



West Almanor Community Club

177 Lake Almanor West Drive • PO Box 1040

Chester, CA 96020

(530) 259-4646 • FAX (530) 259-4665

Email: wacc@citlink.net www.lakealmanorwest.org

BUILDING PROCEDURES

Welcome! This information packet contains:

1. **CC&Rs** This document was amended and was effective as of August 18, 1998. It replaces the previous CC&R document and Policy 60 without significant changes to construction policies and procedures.
2. **Policy 60** This document is an abstract of the pertinent parts of the CC&Rs having to do with lot clearing and construction of improvements and additions.
3. **Construction / Alteration Application Form** must be completed and signed by you. Please submit the completed Construction/Alteration Application form, any required fees and three (3) sets of house and/or garage plans to the WACC office. Once approved, two (2) sets of these plans will be returned to you with necessary WAWCC signatures, Water Co. signatures and Fire Department signatures.
4. **West Almanor Mutual Water Co.:** The West Almanor Mutual Water Company will provide you with the requirements for water meter installation and any related expenses pertaining to new installation at 530-258-2272 (SingletonAuman) or 530-258-7790 (Chris Durkin – Water co. manager). Their email is wamwco@yahoo.com.
5. **California Division of Forestry** Please check with Cal Fire or the local fire department as to their requirements prior to the removal of any trees. Tree removal is included in the construction/alteration application form. Trees may not be removed prior to the approval of the construction. All of these documents may be found at lakealmanorwest.org
6. West Almanor Community Services District **Fire Department Requirements:** Concerning covering the propane tank, its location and clearance, fire department access, and residential lot brush clearing standards at 259-5112.

If you have any questions, feel free to contact the WACC office:

177 Lake Almanor West Drive

P.O. Box 1040, Chester, Ca. 96020

530-259-4646 530-259-4665 (FAX)

wacc@citlink.net

ARCHITECTURAL RULES & REGULATIONS

Instructions to Owners and Contractors on Improvements to Developed and Undeveloped Lots:

Attention is directed to the Amended Declaration of Covenants, Conditions and Restrictions (CC&Rs) effective August 18, 1998 and any subsequent amendments for all activities relative to maintenance of undeveloped lots, construction of new building, clearing of trees, additions to buildings, fences and drainage.

- 3.10 Signs
- 3.14 Construction, Storage of Building Materials
- 3.15 Outbuildings
- 3.16 Building Standards
- 3.17 Building Specifications
- 3.18 Building Location
- 3.19 Clearing of Trees
- 5.8 Enforcement Assessments
- 8.1 Submission of Plans and Specifications
- 8.6 Applications
- 8.8 Grant of Approval
- 8.9 Board Review, Variances
- 8.11 Commencement
- 8.12 Completion
- 8.13 Inspection and Correction
- 9.0 Enforcement

CC&R Clarifications

- Signs: Noncommercial signs and posters are prohibited if they are more than 9 sq. feet in size; noncommercial flags or banners are prohibited if they are more than 15 sq. feet in size. Sign Restrictions are in compliance with Civil Code 1353.6. Refer to CC&R 3.10.
- Fences: Chain link fencing, where otherwise approved by the Architectural Committee, shall not be installed on the street side of the lot and shall be painted a natural color (green or brown). Where approved, split-rail fencing shall not exceed three (3) feet in height.
- Outbuildings: Any second building submitted for approval to the Architectural Committee must meet the following: (1) Conform to the existing residence in style, materials and general looks; (2) Be built on a permanent foundation of either block or poured concrete; (3) Conform to all other building requirements in the CC&Rs and as required by the County. Auto and boat canopies for any purpose whether canvas, plastic or metal are considered tents and/or temporary structures and are prohibited. Tarps used to cover woodpiles or other outdoor use should be brown, green or clear.

Work Hours and Noise Restrictions: There shall be no construction work that creates a noise disturbance between the hours of 8:00 PM and 7:00 AM. This prohibition pertains to all types of work including building construction, earth moving, tree falling/ cutting, etc. The restriction applies to property owners as well as contractors. ***This restriction does not apply to the golf course operations at Lake Almanor West Golf Course.***

Trees: Any request for tree removal on common property must be approved by the Architectural Committee, the Golf Course Superintendent/Facilities Manager and the Board of Directors. Refer to CC&R 3.19 and this policy for any tree removal.

Setbacks: **No concrete pads or other patios which interfere with existing easements may be constructed within the 20' setback on abutting Golf Course Unit 1 or the 50' setback abutting Golf Course on all other Units.**

Conduct of Work

Preliminary:

These requirements must be met prior to commencement of lot clearing and construction:

- A. Referring to CC&R 8.1, three complete sets of all plans must be submitted for review by the Architectural Committee to the WACC office at 177 Lake Almanor West Drive, Chester, 9:00 a.m. – 2 p.m., days open vary by season. The plans must include an 8 ½" x 11" plot plan to scale showing the location of access roads, buildings, decks and walkways, septic tanks with leach fields, fences, propane tank and utility lines and their relation to the required setbacks.
- B. Applicable Board approved fees must accompany all submissions.
- C. The plans must be approved by the Architectural Committee before submission to the Plumas County Building Department in Quincy. The Committee will do it's best to be expedient but allow a full 14 days for review and response as required by CC&R 8.9. The Committee will act promptly, but is under no obligation to provide expedited service.
- D. Approvals will be granted simultaneously from West Almanor Community Services District for propane tank location and fire equipment access, and from the Water Co. for utility routing and valve box locations (spec sheets from Fire Dept. are attached). All Cal-Fire requirements are the responsibility of the property owner.
- E. A Construction/Alteration form must be submitted to WACC together with the applicable fees and approved by the arc. Committee before any activity commences. A copy of this form will be kept in the owner file at the WACC office.
- F. A Construction/Alteration Form shall be completed and submitted to WACC for all exterior alterations, including but not limited to: tree removal, re-roofing, awnings, exterior painting, siding, driveway, deck, patio and signs. Owner must submit payment with the architectural form for any exterior alterations or changes.

- G. Permit forms for construction may be obtained from the Plumas County Building Department in Quincy. They will collect their applicable fees. Phone number (530) 283-2262.
- H. Water service provision is handled by West Almanor Mutual Water Company. Their phone number is (530) 258-2272 and their email is wamwco@yahoo.com
- I. Power service must be applied for from PG&E in advance. Phone number (530) 283-9682. WACC is a community serviced by underground utilities. All service panels and electrical meters must be located on the residence or garage at a location approved by PG&E.
- J. Propane service can be supplied by several vendors who can advise on connection requirements.

Site Inspection 1:

The submitted plans showing location on the lot will be reviewed for conformance with the CC&Rs. A site inspection will be made to verify location, proposed access and orientation of the structures. Effects to neighboring land, structures and drain fields is the responsibility of the owner. A string line along both sidelines and the rear line between corner monuments must be staked and strung for this inspection.

Site Inspection 2:

After setting foundation forms, a setback inspection shall be called for by the applicant. Note that a request for inspection as the concrete truck is ready to pour, or even a day before is not acceptable. A set of revised plans must be onsite. The Committee will check the location as required by CC&R 3.18. **For this inspection the string lines along property lines between corner monuments must be in place.**

General:

During construction the conduct of the Contractor is the responsibility of the owner and any infractions such as excess noise, trash accumulation, signs, etc. will be reported to the owner for immediate correction.

Architectural Committee Responsibility:

The Committee in no way shall confirm or guarantee any assumed geological condition, safety or structural standards, general esthetics, general planning or view preservation. The Committee shall, in good faith, exercise discretionary approval or disapproval while following the CC&R's and this policy.

Enforcement of these Regulations shall be by proceedings at law or in equity against any person violating or attempting to violate any provision hereof, either to restrain by any owner or contract purchaser, or by the West Almanor Community Club.

If any provision of these Regulations is determined by a competent jurisdiction to be invalid, such determination shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

Adopted: 8/3/98, revised 8/18/98, Effective: 8/18/98
 Amended: 4/4/20, 10/22/02, 7/27/04, 10/26/04, 11/15/06, 10/30/07, 3/27/08, 4/29/21

WEST ALMANOR COMMUNITY CLUB

INSPECTION NOTICE REQUIREMENTS

On any new build or exterior alteration, owner must submit 3 complete sets of plans, the required form and the fees. ***Upon submission please have property lines strung as well the ground strung and marked where the new build or addition will be.*** The office will call and let you know of approval or denial. Approval is always contingent upon the final checking and measuring prior to the pouring of any concrete.

PRIOR TO THE POURING OF ANY CONCRETE FOR FOOTINGS OR FOUNDATIONS, THE SITE MUST BE INSPECTED TO VERIFY THAT LOCAL SETBACK REQUIREMENTS HAVE BEEN MET.

The property owner is fully responsible for site preparation for such inspection and for any subsequent liabilities for failure to do so, inaccurate marking, or incursions into setbacks.

The following MUST be in place to permit a setback inspection:

- 1.) A taut line stretched from property corner marker (survey pin) to corner marker on each lot side necessary to properly define lot lines and setbacks there from.
- 2.) A clear indication, by line, batter board, or other means, of the intended outline of the planned footings, foundation or other structural boundary.
- 3.) A set of approved construction drawings available at the site.

The request for setback inspection must be available to the Architectural Committee NOT LESS THAN 24 HOURS BEFORE ANY CONCRETE POURING IS SCHEDULED TO BEGIN.

Contact the WACC office at 259-4646,
177 LAW Drive, P.O. Box 1040, Chester, CA 96020,
Email - wacc@citlink.net

The Architectural Committee will not be able to inspect and approve requests that do not adhere to the above procedures. For further information or questions, please contact the WACC office (530-259-4646) prior to the commencement of any construction activities.

CC & R

3.16 BUILDING STANDARDS

- New Materials
- Compatibility & Scale w/ other Buildings – Environment

3.17 BUILDING SPECIFICATIONS

- One (1) Residence
- & One (1) Garage
- 800 Sq.' Main Floor / Multi Floor
- 1,000 Sq.' Single Story Residence
- Roofing Material
- Fences / Boundary Walls
- Prefabricated Buildings

3.18 BUILDING LOCATION

- Eaves Not To Exceed 24" Overhang (Property Setback)
- 15' Setback From "Side" Property Line
- 15' Setback From "Back" Property Line

EXCEPTIONS

- 20' Abutting Golf Course (Unit #1)
- 50' Abutting Golf Course (All Other Units)
- 15' Front Property Line

- 3.15 Outbuildings. No outbuilding, tent, shack, trailer, shed, or temporary building of any kind shall be located within the Development, except temporarily and in strict compliance with the provisions of this Declaration, including Section 3.12 concerning overnight parking and Article 8 concerning approval by the Architectural Committee. No such trailer, vehicle, or structure or any garage shall be used as a residence or for residential purposes, except that a trailer or recreational vehicle may be used for temporary occupancy on a Lot for a reasonable period of time during the original construction of the residence on a Lot or during reconstruction after the substantially total destruction of the residence. For purposes of this Section 3.15, two summer seasons, but not longer than twenty-four (24) months, shall be deemed a reasonable period of time.
- 3.16 Building Standards. Unless specific authorization is received from the Association, only new materials shall be used. Finish building materials shall be applied to all sides of buildings, out buildings, garages or other structures within the Development. Exterior walls below floor level shall be enclosed unless the foundation structure is designed especially for architectural appearance and so approved by the Architectural Committee or the Board. The effects of a material to be used on a building shall be considered in relationship to all other buildings in the Development and the natural landscape. Compatibility and scale with other buildings and the environment within the Development shall be major factors in the review of building plans and specifications by the Architectural Committee or the Board. All construction, including but not limited to plumbing and sewage facilities, shall conform to Plumas County Codes and Regulations in addition to the provisions of the Architectural Policy as it may be modified by the Board from time to time.
- 3.17 Building Specifications. No buildings other than one (1) single-family residence and one (1) garage may be constructed or permitted to remain on any Lot. The garage shall be built only in conjunction with or after construction of the residence. The main floor of a multiple-story residence must contain at least eight hundred (800) square feet of living area and a single-story residence shall contain at least one thousand (1,000) square feet of living area. Construction materials must recognize the special need for fire safety within the Development. Roofing materials

shall be fire resistant ("Class A"). No metallic roofing or siding shall be permitted except as expressly approved by the Architectural Committee or the Board. Fences and boundary walls of any kind are discouraged. Architectural approval pursuant to Article 8 must be obtained before any fence, boundary wall, or hedge is installed or constructed. No fences shall be permitted on the golf course boundary lines or anywhere on the golf-course side of a Lot (including on the side Lot lines) where the fence is visible from the fairway. No fences, hedges, or boundary walls shall be constructed or permitted to grow more than six feet (6') in height. No mobile home shall be permitted to be parked, placed, or kept on any Lot at any time. No modular housing unit or prefabricated housing unit assembled off the building site shall be permitted unless the Architectural Committee or the Board shall find that the same will not detract from the character and appearance of the neighborhood or be detrimental to any Lot.

- 3.18 Building Location. Except for projecting eaves not exceeding twenty-four inches (24") or upon the express prior approval of the Architectural Committee or the Board, no structure shall be located closer than fifteen feet (15') to the side property line or fifteen feet (15') to the back property line except that the rear setback for Lots abutting a golf course shall be twenty feet (20') within Unit 1 and fifty feet (50') in other Units. Front setback requirements shall be fifteen feet (15') from the front property line or as set forth in the Architectural Policy. The Board shall have the authority to establish other setback requirements for any Lot, taking into account aesthetics, compatibility with existing and future structures, and the necessity to preserve the wooded and natural character of the Development. Setbacks will be measured from the most forward projection of the structure. If a Lot and the whole or a part of a contiguous Lot under common ownership is used as a site for a Residence, then for purposes of determining setback requirements, the side and rear lines of the site shall be deemed to be the side and rear property lines as long as the Residence improvements remain on the site. Each Lot will be subject to assessment, notwithstanding that more than one Lot is used as one building site.

- 3.19 Clearing of Trees. All Lots shall be kept in as natural condition as possible. Before trees are removed from a Lot, the Owner shall obtain approval pursuant to Article 8. Clearing of trees shall be limited to the minimum required for approved residential use, including access, and shall not exceed clearing of more than sixty percent (60%) of the total Lot area unless specifically approved in advance by the Architectural Committee or the Board. For purposes of this Declaration, a tree shall mean any plant having a trunk diameter greater than six inches (6"). Trees closer than five feet (5') from concrete footing and foundations must be removed, but all standing trees on the Lot are to be preserved if possible, trimmed up six feet (6') from ground level. To prevent excess cutting, trees to be preserved should be clearly tagged. All dead combustible material must be removed from the setback area and within thirty feet (30') of any structure. All vegetation on Lots, whether the Lot is developed or undeveloped, shall be maintained in a neat and natural condition and shall be trimmed, cultivated, and managed to encourage healthy conditions.

ARTICLE 4 HOMEOWNERS ASSOCIATION

- 4.1 Management and Operation. The Association shall manage and operate the Development in accordance with the applicable provisions of the Governing Documents and the applicable provisions of California law including provisions of law applicable to a nonprofit mutual benefit corporation and to a common interest development. The Association shall have all of the powers set forth in the Governing Documents together with general power to do any and all things that a nonprofit mutual benefit corporation may lawfully do under the laws of the State of California, subject only to the limitations upon the exercise of such powers as are expressly set forth in the Governing Documents.
- 4.2 Membership. Every Owner of a Lot within the Development shall be a Member of the Association and shall remain a Member thereof until such time as his or her Lot ownership ceases for any reason. Membership shall be appurtenant to and may not be separated from ownership of a Lot and shall not be transferred,

**West Almanor Community Club
CONSTRUCTION / ALTERATION APPLICATION FORM
USED WITH POLICY 60**

Construction Site Location: Unit # _____ Lot # _____ Arc. Number: _____

WACC Street Address _____

Owner Name(s): _____

Mailing Address _____ Phone: _____ E-mail: _____

New Residence [] (\$500.00 Architectural Fee) Type of Roof: Composite [] Metal []
Number of Trees to be Removed for Construction: [] Color of Roof _____
Square Footage of the Living Area - Ground Floor _____ Total Square Feet _____
House Colors _____ (include paint samples)

Garage or Remodel/Addition [] (\$250.00 Architectural Fee) (Exterior Color Needs to Match Existing Home Color)

Remodel/Addition [] Garage/Carport [] Number of Trees to be Removed for Construction []

Minor Changes [] (\$125.00 Architectural Fee)

Deck [] Patio/Porch [] Awning [] Siding [] Balcony [] Driveway [] Fence []
Exterior Painting [] (Include paint samples) Roof [] (Include color sample or website for verification)
Solar Installation [] Additional Request [] _____

Tree Removal [] (No Architectural Fee)

Number of Trees [] (describe how trees will be marked) _____

Statement by Owner:

We are aware of WACC CC&Rs, the Architectural Policy (Policy 60) and hereby agree to abide by them as well as to all State and County requirements for construction in Lake Almanor West.

Owner Signature: _____ Date: _____

Per CC&R Article 8.1 - No work shall commence prior to written approval by the WACC Architectural Committee. No tree removal allowed preconstruction until WACC approval and plans are submitted to Plumas County and all fees paid. Plans shall include site preparation including lot grading plans.

Make checks payable to WACC. Return completed form and fee to:

WACC, 177 Lake Almanor West Drive, Chester, CA 96020 - Phone (530) 259-4646 – wacc@citlink.net

For Architectural Committee Use:

Approved [] Denied []

Approved with the following contingencies [] _____

By: _____ By: _____ Arc. Committee Member

For all new buildings and additions, a second inspection is required once forms are set, Prior to your concrete pour.
Call 530-259-4646 prior to pouring concrete.

Second Inspection for new build and additions:

Approved [] Denied [] Comments: _____

By: _____ Arc. Committee Member

Fee received: \$ _____ Paid (date) _____ Check # _____



WEST ALMANOR CSD & FIRE DEPARTMENT
947 Long Iron Drive, Chester CA 96020
(530) 259-5112
Email: westalmanorfd@citlink.net
Randy Fluke, Fire Chief/General Manager

FIRE DEPARTMENT REQUIREMENTS

Liquefied Petroleum Gas (LPG) Tank Requirements

- **Container Location:** Uniform Fire Code Section 8204.3: Containers shall be located with respect to buildings, public ways, and lines of adjoining property, a minimum of ten feet, for tanks not exceeding a capacity of 500 gallons. Larger tanks are subject to the approval of the fire chief.
- **Clearance to Combustibles:** Uniform Fire Code Section 8209: Weeds, grass, brush, trash and other combustible materials shall be kept not less than 10 feet from LPG-gas tanks or containers. LPG-gas tanks should not be enclosed in a decorative enclosure.

During the winter it is important that you keep snow from accumulating on the propane tank regulator, the copper line, and the second stage regulator at the house. In addition, you should maintain a clear access path to the tank, not only so it can be refilled, but also so that any gas vapors can easily dissipate rather than being trapped under the snow and becoming a safety hazard.

Fire Department Access Requirements

- **Premises Identification:** Uniform Fire Code Section 901 & Plumas County Codes: Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall be a minimum of 4" and have a contrasting background. Reflective signs are encouraged. When installing numbers look at them to see if they are visible at nighttime and remember to place them high enough that they won't become obstructed by snow in the winter.
- **Fire Department Access Requirements:** Uniform Fire Code Section 902 and California Fire Safe Regulations & Plumas County Code (see attached): Every building hereafter constructed shall be accessible to fire department apparatus by way of access roadways with all weather driving surfaces of not less than 10 feet of unobstructed width, with adequate roadway turning radius capable of supporting the imposed loads of fire apparatus and having a minimum of 15 feet of unobstructed vertical clearance. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus. See attached flier for dimensions of turnaround requirements.

FIRE SAFE DRIVEWAY STANDARDS

Plumas County Code Section: 8-14.02.(b) A fire safe driveway, which is a Class 11 driveway (road), is required for every building constructed when no portion of an exterior wall of the first story is located within 150 feet of a road which provides access to the property. The required Fire Safe Driveways shall be in place and approved before the Final Building Inspection approval or a Certificate of Occupancy will be issued.

Grade of the Driveway

Plumas County Code Section: 9-4.604.(f) Grades shall not exceed 13% unless approved by the Director of Public Works and the local Fire Chief or County Fire Warden. Grades shall not exceed 16%. PCC Sec. 8-14.02 (g): If a driveway will have a grade in excess of 13%, a registered engineer shall prepare the plans.

Design Standards

The minimum design standards are derived from the following Plumas County Code Sections: 8-14.02 (g): The County Engineer shall review those plans and may impose any needed conditions for their conformance with the provisions of this section. 9-4.413 (Classification), 9-4.501 (Minimum Design Standards), 9-4.502 (Turnouts), 9-4.503 (Turnarounds). The Plumas County Code can be accessed via the County Website @ www.countyofplumas.com

Road Width

A 10' wide traveled surface with a minimum 15' unobstructed vertical clearance for its entire length. An additional surface width of four (4 ft.) shall be added to curves of 50 - 100 feet radius, and two (2 ft.) shall be added to curves of 100 - 200 feet radius. The length of vertical curves shall not be less than 100 feet.

Surfacing for Driveways of less than a 13 % Grade

Base rock material shall be placed and compacted and capable of supporting a 40,000-pound load. The 40,000 pound equivalent has been determined to be equal to a minimum gravel depth of: Two (2") inches of three-quarter (3/4") inch minus base material if the native soil meets the sub-base requirements of Section 9-4.606 (d). Four (4") inches of three-quarter (3/4") inch minus base material if the native soil can be shown to be sandy in nature (SM Soil Classification on bottom); decomposed granite is acceptable.

Surfacing for Driveways of greater than a 13 % Grade

All driveways with grades that exceed 13% shall have the road surface paved. Driveways with grades that exceed thirteen (13%) percent shall have the plans prepared by a registered engineer. Driveways shall not have a grade that exceeds sixteen (16%) percent. All curves shall be 13 % or less, and the curve radius should not be less than 150 feet. The minimum paving depth is 1.5 inches of asphaltic concrete or approved paving material. The paving material shall be laid over 4 inches of aggregate base conforming to the specifications contained in P.C.C. 9-4.606 (e), and approved sub-grade material.

Cuts

Cuts shall have a 3:1 side slope between the outer shoulder edge and flowline of the side ditch. 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.

Gutters, Drains, Culverts and Bridges

All gutters, drains, culverts and bridges shall be installed as shown on the approved plans. All bridges shall be built with an 80,000-pound H2O design load on the approved plans. All drainage facilities shall have a minimum longitudinal grade of one-quarter (.25%) percent. Where a driveway crosses an existing stream (established bed and bank) a Streambed Alteration Agreement from the California Department of Fish and Game is required prior to construction.

Encroachment Permit may be required

An Encroachment Permit shall be required where driveways join or meet a public road.

Turnouts

Driveways that exceed 150' but no more than 800' in length are required to provide a Turnout near the midway point of the driveway. Driveways that exceed 800' in length shall provide turnouts no more than 400' apart. Turnouts shall be a minimum of 10' wide, 30' long with a minimum 25' taper at both ends constructed to the same standard as the driveway.

Turnarounds

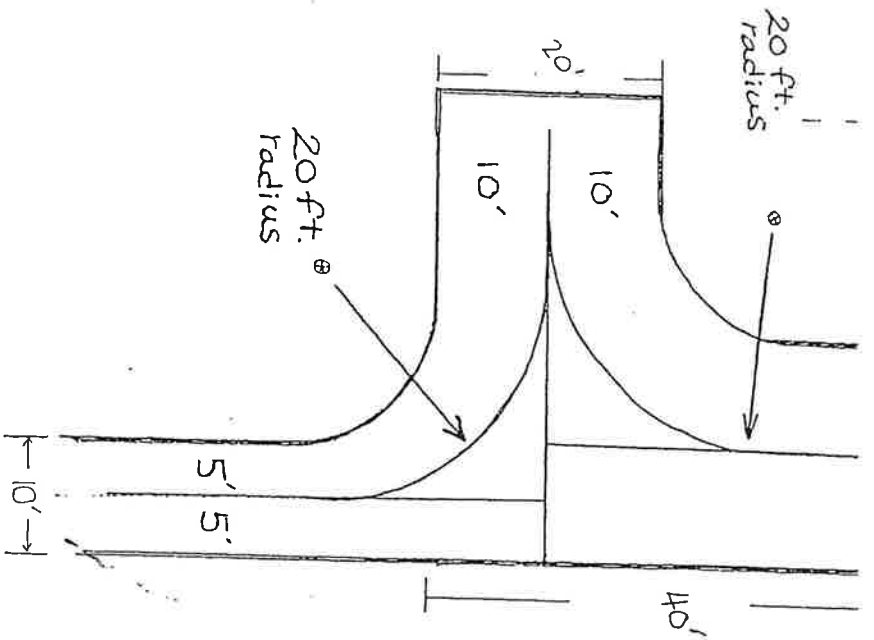
All driveways are required to have a turnaround constructed at the end of the road. On driveways that exceed 300 feet in length, a turnaround shall be constructed at all building sites, and be within 50 feet of all building sites. Dead end driveways shall provide a Turnaround or T-Turnaround constructed to the same standard as the driveway. The Turnaround shall have a minimum 40' radius at the centerline of the traveled surface and the same width as required for the driveway. When using a T-turnabout, the top of the "T" shall be at least 60' long and not less than 20' wide. Modifications of the T-turnabout are allowed.

Gates

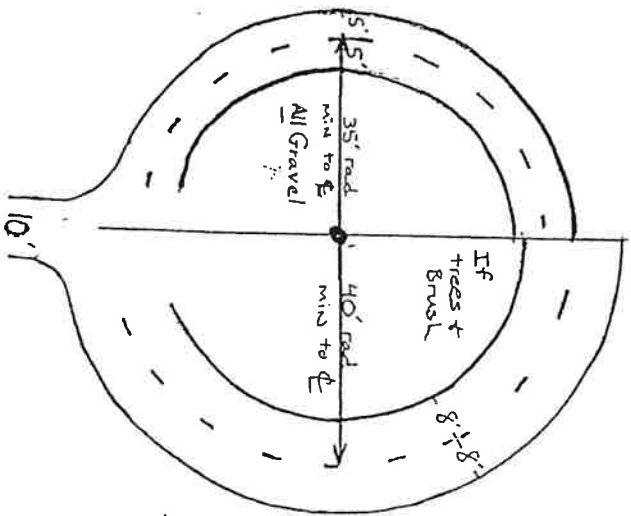
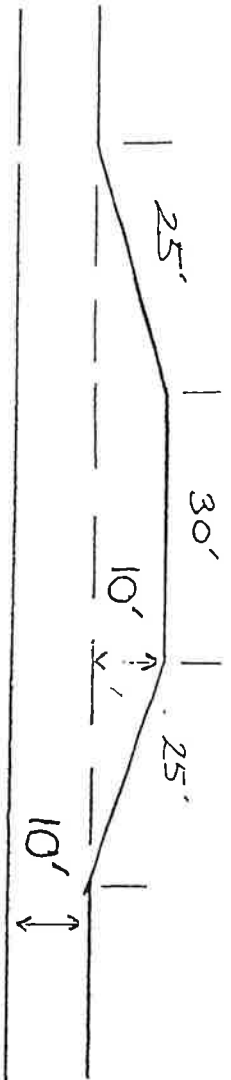
Gates shall be 2' wider than the width of the driveway and shall be at least 30' from the access roadway and shall open without obstructing traffic on the access road. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40' turning radius must be provided.

Address Sign

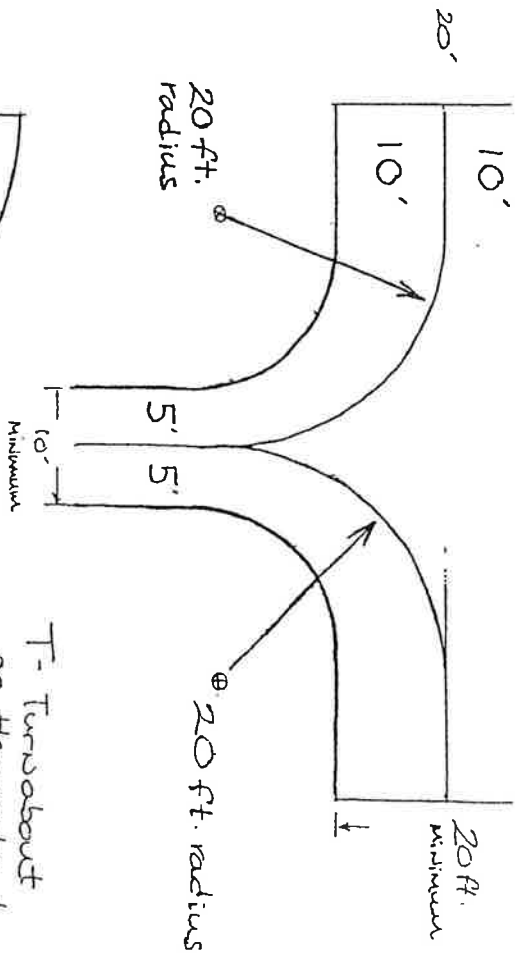
A property address sign shall be placed at each driveway entrance and be visible from both directions along the access road. Where a driveway serves more than one address, the address for each building must be placed on a single post.



Side Turnabout
Minimum design standards

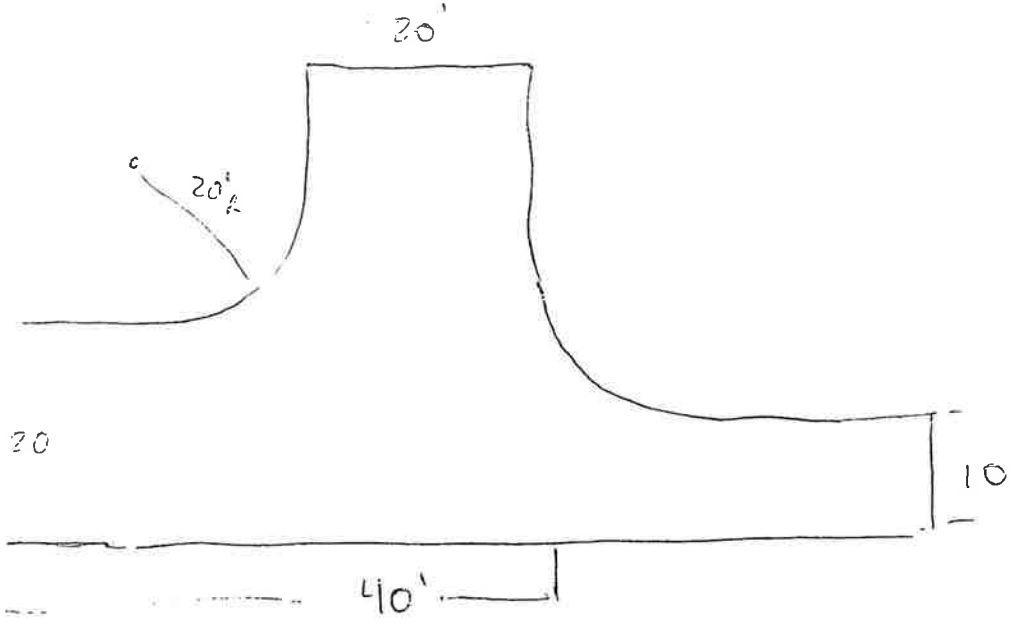


Turnaround



Turnout @ midpoint
driveway > 150 ft.

400 ft. max driveways
> 800 ft.



STRUCTURE

Issue: What does Plumas County deem to be a "Structure"?

As was related by Plumas County Building Department, a structure is an assemblage of parts that amount to anything that would require a permit.

Examples:

A wall not reaching a height greater than 4 feet does not require a permit. A wall reaching a height greater than 4 feet requires a permit.

A fence not reaching a height greater than 6 feet does not require a permit. A fence reaching a height greater than 6 feet requires a permit.

Flat work; pads, driveways, etc. are exempt from permits.

Sheds smaller than 100 square feet do not require a permit. Sheds up to 200 square feet may receive a NO FEE permit. Sheds larger than 200 square feet must have a full permit.