plumas County Recorder: Official Records	Quitclaim Deed	Vol.501, pp.246-248	3025	5/19/1989	5/24/1989	Edwin L. McDowell	California-Engels Mining Company	Release of all merchantable timber on 13 patented parcels, one of which is specific to this study: 007-180-002.
Plumas County Recorder: Official Records	Grant Deed	Vol.525, p.138	4104	5/16/1990	6/29/1990	Robert F. & Karen J. Carmody, Trustees, Carmody 1985 Living Trust	California-Engels Mining Company	Portion of W 1/2 of NE 1/4 section 19 T27N R11E and easement for road and utilities, APN 170-007-008 and 009, since combined and now 010 and 011.
Plumas County Recorder: Official Records	Mining Lease with Option to Purchase	Vol.538, pp.685-691	446	11/1/1990	11/16/1991	California-Engels Mining Company	Placer Dome USA, Inc.	Involves Fee Property and Patented Mining Claims specific to this study.
Plumas County Recorder: Official Records	Non-Exclusive Limited Easement for a Road	Vol.570, pp.118-120	2532	3/11/1992	4/7/1992	California-Engels Mining Company	Placer Dome USA, Inc.	Easement over W 1/2 of NE 1/4 section 19 T27N R11E.

Record Source	Instrument Type	Book & Page	Record No.	Execution	Recording	Grantor	Grantee	Comments
Plumas County Recorder: Deeds	Grant Deed	Vol.785, p.679	6836	8/18/1999	8/31/1999	Cal-Sierra Title Company, Harvey Jack Muller, Trustee for: Jeffery D. Nasch Trust #1 of 25% undivided interest.	Cal-Engels Mining Company	W 1/2 of SE 1/4 of section 19, T27N R11E, excepting the ROW granted to County of Plumas in 1942, in Deeds, Vol.78, p.418.
Plumas County Recorder: Deeds	Grant Deed	Vol.785, pp.680	6837	8/19/1999	8/31/1999	Cal-Sierra Title Company, Harvey Jack Muller, Trustee for: Anthony D. Nasch Trust #1 of 25% undivided interest.	Cal-Engels Mining Company	W 1/2 of SE 1/4 of section 19, T27N R11E, excepting the ROW granted to County of Plumas in 1942, in Deeds, Vol.78, p.418.
Plumas County Recorder: Deeds	Grant Deed	Vol.785, p.681	6838	8/18/1999	8/31/1999	Cal-Sierra Title Company, Harvey Jack Muller, Trustee for: Arthur Sptizer Grandchildren Trust #1 of 25% undivided interest.	Cal-Engels Mining Company	W 1/2 of SE 1/4 of section 19, T27N R11E, excepting the ROW granted to County of Plumas in 1942, in Deeds, Vol.78, p.418.
Plumas County Recorder: Deeds	Grant Deed	Vol.785, pp.682	6839	8/19/1999	8/31/1999	Cal-Sierra Title Company, Harvey Jack Muller, Trustee for:Travis Spitzer Trust #1 of 25% undivided interest.	Cal-Engels Mining Company	W 1/2 of SE 1/4 of section 19, T27N R11E, excepting the ROW granted to County of Plumas in 1942, in Deeds, Vol.78, p.418.
Plumas County Recorder: Deeds	Grant Deed	Vol.785, pp.683-684	6840	8/19/1999	8/31/1999	Cal-Sierra Title Company, Harvey Jack Muller, Trustee for: Jeffery D. Nasch Trust #1 of 25%; Travis Spitzer Trust #1 of 25%; Arthur Spitzer Grandchildren Trust of 25%; Anthony C. Nasch Trust #1 of 25%.	Cal-Engels Mining Company	W 1/2 of SE 1/4 of section 19, T27N R11E, excepting the ROW granted to County of Plumas in 1942, in Deeds, Vol.78, p.418.

Record Source	Instrument Type	Book & Page	Record No.	Execution	Recording	Grantor	Grantee	Comments
Plumas County Recorder: Official Records	Release and Quitclaim Deed	Vol.598, pp.345-349	2667	4/20/1993	4/22/1993	Placer Dome USA, Inc.	California-Engels Mining Company	Release & Quitclaim of all Fee Property and Patented Mining Claims from Lease & Option of 1990-1991.
Plumas County Recorder: Official Records	Road Easement Agreement	2003-7017 (10 pages)		6/10/2003	6/25/2003	California-Engels Mining Company	The CHY Company	Road access from Diamond Mtn Road through Cal-Engels property, specifically: Iron Cap No.1, Alta No.1, Ruth No.1 (MS# 4753).
Plumas County Recorder: Official Records	Memorandum of Agreement	2006-5241 (4 pages)		4/24/2006	6/22/2006	California-Engels Mining Company	American Sheffield, Inc.	Exploration Permit with Option to Lease and Purchase for 36 patented claims and 162.12 acres patented land: APN 007-160-002, 009, 010, 011; 007-170-010, 011; 007-080-004; 007-090-003.
Plumas County Recorder: Official Records	Notice of Non-Responsibility	2007-3854 (4 pages)		5/8/2007	5/9/2007	California-Engels Mining Company	American Sheffield, Inc.	Non-responsibility for American Sheffield, Inc. activities on parcels above.
Plumas County Recorder: Official Records	Notice of Reclamation Plan Approval	2012-6874		9/25/2012	10/4/2012	Plumas County Planning Department	California-Engels Mining Company	Affects APN 007-080-004.

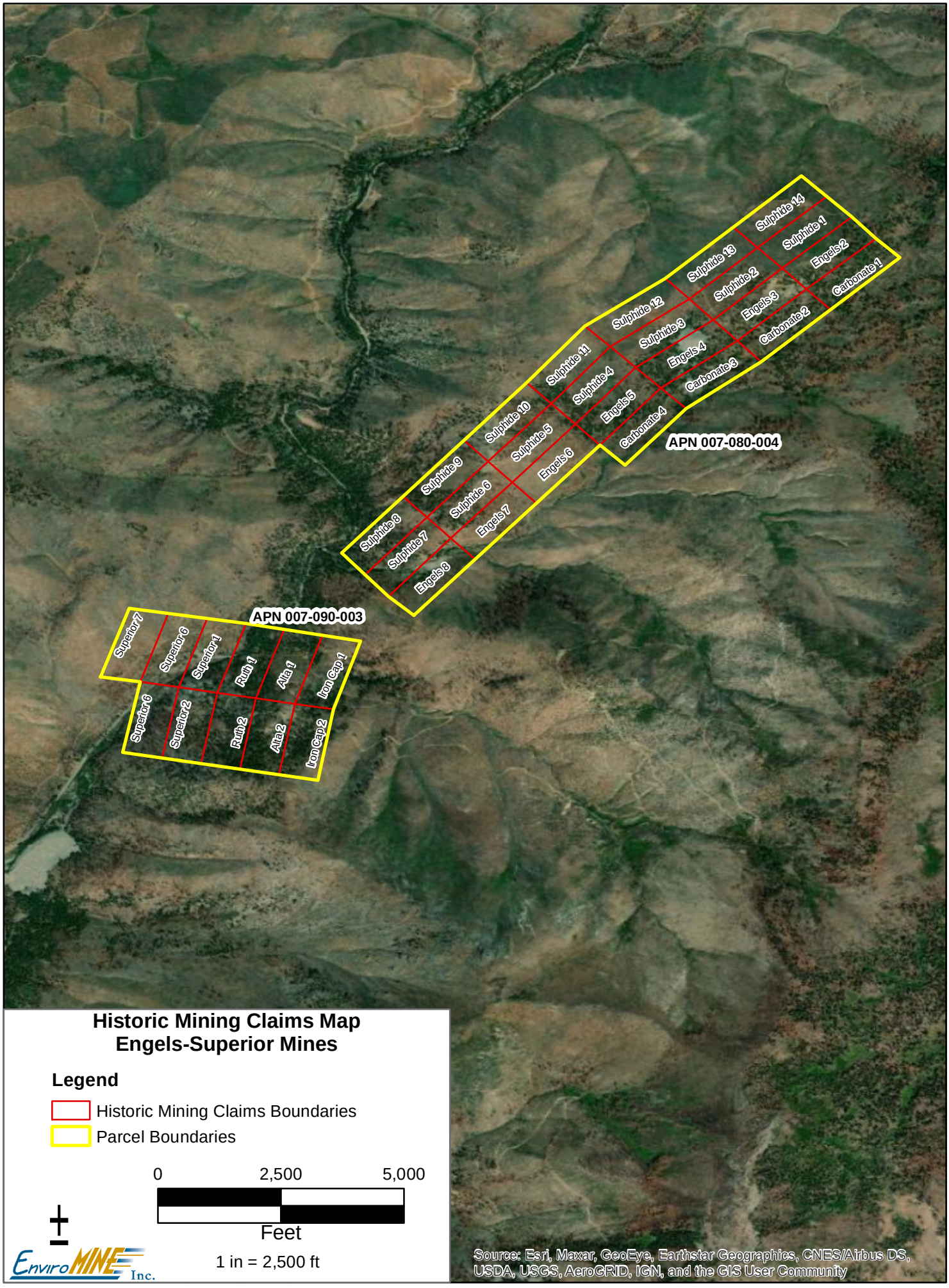

Sulphide 14
Sulphide 1
Engels 2
Carbonate 1
Sulphide 13
Sulphide 2
Engels 3
Carbonate 2
Sulphide 12
Sulphide 3
Engels 4
Carbonate 3
Sulphide 11
Sulphide 4
Engels 5
Carbonate 4
Sulphide 10
Sulphide 5
Engels 6
Sulphide 9
Sulphide 6
Engels 7
Sulphide 8
Sulphide 7
Engels 8
APN 007-080-004
APN 007-090-003
Superior 7
Superior 6
Superior 1
Ruth 1
Alta 1
Iron Cap 1
Superior 6
Superior 2
Ruth 2
Alta 2
Iron Cap 2
Historic Mining Claims Map
Engels-Superior Mines
Legend
Historic Mining Claims Boundaries
Parcel Boundaries
0
2,500
5,000
Feet
1 in = 2,500 ft
EnviroMINE Inc.
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Exhibit "B"

US COPPER CORP

REQUEST FOR DETERMINATION OF

VESTED RIGHTS FOR THE ENGELS-SUPERIOR MINES – AMENDMENT

LETTER DATED JUNE 27, 2023

From: James DeCarolis
To: Ferguson, Tracey; Herrin, Rebecca
Cc: Warren Coalson; Steve Dunn
Subject: Amendment to our Vested Rights Determination Request
Date: Tuesday, June 27, 2023 11:11:34 AM
Attachments: image001.png
VRD Amendment Letter - June 2023.pdf
Zoning Maps - APN 007-080-004.pdf
Zoning Maps - APN 007-090-003.pdf

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.

Tracey,

Please see attached for our request to amend the vested rights determination as discussed.

I've also attached the zoning maps that were provided to us as part of our initial public records requests that Tim Evans provided. Both historical zoning maps appear to start in 1974 without any zoning designation and don't show a zoning designation until 1976. I did speak with Tim about this at the time and he agreed with that assessment. Rebecca, I know you still want to do your own due diligence on that so please let us know if you find anything to the contrary.

Best regards,

James DeCarolis
Project Manager
3511 Camino Del Rio South
Suite 403
San Diego, Ca 92108
Phone: (619) 284-8515
Cell: (619) 403-0935

EnviroMINE, Inc.
Environmental & Mine Permitting Services

June 27, 2023

Tracey Ferguson
Planning Director
Plumas County
555 Main Street
Quincy, CA 95971

SUBJECT: REQUEST FOR DETERMINATION OF VESTED RIGHTS FOR THE ENGELS-SUPERIOR MINES - AMENDMENT

Dear Tracey Ferguson:

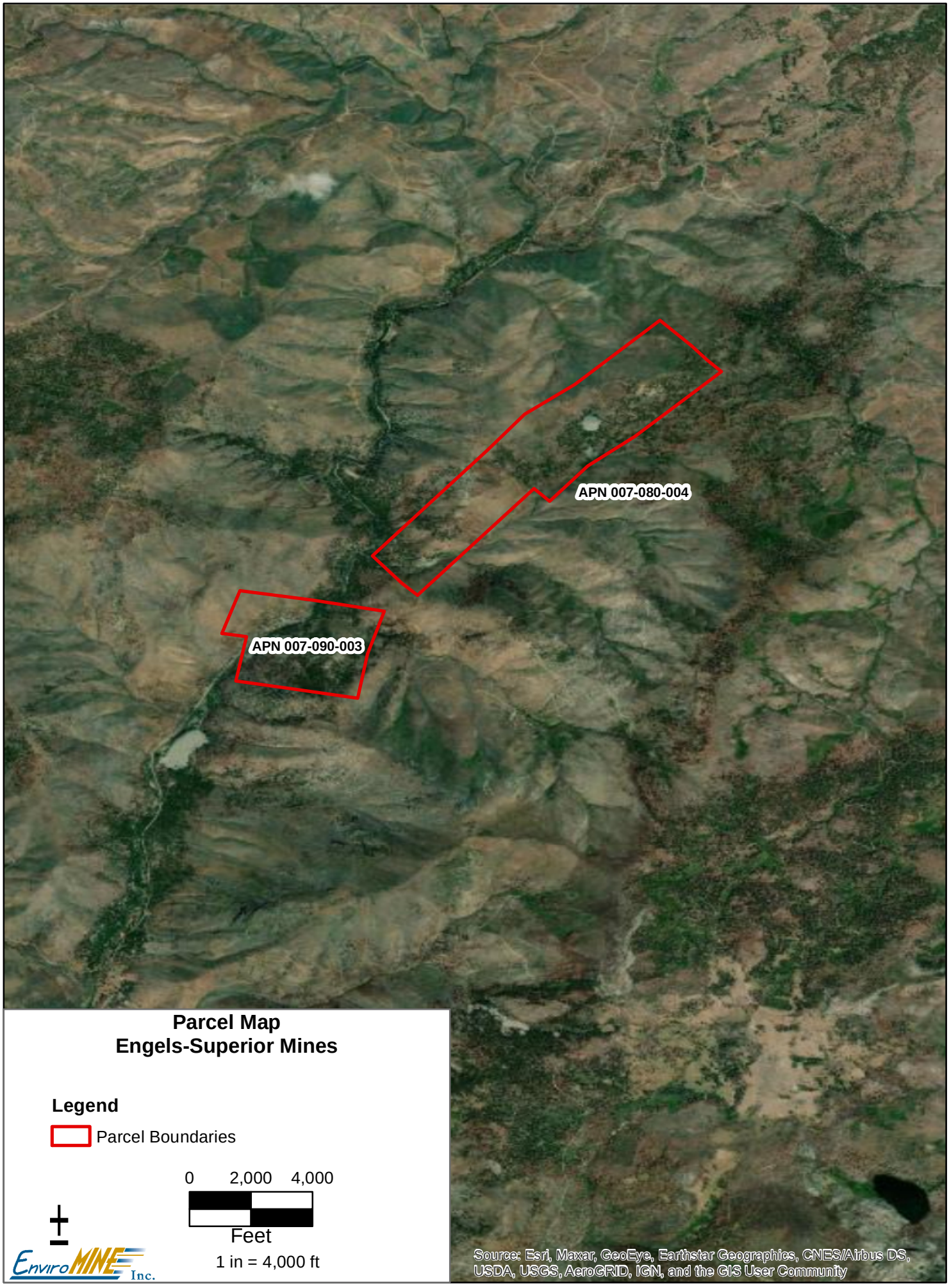
Thank you again for meeting with U.S. Copper Corp (represented by Steve Dunn, George Cole, Warren Coalson, and James DeCarolis), on Thursday, June 22, 2023, to discuss the project in the subject block above. As discussed, we are submitting this letter to amend our request for vested rights determination, submitted on April 25, 2023. We are amending the request to narrow the geographic scope of our vested rights determination by removing APN's 007-160-009 ("Potts"), 007-160-002 ("Potts"), 007-170-010 ("Smith"), 007-170-011 ("Smith"), 007-160-010 ("Smith"), 007-160-011 ("Smith-Potts"), 007-180-004, and 007-180-002 from the request. At our discretion, we reserve the right to request a vested rights determination on the excluded parcels at a later date. Removing these parcels from the current request does not reflect any intent or act by the property owner to abandon the vested rights which we believe attach to said parcels. We have included a map showing the remaining parcels (007-080-004 and 007-090-003) still included in the request. Please let us know if you need any further information or items to accept this request to amend our submittal.

Please call me at (619) 284-8515 or e-mail me at the address below if you have any questions or comments.

Sincerely,
EnviroMINE, Inc.

James DeCarolis
james@enviromineinc.com

3511 Camino Del Rio South, Suite 403 - San Diego, CA 92108
(619) 284-8515 / (800) 755-3995 - Fax: (619) 284-0115


APN 007-080-004
APN 007-090-003
Parcel Map
Engels-Superior Mines
Legend
Parcel Boundaries
0
2,000
4,000
Feet
1 in = 4,000 ft
EnviroMINE Inc.
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

POR. T 27N, R11E, M.D.M.

Tax Area Code
53-002

7-08

1000

REVISION	
1/74	E.Mc

(1) 285.37 Ac

(2) 143.18 Ac.

(3) 80.82 Ac.

SULPHIDE QTZ. CLAIMS

ENGELS QTZ. CLAIMS

CARBONATE QTZ CLAIMS

1/4 COR

U.S.A

NOTE Assessor's Block Numbers Shown in Ellipses
Assessors Parcel Numbers Shown in Circles

Assessor's Map Bk 7 Pg 08
County of Plumas, Calif

CODAMAP, a product of CADASTRAL ENGINEERING INC

POR. T 27N, R11E, M.D.M.

Tax Area Code
53-002

7-08

2

1" = 1000'

"GF"
ORD. 76-161

(1) 285.37 Ac.

(2) 143.18 Ac.

(3) 80.82 Ac.

SULPHIDE QTZ. CLAIMS

ENGELS QTZ. CLAIMS

CARBONATE QTZ. CLAIMS

U.S.A.

1/4 COR

REVISION	
1/74	E.Mc
9/76	JDG

NOTE – Assessors Block Numbers Shown in Ellipses
Assessors Parcel Numbers Shown in Circles

Assessor's Map Bk. 7 Pg. 08
County of Plumas, Calif

CODAMAP, a product of CADASTRAL ENGINEERING INC

POR. T 27N, R11E, M.D.M.

Tax Area Code
53-001

3 7-08
7/77 PJ

1"=1000

THP
#2-77-652-PLU(2)
12/79

"GF"
ORD 76-161

(1) 285.37 Ac.
(2) 143.18 Ac.
(3) 80.82 Ac.

SULPHIDE QTZ. 11 CLAIMS
CLAIMS 4
ENGELS 5 QTZ.
1/4 COR
CARBONATE QTZ 2 CLAIMS

U.S.A.

11 GF
ORD 76-161

1/4 COR

7
9
5 4 / 8 9
8 9 / 17 16
4 3 / 9 10
9 10 / 16 15

NOTE -- Assessors Block Numbers Shown in Ellipses
Assessors Parcel Numbers Shown in Circles

CODAMAP, a product of CADASTRAL ENGINEERING INC

Assessor's Map Bk 7 Pg 08
County of Plumas, Calif.

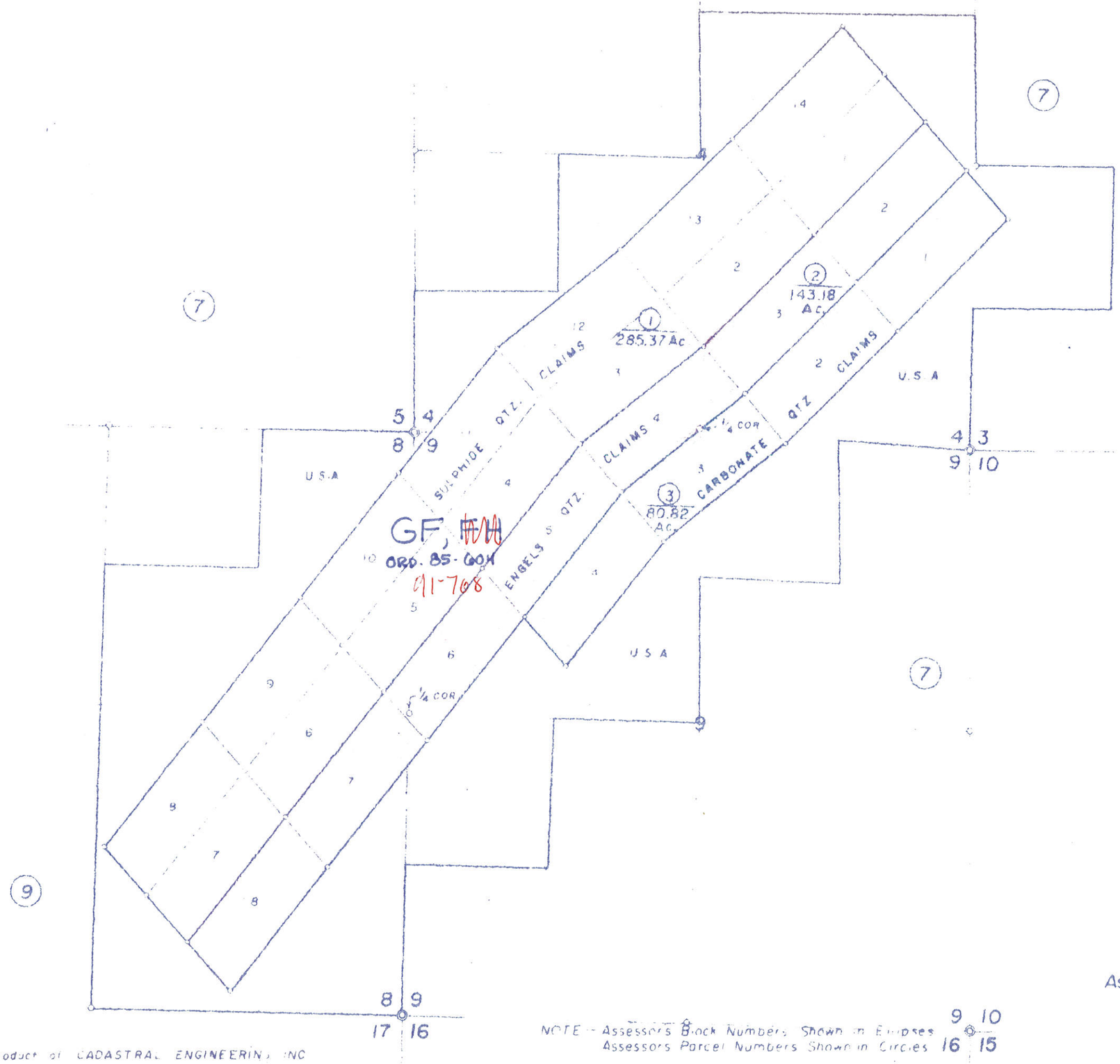
7/77

POR. T 27N, R11E, M.D.M.

Tax Area Code
53-001

7-08

4



GF, FM
ORD. 85-604
11-708

CODAMAP, a product of CADASTRAL ENGINEERING INC

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk 7 Pg 08
County of Plumas, Calif

7 | 77

Provided by:
PARCELQUEST

POR. T. 27 N., R. 11 E., M.D.B.&M.

Tax Rate Area
53-134

7-08

ASSESSOR MAP LEGEND

COLOR	LAYER
	SECTIONS AND BLOCKS
	UTILITIES
	AIRPORT
	STRUCTURE,"HOUSE".
	RAILROADS, GLO TRAVERSE
	ASSESSOR'S PARCEL NUMBER, TOWNSITE, CITY LIMITS, COUNTY LINES.
	FLOOD SURVEY
	SUBDIVISIONAL TRACT LINES
	WATER
	ASSESSOR'S PARCEL PROPERTY LINES
	ADJACENT PARCEL, PAGE OR BOOK REFERANCE
	HWYS, STREETS, ROADS AND TEXT
	GOLF COURSE
	MINERAL SURVEYS, PATENTS, RIGHTS
	LOT & PARCEL DESIGNATORS, TICK MARKS AND TEXT
	ALTERED PARCEL LINES AND BRIDGES
	MOUNTAIN LOCATION
	FENCE LINE
	TAX RATE AREA
	DIMENSIONAL TEXT

N

1" = 1000'

7

4

14 1 13 2 12 3 11 4 10 5 9 6 8 7

12 CLAIMS 3 — 4 — 509.37Ac. — 2 CLAIMS 3

11 QTZ. SULPHIDE 4 8 RS 75 5 QTZ. ENGELS 4

4 CLAIMS 3 CARBONATE

1/4 COR.

QTZ.

U.S.A.

U.S.A.

U.S.A.

5 4 / 8 9

4 3 / 9 10

8 9 / 17 16

9 10 / 16 15

7

7

9

NOTE: ALL INFORMATION SHOWN ON ASSESSOR PARCEL MAPS ARE FOR ASSESSOR'S OFFICE USE AND DO NOT NECESSARILY CONSTITUTE LEGAL LOTS. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.

DRAWN BY GREGORY WITHROW
5/19/2003

Assessor's Parcel Numbers Shown in Circles.
Assessor's Block Numbers Shown in Ellipses.

Book 7, Page 08
Plumas County Assessor's Map
2002

©2001 CHARLES W. LEONHARDT

Tax Area Code
53-002

7-09

N 1/2 T 27N, R 11 E, M.D.M.

1000'

7

USA

8

7 8
18 17

8 9
17 16

SUPERIOR QTZ CLAIMS

RUTH QTZ CLAIMS

ALTA QTZ CLAIMS

IRON CAP QTZ CLAIMS

1
103.01 AC

2
123.60

18

17

7

USA

16

18 17
19 20

17 16
20 21

15

REVISION	
1/74	E.Mc

Assessor's Map Bk 7 Pg 09
County of Plumas, Calif

Current to

Tax Area Code
53-002

7-09

2

N 1/2 T 27N, R 11 E, M.D.M.

1000

7 8
18 17

8 9
17 16

7

8

USA

QTZ CLAIMS

QTZ CLAIMS

QTZ CLAIMS

CAP QTZ CLAIMS

"GF"
ORD. 76-161

SUPERIOR

RUTH

ALTA

IRON

1
103.01 Ac

2
123.60

REVISION	
1/74	E.Mc
9/76	JDG

18

17

7

USA

16

18 17
19 20

17 16
20 21

15

NOTE Assessor's Block Numbers shown on Ex. Dres
Assessor's Parcel Numbers shown on Surveys

Assessor's Map Bk 7 Pg 09
County of Plumas, Calif

Current To.
1968

Tax Area Code
53-001

3

7-09
7/77 PJ

N 1/2 T 27N, R 11 E, M.D.M.

1000

7

8

USA

7 8
18 17

8 9
17 16

SUPERIOR QTZ CLAIMS

RUTH CLAIMS

ALTA CLAIMS

IRON CAP QTZ CLAIMS

"GF"
ORD 76916

1
103.01 Ac

2
123.60

18

17

16

USA

7

18 17
19 20

17 16
20 21

15

Assessor's Map Bk 7 Pg. 09
County of Plumas, Calif

Current to 7/77

N 1/2 T 27N, R 11 E, M.D.M.

Tax Area Code
53-001

4 7-09

1000

1000

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8

USA

GF, ~~FW~~
ORD. 85-604
91-768

7 8
18 17

GF
ORD. 85-604
9130

1
103.01 Ac.

SUPERIOR QTZ CLAIMS

RUTH QTZ CLAIMS

ALTA QTZ CLAIMS

IRON CAP QTZ CLAIMS

8 9
17 16

GF, ~~FW~~
ORD. 85-604
91-768

2
123.60

17

USA

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18 17
19 20

15

17 16
20 21

Assessor's Map Bk 7 Pg. 09
County of Plumas, Calif

Current to 7177

UPDATED:
4-01 M.W.

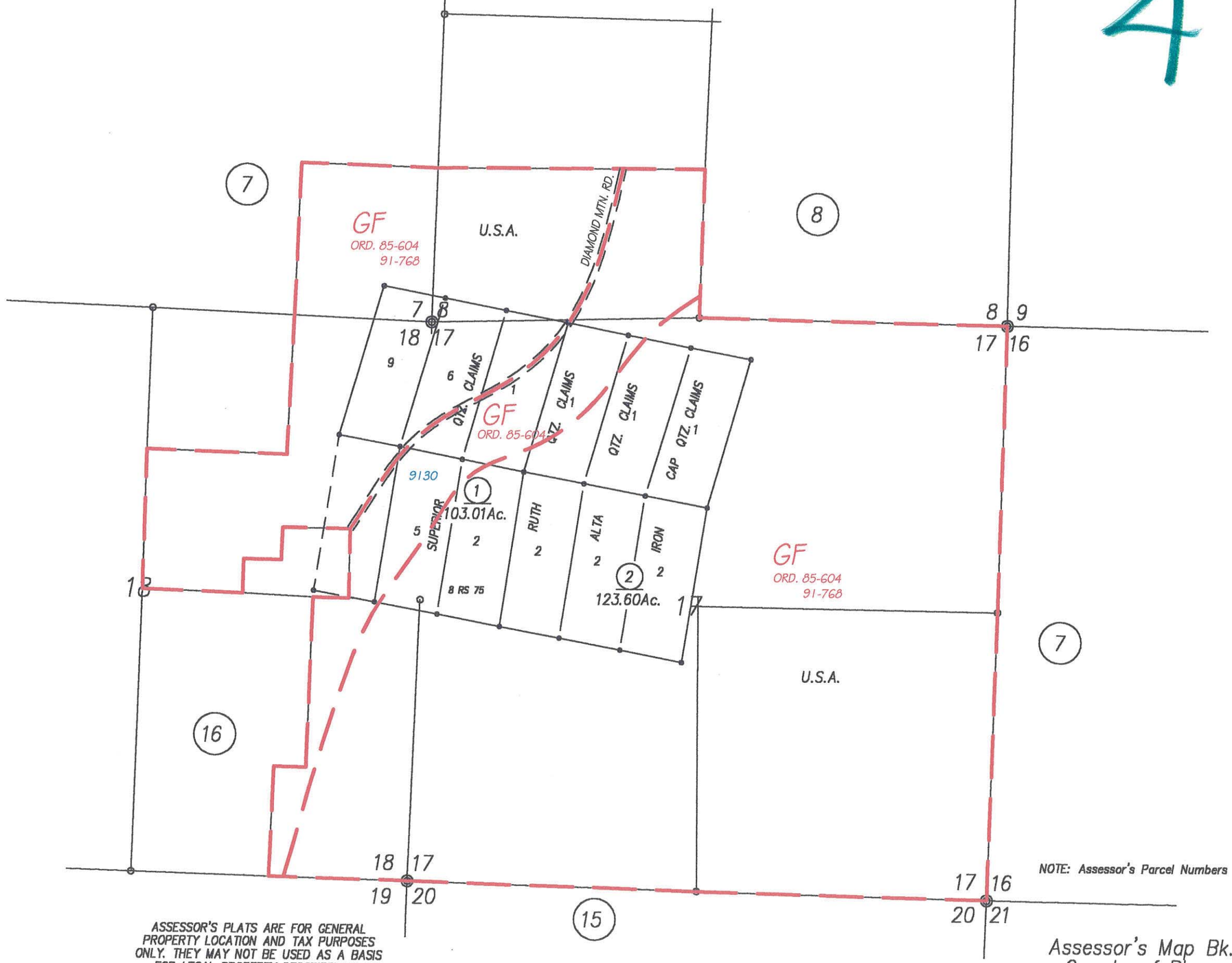
N 1/2 T. 27 N., R. 11 E., M.D.B.&M.

Tax Rate Area
53-165

4

7-09

1" = 1000'



NOTE: Assessor's Parcel Numbers Shown in Circles.

ASSESSOR'S PLATS ARE FOR GENERAL PROPERTY LOCATION AND TAX PURPOSES ONLY. THEY MAY NOT BE USED AS A BASIS FOR LEGAL PROPERTY DESCRIPTIONS.

Assessor's Map Bk.7, Pg.09
County of Plumas, Calif.

Roll Year 2001

DRAWN BY GREGORY WITHROW
3/28/2001

Provided by:
PARCELQUEST

N 1/2 T. 27 N., R. 11 E., M.D.B.&M.

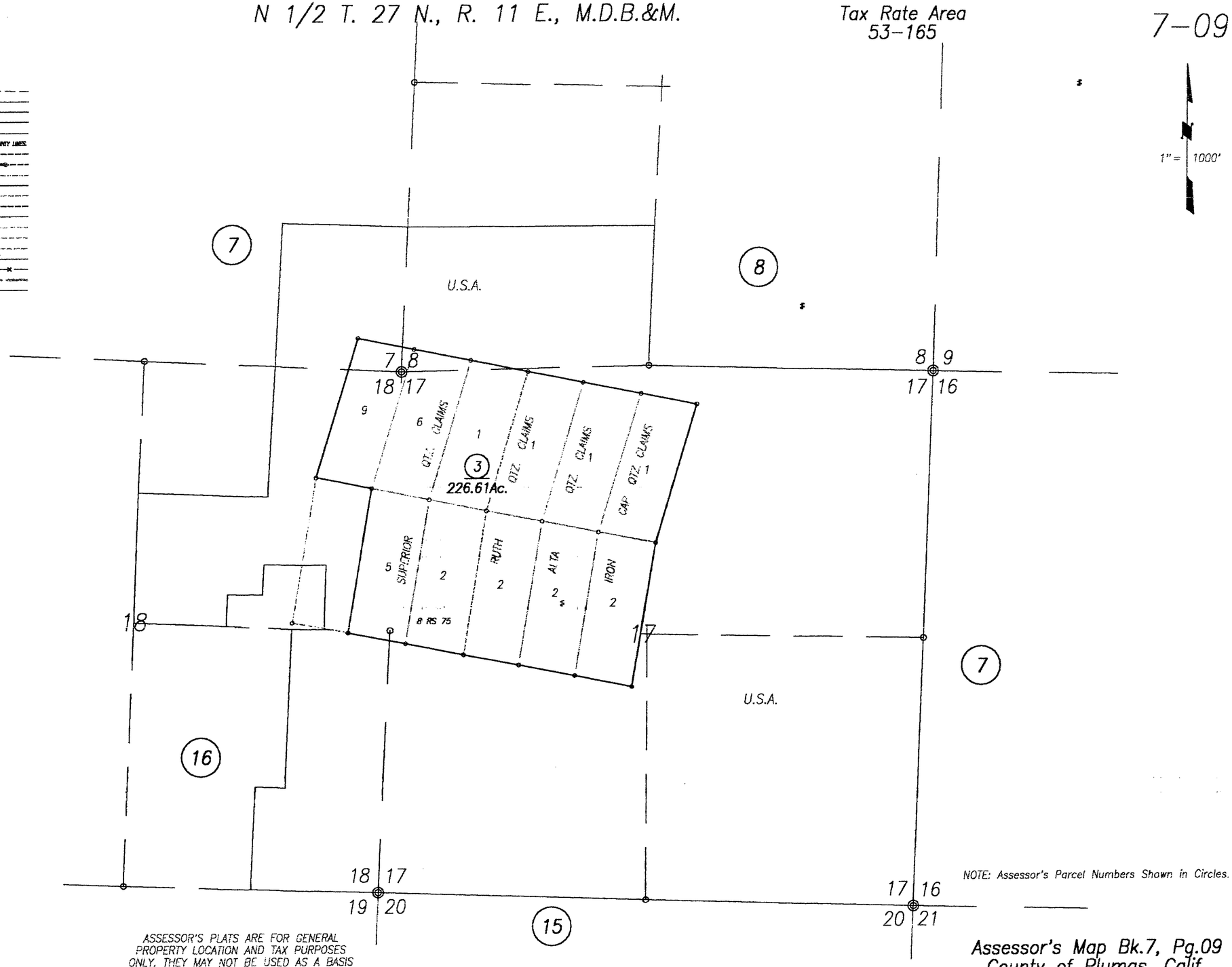
Tax Rate Area
53-165

7-09

1" = 1000'

ASSESSOR MAP LEGEND

COLOR	LAYER
	SECTIONS AND BLOCKS
	UTILITIES
	AIRPORT
	STRUCTURE, "HOUSE"
	RAILROADS, G.L.O. TRAVERSE
	ASSESSOR'S PARCEL NUMBER, TOWNSITE, CITY LIMITS, COUNTY LINES
	FLOOD SURVEY
	SUBDIVISIONAL TRACT LINES
	WATER
	ASSESSOR'S PARCEL PROPERTY LINES
	ADJACENT PARCEL, PAGE OR BOOK REFERENCE
	HIWAYS, STREETS, ROADS AND TEXT
	GOLF COURSE
	MINERAL SURVEYS, PATENTS, RIGHTS
	LOT & PARCEL DESIGNATORS, TICK MARKS AND TEXT
	ALTERED PARCEL LINES AND BRIDGES
	MOUNTAIN LOCATION
	FENCE LINE
	TAX RATE AREA
	DIMENSIONAL TEXT



ASSESSOR'S PLATS ARE FOR GENERAL PROPERTY LOCATION AND TAX PURPOSES ONLY. THEY MAY NOT BE USED AS A BASIS FOR LEGAL PROPERTY DESCRIPTIONS.

NOTE: Assessor's Parcel Numbers Shown in Circles.

DRAWN BY GREGORY WITHROW
3/28/2001
5/19/2003

Assessor's Map Bk.7, Pg.09
County of Plumas, Calif.

Roll Year 2001

Exhibit "C"
ENGELS AND SUPERIOR MINES
HISTORICAL MAPS
SENT VIA EMAIL ON JULY 10, 2023

From: James DeCarolis
To: Ferguson, Tracey
Cc: Steve Dunn; Warren Coalson
Subject: Engels and Superior Historical Workings Maps
Date: Monday, July 10, 2023 9:01:52 AM
Attachments: Engels Workings Map 2.jpg
Superior Workings Map 2.jpg

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.

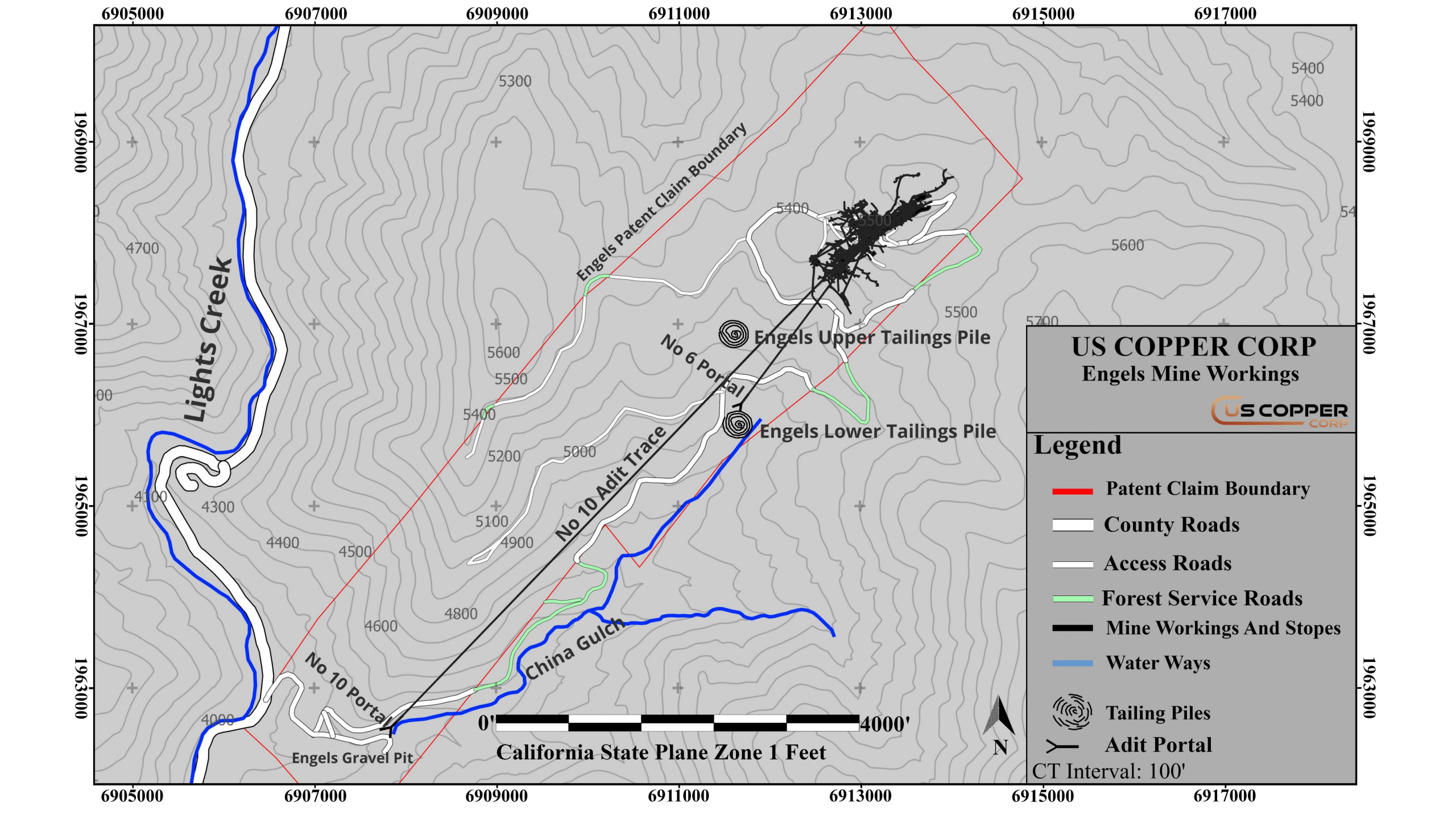
Tracey,

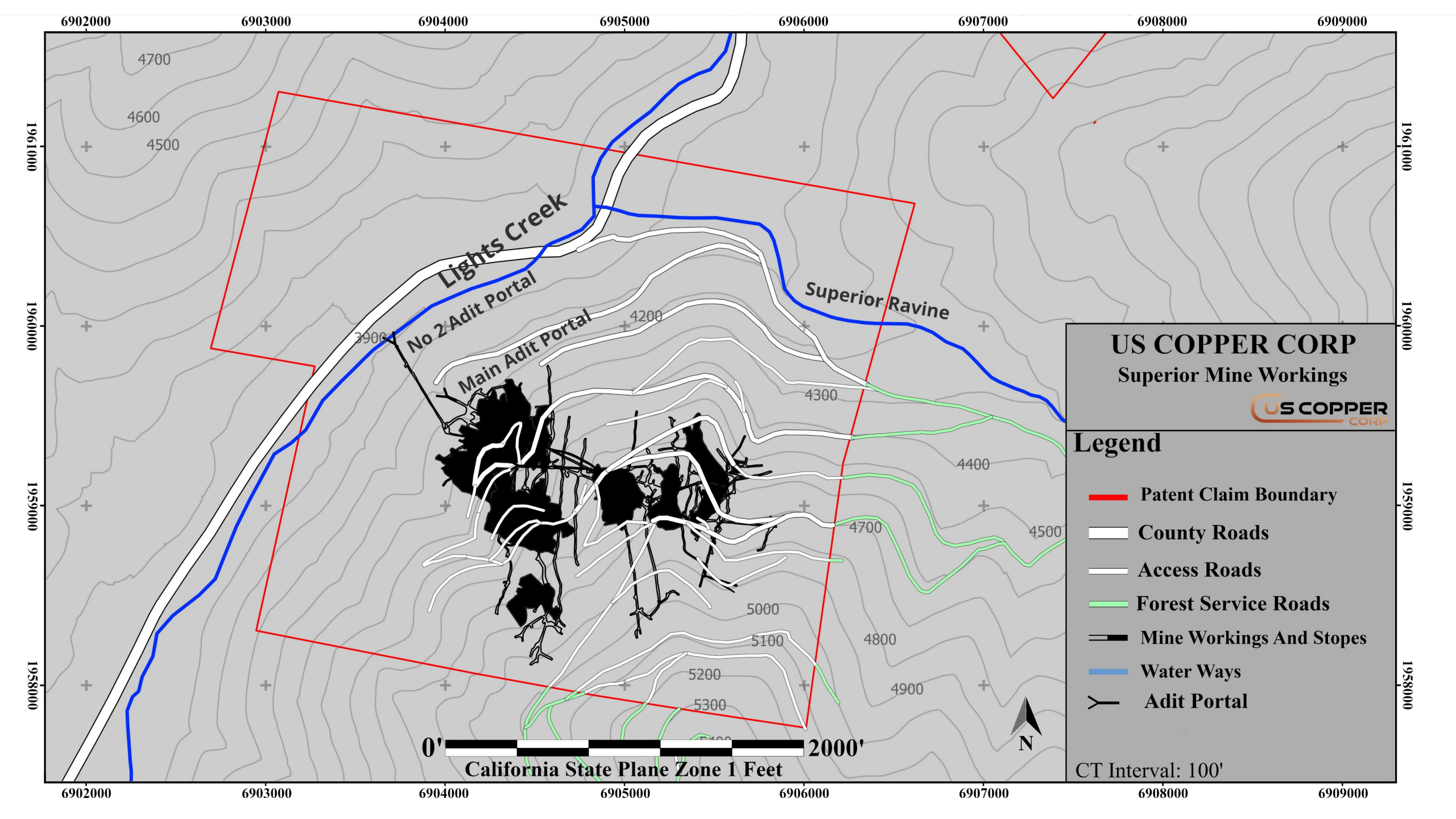
Here are the historical workings maps that US Copper agreed to provide at our meeting last month. Please let us know if you have any questions.

Best regards,

James DeCarolis
Project Manager

3511 Camino Del Rio South
Suite 403
San Diego, Ca 92108
Phone: (619) 284-8515
Cell: (619) 403-0935


6905000
6907000
6909000
6911000
6913000
6915000
6917000
1969000
1967000
1965000
1963000
Lights Creek
Engels Patent Claim Boundary
Engels Upper Tailings Pile
Engels Lower Tailings Pile
No 6 Portal
No 10 Adit Trace
No 10 Portal
China Gulch
Engels Gravel Pit
5300
5400
5500
5600
5700
4700
4600
4500
4400
4300
4100
4000
5200
5000
4900
4800
5100
0'
4000'
California State Plane Zone 1 Feet
N
US COPPER CORP
Engels Mine Workings
Legend
Patent Claim Boundary
County Roads
Access Roads
Forest Service Roads
Mine Workings And Stopes
Water Ways
Tailing Piles
Adit Portal
CT Interval: 100'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4700
4600
4500
4200
4300
4400
4700
4500
5000
5100
4800
5200
4900
5300
Lights Creek
No 2 Adit Portal
Main Adit Portal
Superior Ravine
US COPPER CORP
Superior Mine Workings
US COPPER CORP
Legend
Patent Claim Boundary
County Roads
Access Roads
Forest Service Roads
Mine Workings And Stopes
Water Ways
Adit Portal
CT Interval: 100'
0'
2000'
California State Plane Zone 1 Feet
N

Exhibit "D"

NOTICE OF BREACH OF LEASE OF MINING AGREEMENT OF 1954
FILED ON NOVEMBER 19, 1959
BY CALIFORNIA-ENGELS MINING COMPANY (CEMCO)

San Francisco, November 16, 1959

Indian Valley Chemical Company
and/or John W. Scott

Gentlemen: Re: Breaches by you of the Mining Lease and Agreement dated October 1, 1954 between California-Engels Mining Company and John W. Scott - Indian Valley Chemical Company, assignee

Without waiving any other causes of action which the undersigned may have against you or either of you relating to the above agreement, the undersigned, as Lessor named in said agreement, hereby gives you and each of you notice that you and each of you have breached the above agreement in the following particulars:

(1) failure to diligently operate said property;
(2) failure to operate said property in any fashion whatever;
(3) failure to install any machinery or equipment;
(4) failure to mine or operate said property;
(5) failure to extract any metal or mineral therefrom;
(6) failure to exploit and mine said premises for the purpose of extracting and selling the valuable minerals therein;
(7) failure to operate not less than 120 days per year.

You are further notified that if you have not remedied or commenced to remedy said breaches within thirty days after the date upon which this notice is deposited in the United States mail, the said agreement will become terminated and all rights granted thereunder will cease and terminate.

By authority of the Board of Directors.

CALIFORNIA-ENGELS MINING COMPANY

By Paul W. Schwarz
President

RECORDED
15372
RECORDED AT REQUEST OF Calif-Engels Mining Co.
November 24 1959
AT 11 MIN. PAST 10 A.M.
IN Official Records PAGE 94
PLUMAS CO. CAL. RECORDS
John Rogan Gurnsey RECORDER
FEE 2.00

COMPARED

STATE OF CALIFORNIA,
City & County of SanFrancisco } ss.

On this 19th day of November in the year one thousand nine hundred and fifty-nine, before me, Gertrude F. Cronan, a Notary Public in and for the City and County of SanFrancisco, State of California, residing therein, duly commissioned and sworn, personally appeared Paul W. Schwarz known to me to be the President of the corporation described in and that executed the within instrument, and also known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same California-Engels Mining Company

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the City and County of San Francisco, the day and year in this certificate first above written.

Gertrude F. Cronan

Notary Public in and for the City & County of SanFrancisco State of California.

My Commission Expires ...n. 10, 1961

Cowdery's Form No. 28—(Acknowledgment—Corporation).
(C. C. Secs. 1190-1190.1)

Exhibit “E”

RESPONSE TO PUBLIC COMMENT
INCLUDING TABLE 1 –
RESPONSE TO PUBLIC COMMENTS TO-DATE AS OF
APRIL 12, 2024, 5:00PM PACIFIC STANDARD TIME (PST)

EXHIBIT "E"

RESPONSE TO PUBLIC COMMENT

1. Introduction

The County collected, and made part of the record, all comments provided by the public. Comments received came in the form of verbal, letter, and email. The County is under no procedural burden to respond to individual comments as part of the determination of vesting rights review process, although the County, through this Memorandum, has collated each comment received to-date, as of April 12, 2024, 5:00PM PST, and lists the comments chronologically in a table with topics assigned to the content of each comment (Table "**1**"). The comments are summarized below. Further, this Memorandum provides a high-level response to the topics the comments raise.

2. Summary of Comments

The comments received can be divided into six distinct categories: Geographical Scope, Operational Scope, Procedural Concerns, Environmental Concerns, Social Concerns, and Public Trust Doctrine. Further, many of the comments are labeled as General Opposition or General Support. These two categories are not labeled "general" for the commenter's strength of conviction but rather that the opposition or support was generalized for or against the vesting as a whole. The color coordination, blue, green, and orange, in Table 1 is purely for readability separating opposition (orange), support (green), and neutral (blue) comments. The below review seeks to respond to the comments, as a whole at the topic level, rather than at the individual comment level.

3. Response to Comments

a. Geographical Scope

Geographical Scope is one of the aspects of any vested rights claim. Mining, as a physical operation on the land, is unique in that it inherently assumes "extension of mining into areas of the property that were not being exploited at the time a zoning change cause the use to be nonconforming."[1] Naturally, while mining, one area becomes fully exploited and the operations move with the vein, occurrence, or accumulation of minerals. This process gives rise to the exception to the rule of limiting expansion of the nonconforming use and is called the "diminishing asset" doctrine. California recognizes this doctrine and thus it should be applied.

However, the "diminishing asset" doctrine is not without limitations. The Supreme Court of California articulated this limitation in the *Hansen Brothers* case. "When there is objective evidence of the owner's intent to expand a mining operation, and that intent existed at the time of the zoning change, the use may expand into the contemplated area."[2] The variance to the nonconforming use can only be applied to lands that were owned with the intent of mining at the time of vesting. This means that no applicant may extend their legal nonconforming use to lands

[1] "The question thus arises whether this extension is a prohibited expansion of a nonconforming use into another area of the property." *Hansen Brothers Enterprises, Inc. v. Bd. of Supervisors*, 12 Cal. 4th 533, 553, 907 P.2d 1324, 1336 (1996). ("***Hansen Brothers***")

[2] *Hansen Brothers,* at 533. "An entire tract is generally regarded as within the exemption of an existing nonconforming use, although the entire tract is not so used at the time of the passage or effective date of the zoning law. 58 Am.Jur. 1023,58 Am.Jur. 1023, § 151."*McCaslin v. City of Monterey Park*, 163 Cal. App. 2d 339, 349, 329 P.2d 522, 527–28 (1958)

acquired for the purposes of mining after the vesting date. Necessarily, a hard line is drawn around the extent of the operations, which usually includes the lands owned for the purposes of the operations, at the time of vesting and called the Geographical Scope. On determining the Geographic Scope, the *Hansen Brothers* court referenced a New Hampshire decision as the proper articulated three part test.

> *'In conclusion, we hold that a party who desires to continue excavation operations ... must meet a three-pronged test: First, he must prove that excavation activities were actively being pursued when the law became effective; second, he must prove that the area that he desires to excavate was clearly intended to be excavated, as measured by objective manifestations and not by subjective intent; and third, he must prove that the continued operations do not, and/or will not, have a substantially different and adverse impact on the neighborhood.'* (*Town of Wolfeboro (Planning Bd.) v. Smith* (1989) 131 N.H. 449, 759 A.2d.)[3]

In this instance, property encompassed by the Geographical Scope of the potential vesting rights may extend to the entirety of Assessor's Parcel Number 007-080-004-000 (the Engels parcel, 509 acres) and 007-090-003-000 (the Superior parcel, 226 acres). All of the patents for legal ownership of the lands under the APNs listed were acquired by 1928, well before the vesting date. Potentially, with further analysis on whether the Applicant showed objective manifestation of the intent to operate all of the parcels as one, the County could have a basis for assuming the "diminishing asset" doctrine on the entirety of the 735 acres. No legal nonconforming use can extend beyond the limits of these parcels without complying with the Surface Mining and Reclamation Act (SMARA) and the County permitting process.

b. Operational Scope

The Operational Scope of a vested rights claim concerns both the type of mineral to be extracted and the method of the extraction. Though gold and silver are both economically valuable minerals that may occur in similar geographic areas, they are treated as separate for the purposes of a vested right. Thus, any applicant must prove that each mineral under the application for vesting was actually exploited at the date of vesting on the property in question. Gold, silver, copper, aggregate, and any other valuable naturally occurring resources must each independently be shown to have been exploited at the time of vesting for the resource to be included in the rights vested. "The right to expand mining or quarrying operations on the property is limited by the extent that the particular material is being excavated when the zoning law became effective."[4]

In this instance, the Applicant carries the burden to prove that at the time of vesting, the mining operations were in line with the requested rights in the Application. The Background Report (pdf page 22 of the Background Report), included in the Requested County Determinations as number 3, requests that the vested right would include copper, gold, silver, and construction aggregate. First, if granted, the Applicant would not have any rights to mine for any other non-listed resource. Second, the Applicant, as discussed herein, must prove that the requested resources were actively mined and exploited as of the vesting date. Though the Background Report shows periods of mining activity for and sales of copper, gold, and silver, there is no evidence presented that construction aggregate was exploited at the date of vesting. The Applicant, in the Background

[3] *Hansen Brothers*, at 556.
[4] *Hansen Brothers*, at 557.

Report, provides references in the Number 10 Level Overburden History (pdf page 61 of the Background Report) that construction aggregate was exploited as early as 1964, but not earlier.

As to the method of mining, this Memorandum does not assume that the Applicant is limited to only the technology available at the date of vesting. Further, as a practical matter, the County cannot, as part of their vested rights determination, conclude in totality on the fullest extent of the Operational Scope due to the nature of continuing advancements in technology. The *Hansen Brothers* court states:

> *"Impermissible intensification of a nonconforming use is more appropriately addressed at such time as increased production actually occurs. The issue is no different, and the county's remedies are the same, as would exist independent of the SMARA application were Hansen Brothers' business to increase. When it appears that a nonconforming use is being expanded, the county may order the operator to restrict the operation to its former level, and seek an injunction if the owner does not obey."*[5]

However, the *Hansen Brothers* court also recognizes, as is the case in this instance, that when the applicant contemplates an expansion in the scope of operations of the mining, the determination must comment on the methods and whether they are a substantial change and thus not part of the vested right, or not a substantial change and may be used as part of the vested rights granted. For example, the *Hardesty* court found that surface mining was a significant change from hydraulic, tunnel, and drift mining such that the applicant needed to prove that the proposed method of mining occurred at the vesting date to be included in the Operational Scope of the rights granted.[6]

In this instance, the Applicant's potential vested mining rights are subject to the limitations of the substantial change test. The cases referenced herein both discuss, to varying degrees, the concept that a substantial change can occur when a mining operation moves from one method of mining to another. Following the *Hardesty* court, the County has grounds to make the determination that open pit or surface mining is a substantial change from the historical mining operations which have only been described as tunnel mining.

c. Procedural Concerns

Initial Review: A determination for vested mining rights, as in Plumas County, is made by the Lead Agency pursuant to 14 California Code of Regulations ("**CCR**") Section 3950. "Where the board exercises or assumes some or all of the lead agency's powers pursuant to Public Resources Code Section 2774.4 or 2774.5, the board shall not conduct vested rights determinations." Thus, Plumas County retains the jurisdiction to hear the vested rights determination request.

As discussed in this Memorandum, a vested right creates a legal nonconforming use which is allowed to continue without a permit. This regulatory structure is created via the zoning code, and thus any determination made pursuant to a vested right, legal nonconforming use, must be made pursuant to the County's Code of Ordinances, specifically, Title 9 Planning and Zoning,

[5] *Hansen Brothers,* at 575.

[6] "To the extent Hardesty contends he has a vested right to surface mine under section 2776, he simply failed to carry his burden to prove any substantial surface mining on the property had been conducted by that date." *Hardesty v. State Mining & Geology Bd.*, 219 Cal. Rptr. 3d 28, 42 (Ct. App. 2017), as modified (May 31, 2017).

Chapter 2 Zoning, Article 8. Under Section 9-2.802, applications are filed with the Planning and Development Agency (i.e., Planning Department).

Under Plumas County Code Section 9-2.805, the Zoning Administrator makes the legal nonconforming determination based on certain findings. These findings are specific to mining vested rights determinations and are established by common law. The Zoning Administrator does not have the discretion to make a determination on findings outside the scope of the mining vested rights claims. Thus, as vesting determinations are based on operational continuity over time, findings of environmental impacts or other social harms are not determinative or usable by the Zoning Administrator. Jurisdiction of many of the environmental impacts caused by active mines is under the purview of other California state agencies which retain permitting requirements regardless of the determination of vesting.

Second Level Review: If an authorized party as defined in Plumas County Code Section 9-2.1001 disagrees with the outcome of the determinations made by the Zoning Administrator, the party has the right, at their discretion, to appeal to the County Board of Supervisors, as allowed under Plumas County Code Section 9-2.1001 through 9-2.1008. The Board of Supervisors conducts, as the appeal hearing body, a full appeal hearing "de novo" on the vested rights determination request. Here the Board of Supervisors makes an independent decision on the matter after presentations given by each party and after any public testimony is given. Hearings are held within 30 days of the filing of the appeal and decisions by the Board of Supervisors are made within 10 days of the conclusion of the appeal hearing.

State Court Level Review: Any action taken by the Board of Supervisors could be considered quasi-legislative or quasi-judicial. Usually, setting policies or increasing rates are considered a type of legislative act. In this instance, hearing an appeal on a vested rights determination is a quasi-judicial action because the Board is making a determination after hearing arguments on claims of rights. Any quasi-judicial determination made by the Board of Supervisors is appealable, again, to the State court.

If the appealing party disagrees with the outcome of the determinations made by the Board of Supervisors, the appealing party has the right, at the discretion to appeal to State court system (Superior Court – then Court of Appeals – then Californian Supreme Court) pursuant to California Code of Civil Procedure Section 1094.5 via a writ of mandate. The writ of mandate effectively asks the Superior Court to make a legal determination on the validity of the Board of Supervisors decision.

These cases are not heard de novo. Rather, once in Superior Court, the court will make a determination on whether the Board of Supervisors exceeded their jurisdiction, provided a fair hearing, made findings based on a reasonable interpretation of the evidence, abused their discretion, or generally, whether the Board of Supervisors made its decision in any arbitrary or capricious manner.

d. Environmental Concerns

As referenced in the above Procedural Concerns section, there is no environmental review that is conducted as part of the vesting rights determination process. Any environmental review is separate and distinct. Environmental reviews are included in such discretionary processes as the Permit to Mine and Reclamation Plan and any other discretionary state permits required specific to the project (e.g., mining operations). The purpose of this Memorandum, which reflects the review required by the Zoning Administrator, does not include any environmental review because

the determination of a vested right is not contingent on its effects on the environment. Rather, a vested right is a right to use property in a way contrary to requirements in a zoning ordinance because of the operational continuity.

Though a vested mining right might afford the Applicant the right to mine a certain property, the vested right does not afford the Applicant the right to operate without regulatory oversight. Buildings must be built to code. Industrial processes must be kept in line with environmental and worker protections. Discharges must be monitored and kept in compliance with local and state water quality standards. The only environmental review that is not required as part of a valid vested right is any review attached to the submittal of a SMARA land use permit. Again, though, the potential outcome of the environmental review of a land use permit is not part of the findings used for a vested rights determination.

e. Social Concerns

Similar to the discussion on Environmental Concerns, the Zoning Administrator is not afforded the discretion to make, as part of the official findings, any determination based on the social impacts of the vested rights application. Neither the case law nor SMARA allow the determination of a vested mining right to be made on its social affects or affects to the society of the County. Again, a vested right is a right to use property in a way contrary to requirements in a zoning ordinance because of the operational continuity and necessarily only includes a discussion on operation continuity prior to the vesting date till the present.

f. Public Trust Doctrine

The Public Trust Doctrine was referenced in the comments from the public as a legal basis for the Zoning Administrator to deny the application for vested rights. For all the reasons stated above, the Zoning Administrator lacks the ability to consider arguments outside the scope of the mining claim. Though, more significantly, the Public Trust Doctrine only applies to sovereign lands dedicated to public use. Applied to features, this would include such locations as tide and submerged lands and the beds of navigable waterways. As described by the California State Lands Commission:

> The common law Public Trust Doctrine protects sovereign lands, such as tide and submerged lands and the beds of navigable waterways, for the benefit, use and enjoyment of the public. These lands are held in trust by the State of California for the statewide public and for uses that further the purposes of the trust. The hallmark of the Public Trust Doctrine is that trust lands belong to the public and are to be used to promote publicly beneficial uses that connect the public to the water.[7]

Traced back to Roman law, the Public Trust Doctrine's purpose is to apply to those lands that are incapable of being privately owned, such as the air, the rivers, and the sea, because of their inherent dedication to public use. Thus, because land is inherently something that can be privately owned, it is outside the scope of protections afforded by the Public Trust Doctrine and not part of the Zoning Administrator's findings for the determination.

---

[7] See https://www.coastal.ca.gov/coastalvoices/PublicTrustDoctrine.pdf "The State of California has entrusted the State Lands Commission with administering the principles of the Public Trust Doctrine. The Commission manages the state's sovereign public trust lands to promote and enhance the statewide public's enjoyment of the lands and ensure appropriate uses of public trust lands." Lands refers to lands that are connected to (beach) or covey (submerged lands in a river) water.

Table 1 to Exhibit E: Response to Public Comments (to-date, as of April 12, 2024, 5:00PM PST						
#	Date	From	Form	Subject	Comment	Response
1	10/10/2023	Daniel Kearns	Email	Vested Rights Hearing	General Opposition, Operational Scope, Environmental Concerns, Social Concerns	Comment noted; Please see 3.b., 3.d., and 3.e. of Exhibit E.
2	10/11/2023	Andrea Singer	Verbal	Public comment during 10/11/23 Zoning Administrator Public Hearing	Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
3	10/11/2023	Anonymous	Verbal	Public comment during 10/11/23 Zoning Administrator Public Hearing	Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
4	10/11/2023	Chris Woods	Verbal	Public comment during 10/11/23 Zoning Administrator Public Hearing	Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
5	10/11/2023	Daniel Kearns	Verbal	Public comment during 10/11/23 Zoning Administrator Public Hearing	General Opposition, Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
6	10/11/2023	Devin Cragg	Verbal	Public comment during 10/11/23 Zoning Administrator Public Hearing	Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
7	10/11/2023	Dustin Moffet	Verbal	Public comment during 10/11/23 Zoning Administrator Public Hearing	Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
8	10/11/2023	Emily Moghaddas	Verbal	Public comment during 10/11/23 Zoning Administrator Public Hearing	Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
9	10/11/2023	Gordon Keller	Verbal	Public comment during 10/11/23 Zoning Administrator Public Hearing	Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
10	10/11/2023	James Norman	Verbal	Public comment during 10/11/23 Zoning Administrator Public Hearing	Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
11	10/11/2023	John Shower	Verbal	Public comment during 10/11/23 Zoning Administrator Public Hearing	Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
12	10/11/2023	John Simon	Verbal	Public comment during 10/11/23 Zoning Administrator Public Hearing	General Opposition, Procedural Concerns	Comment noted; Please see 3.c. of Exhibit E.
13	10/11/2023	Laura Kearns	Verbal	Public comment during 10/11/23 Zoning Administrator Public Hearing	Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
14	10/11/2023	Mary Shero	Verbal	Public comment during 10/11/23 Zoning Administrator Public Hearing	Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
15	10/11/2023	Mat Fogarty	Verbal	Public comment during 10/11/23 Zoning Administrator Public Hearing	Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
16	10/11/2023	Nizhoni O'Connell	Verbal	Public comment during 10/11/23 Zoning Administrator Public Hearing	Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
17	10/11/2023	Piers Strailey	Verbal	Public comment during 10/11/23 Zoning Administrator Public Hearing	Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
18	10/11/2023	Rose Buzzetta	Verbal	Public comment during 10/11/23 Zoning Administrator Public Hearing	Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
19	10/11/2023	Susan Doran	Verbal	Public comment during 10/11/23 Zoning Administrator Public Hearing	Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
20	10/11/2023	Susan Stephens	Verbal	Public comment during 10/11/23 Zoning Administrator Public Hearing	Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
21	10/24/2023	Ivan Houser	Email	CAL FIRE	Procedural Concerns	Comment noted; Please see 3.c. of Exhibit E.
22	11/18/2023	Chris Woods	Email	Vested Rights-public comments	General Opposition, Environmental Concerns, Social Concerns	Comment noted; Please see 3.d. and 3.e. of Exhibit E.
23	11/23/2023	Sue Clark	Email	Open pit copper mine Indian Valley	General Opposition, Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.

Table 1 to Exhibit E: Response to Public Comments (to-date, as of April 12, 2024, 5:00PM PST						
#	Date	From	Form	Subject	Comment	Response
24	11/28/2023	CVRWQCB	Letter	DETERMINATION OF VESTED RIGHTS OF MINING OPERATION, ENGELS-SUPERIOR MINES, PLUMAS COUNTY	Procedural Concerns	Comment noted; Please see 3.c. of Exhibit E.
25	11/29/2023	Thomas Peltier	Email	Comments on the US Copper Corp. Open-Pit Mine, Plumas County	General Opposition, Operational Scope	Comment noted; Please see 3.b. of Exhibit E.
26	12/3/2023	Kerry Shapio of Jeffer Mangels Butler & Mitchell LLP for US Copper	Email	US Copper Vested Right Hearing -- Additional Submittal	General Support, Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
27	12/10/2023	Kerry Shapio of Jeffer Mangels Butler & Mitchell LLP for US Copper	Email	US Copper Vested Right Hearing -- Additional Submittal #2 [FAQs]	General Support, Procedural Concerns	Comment noted; Please see 3.c. of Exhibit E.
28	12/10/2023	Laurel Paulson-Pierce	Email	PROPOSED OPEN PIT MINE	General Opposition, Environmental Concerns, Social Concerns	Comment noted; Please see 3.d. and 3.e. of Exhibit E.
29	12/12/2023	Susan Doran	Email	Vesting Rights for Engles Mine project	Procedural Concerns	Comment noted; Please see 3.c. of Exhibit E.
30	12/13/2023	Ann Newberg	Verbal	Public comment during 12/13/23 Zoning Administrator Public Hearing	Operational Scope	Comment noted; Please see 3.b. of Exhibit E.
31	12/13/2023	Carol Viscarra	Verbal	Public comment during 12/13/23 Zoning Administrator Public Hearing	Environmental Concerns, Social Concerns, Procedural Concerns	Comment noted; Please see 3.c., 3.d. and 3.e. of Exhibit E.
32	12/13/2023	Dan Kearns	Verbal	Public comment during 12/13/23 Zoning Administrator Public Hearing	Environmental Concerns, Social Concerns, Procedural Concerns	Comment noted; Please see 3.c., 3.d. and 3.e. of Exhibit E.
33	12/13/2023	Devin Cragg	Verbal	Public comment during 12/13/23 Zoning Administrator Public Hearing	Environmental Concerns, Social Concerns, Procedural Concerns	Comment noted; Please see 3.c., 3.d. and 3.e. of Exhibit E.
34	12/13/2023	Donna Duncan	Verbal	Public comment during 12/13/23 Zoning Administrator Public Hearing	Environmental Concerns, Social Concerns, Procedural Concerns	Comment noted; Please see 3.c., 3.d. and 3.e. of Exhibit E.
35	12/13/2023	Dustin Moffet	Verbal	Public comment during 12/13/23 Zoning Administrator Public Hearing	Environmental Concerns, Social Concerns, Procedural Concerns	Comment noted; Please see 3.c., 3.d. and 3.e. of Exhibit E.
36	12/13/2023	Gordon Keller	Verbal	Public comment during 12/13/23 Zoning Administrator Public Hearing	General Opposition, Operational Scope	Comment noted; Please see 3.b. of Exhibit E.
37	12/13/2023	Greg Wallace	Verbal	Public comment during 12/13/23 Zoning Administrator Public Hearing	Operational Scope	Comment noted; Please see 3.b. of Exhibit E.
38	12/13/2023	Jason	Verbal	Public comment during 12/13/23 Zoning Administrator Public Hearing	Procedural Concerns, Social Concerns	Comment noted; Please see 3.c.and 3.e. of Exhibit E.
39	12/13/2023	John Simon	Verbal	Public comment during 12/13/23 Zoning Administrator Public Hearing	Environmental Concerns, Social Concerns, Procedural Concerns	Comment noted; Please see 3.c., 3.d. and 3.e. of Exhibit E.
40	12/13/2023	Laura Kearns	Verbal	Public comment during 12/13/23 Zoning Administrator Public Hearing	Procedural Concerns	Comment noted; Please see 3.c. of Exhibit E.
41	12/13/2023	Liz Ramsey	Verbal	Public comment during 12/13/23 Zoning Administrator Public Hearing	Environmental Concerns, Social Concerns, Procedural Concerns	Comment noted; Please see 3.c., 3.d. and 3.e. of Exhibit E.
42	12/13/2023	Mary Shero	Verbal	Public comment during 12/13/23 Zoning Administrator Public Hearing	General Opposition, Procedural Concerns	Comment noted; Please see 3.c. of Exhibit E.
43	12/13/2023	Mat Fogarty	Verbal	Public comment during 12/13/23 Zoning Administrator Public Hearing	General Opposition, Procedural Concerns	Comment noted; Please see 3.c. of Exhibit E.
44	12/13/2023	Nan Taylor	Verbal	Public comment during 12/13/23 Zoning Administrator Public Hearing	Environmental Concerns, Social Concerns, Procedural Concerns	Comment noted; Please see 3.c., 3.d. and 3.e. of Exhibit E.
45	12/13/2023	Ron Knoll	Verbal	Public comment during 12/13/23 Zoning Administrator Public Hearing	Environmental Concerns, Social Concerns, Procedural Concerns	Comment noted; Please see 3.c., 3.d. and 3.e. of Exhibit E.
46	12/13/2023	Ryan Kelley	Verbal	Public comment during 12/13/23 Zoning Administrator Public Hearing	Environmental Concerns, Social Concerns, Procedural Concerns	Comment noted; Please see 3.c., 3.d. and 3.e. of Exhibit E.

Table 1 to Exhibit E: Response to Public Comments (to-date, as of April 12, 2024, 5:00PM PST						
#	Date	From	Form	Subject	Comment	Response
47	12/13/2023	Ryan Kelley	Email	Op-Ed | CEA Foundation Weighs in on Rise Gold's Vested Rights Petition	General Opposition, Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
48	12/13/2023	Ted Stout	Letter	121323-Public-Comment	Procedural Concerns, Environmental Concerns	Comment noted; Please see 3.c. and 3.d. of Exhibit E.
49	12/13/2023	Thomas Peltier	Verbal	Public comment during 12/13/23 Zoning Administrator Public Hearing	Environmental Concerns, Social Concerns, Procedural Concerns	Comment noted; Please see 3.c., 3.d. and 3.e. of Exhibit E.
50	12/13/2023	Trina Cunningham	Verbal	Public comment during 12/13/23 Zoning Administrator Public Hearing	Environmental Concerns, Social Concerns, Procedural Concerns	Comment noted; Please see 3.c., 3.d. and 3.e. of Exhibit E.
51	12/14/2023	Christine Pettit	Email	no subject	General Opposition, Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
52	12/14/2023	Daniel Kearns	Email	Hearing Yesterday/Official Public Comment	Procedural Concerns	Comment noted; Please see 3.c. of Exhibit E.
53	1/9/2024	Ted Stout	Letter	Public-Comment-01-09-24-Vested-Rights-Mine	Procedural Concerns, Environmental Concerns	Comment noted; Please see 3.c. and 3.d. of Exhibit E.
54	1/25/2024	Gordon Keller	Email	RE: Community Concerns for US Copper proposal	Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
55	2/7/2024	Chris Woods	Email	Almanor Fault & Engel mine	General Opposition, Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
56	2/7/2024	Thomas Peltier	Email	Engels Mine comments on vested rights	General Opposition, Geographical Scope	Comment noted; Please see 3.a. of Exhibit E.
57	2/11/2024	ANONYMOUS	Email	In FAVOR of the copper mine	General Support	Comment Noted.
58	2/15/2024	Chris Woods	Email	Selling Vested Rights	Social Concerns	Comment noted; Please see 3.e. of Exhibit E.
59	2/16/2024	Thomas Peltier	Email	Comments on the Engels Mine Project - Public Trust Doctrine	General Opposition, Public Trust Doctrine	Comment noted; Please see 3.f. of Exhibit E.
60	2/26/2024	Chris Woods	Email	Re: Vested Rights-Continguous Claims, US Copper	General Opposition, Geographical Scope	Comment noted; Please see 3.a. of Exhibit E.
61	2/27/2024	Danny Hansen	Email	Mine	General Opposition, Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
62	3/6/2024	Kristine and Donald Guess	Email	Fw: Indian Valley Migratory Bird wetland	General Opposition, Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
63	3/6/2024	Kristine and Donald Guess	Email	Opposition to strip mining - Indian Valley, Plumas County, CA	General Opposition, Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
64	3/7/2024	Linda Bailey	Email	Engels and Superior Mines	General Opposition, Environmental Concerns, Social Concerns	Comment noted; Please see 3.d. and 3.e. of Exhibit E.
65	3/7/2024	Lindsey Kelley	Email	Copper Mine	General Opposition, Environmental Concerns, Social Concerns	Comment noted; Please see 3.d. and 3.e. of Exhibit E.
66	3/11/2024	Sally Harvey	Email	Concern about granting vested rights	General Opposition, Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
67	3/11/2024	Thomas Peltier	Email	Open Pit copper Mine in the headwaters of the Feather River	General Opposition, Environmental Concerns, Social Concerns	Comment noted; Please see 3.d. and 3.e. of Exhibit E.
68	3/12/2024	Chris Woods	Email	Vested Mining Rights	Procedural Concerns	Comment noted; Please see 3.c. of Exhibit E.
69	3/15/2024	James Norman	Verbal	Received March 15, 2024, at 10:45am by Tracey Ferguson, Plumas County Planning Director	General Support	Comment Noted.

Table 1 to Exhibit E: Response to Public Comments (to-date, as of April 12, 2024, 5:00PM PST						
#	Date	From	Form	Subject	Comment	Response
70	3/16/2024	Elisa Adler	Email	Community Rights	General Opposition, Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
71	3/19/2024	Gordon Keller	Email	Engel Mine Vester Rights Determination	General Opposition, Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
72	3/20/2024	Alexandra Hunt	Email	Public comment for Engels Mine Vested right	General Opposition, Procedural Concerns, Operational Scope	Comment noted; Please see 3.b. and 3.c. of Exhibit E.
73	3/20/2024	Ryan K. Gallagher of Shute Mihaly & Weinberger LLP for Feather River Watershed Alliance	Email	Vested Rights Petition for Engels-Superior Mines	General Opposition, Procedural Concerns	Comment noted; Please see 3.c. of Exhibit E.
74	3/21/2024	Danny Hansen	Email	US Copper Corp.	General Opposition	Comment Noted.
75	3/23/2024	Marsha Roby	Email	Copper Mine Vested Rights	General Opposition, Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
76	3/29/2023	Scott Tanner	Email	US Copper	General Opposition, Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
77	3/30/2024	Lynn Campbell	Email	Re: Vested Rights for US Copper Mine Project	General Opposition, Environmental Concerns	Comment noted; Please see 3.d. of Exhibit E.
78	4/1/2024	Darla DeRuiter	Email	US Copper Vested Right Request - Public Comment	General Opposition, Environmental Concerns, Procedural Concerns	Comment noted; Please see 3.c. and 3.d. of Exhibit E.
79	4/1/2024	Darrel Jury	Email	Fwd: Engels Superior vested rights public comment	General Opposition, Environmental Concerns, Procedural Concerns	Comment noted; Please see 3.c. and 3.d. of Exhibit E.
80	4/1/2024	Shiwaya Peck	Email	U.S. Copper Claim	General Opposition, Procedural Concerns	Comment noted; Please see 3.c. of Exhibit E.
81	4/4/2024	Debie Rasmussen	Email	PUBLIC COMMENT Please Submit to Record	General Opposition, Procedural Concerns	Comment noted; Please see 3.c. of Exhibit E.
82	4/4/2024	US Copper	Email	Public Comment Submission	Environmental Concerns, Procedural Concerns	Comment noted; Please see 3.c. and 3.d. of Exhibit E.
83	4/6/2024	Laurel Paulson-Pierce	Email	TO PLUMAS COUNTY ZONING AND PLANNING ADMINISTSTORS, APRIL 6, 2024 RE: "VESTED RIGHTS"	General Opposition, Environmental Concerns, Procedural Concerns	Comment noted; Please see 3.c. and 3.d. of Exhibit E.
84	4/5/2024	Daniel Kunches	Email	public comment on Engels Mine vested right	General Opposition, Environmental Concerns, Procedural Concerns	Comment noted; Please see 3.c. and 3.d. of Exhibit E.
85	4/9/2024	Mary Shero	Email	Public Comment	General Opposition, Environmental Concerns, Procedural Concerns	Comment noted; Please see 3.c. and 3.d. of Exhibit E.
86	4/10/2024	Taurin Wilson	Email	US Copper vested rights	General Opposition, Procedural Concerns	Comment noted; Please see 3.c. of Exhibit E.
87	4/10/2024	Bonnie Kessloff	Email	Public Comment about the request by U.S. Copper corp. for a vested rights determination for the Engels and Superior mines	General Opposition	Comment Noted.
88	4/11/2024	Michelle Aparton	Email	Plumas county zoning administrator, this is a public comment regarding the request by Us Copper Corp for a vested rights determination for the Engels and Superior mines.	General Opposition, Environmental Concerns, Procedural Concerns	Comment noted; Please see 3.c. and 3.d. of Exhibit E.