

COUNTY OF PLUMAS
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING

DATE: October 20, 2022
TIME: 10:00 a.m.

LOCATION: Plumas County Courthouse Building
Board of Supervisors Chambers
Room 308
520 Main Street
Quincy, CA 95971

STANDING ORDERS

Due to the Coronavirus disease (COVID-19) Public Health Emergency, dated March 16, 2020, the County of Plumas is making several changes related to meetings to protect the public's health and prevent the disease from spreading locally. The Plumas County Health Officer Recommendation Regarding Teleconferencing, issued on September 30, 2021, recommends local legislative bodies, such as commissions, committees, boards, and councils, hold public meetings with teleconferencing as authorized by Government Code section 54953 (e).

Pursuant to Government Code section 54953 (e) and to maintain the orderly conduct of the meeting, the County of Plumas members of the Planning Commission may attend the meeting via teleconference or phone conference and participate in the meeting to the same extent as if they were physically present. Due to Government Code section 54953(e), the Board of Supervisors Chambers, where the Planning Commission meets, will be open to the public but subject to state or federal social distancing or masking requirements, if applicable. It is strongly recommended that individuals attending meetings wear masks.

THE PUBLIC MAY ALSO PARTICIPATE VIRTUALLY AS FOLLOWS

Zoom Meeting / View and Verbal Public Comment Opportunity:

Members of the public who wish to watch live and provide public comment on any item on the agenda can join via the following link:

<https://zoom.us/j/92668567598?pwd=T21qNFFGem1PWXBUIUFFZSnJwZEIKdz09>

Call: 1-669-900-9128

Meeting ID: 926 6856 7598

Passcode: 461910

Written Public Comment Opportunity:

Members of the public may submit written comments on any matter within the Commission's subject matter jurisdiction (Plumas County Code Title 2, Chapter 2, Article 1, Sec. 2-2.107 – Duties), regardless of whether the matter is on the agenda for Commission consideration or action. Comments will be entered into the administrative record of the meeting. Members of the public are strongly encouraged to submit their comments on agenda and non-agenda items before and/or during the Planning Commission meeting, using e-mail address publicplanningcommission@countyofplumas.com

www.countyofplumas.com

REASONABLE ACCOMMODATIONS



In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact Planning Commission Clerk at 530-283-6207. Notification 72 hours prior to the meeting will enable the County to make reasonable accommodations to ensure accessibility. Auxiliary aids and services are available for persons with disabilities.

Note: A majority of the Board of Supervisors may be present and may participate in discussion.



I. **CALL TO ORDER**

II. **PLEDGE OF ALLEGIANCE**

III. **ROLL CALL**

Present: Chris Spencer, Tom McGowan, Charles Leonhardt, Harvey West

IV. **PUBLIC COMMENT OPPORTUNITY**

At this time, the public has the opportunity to address the Commission concerning any item of interest not listed on this agenda. The Commission may not discuss or take any action on any item presented during the public comment period that is not on the agenda. The Commission may briefly respond to statements made or questions posed by members of the public. Upon recognition by the Chairman, please state your name, county of residence, and subject matter. Discussion of any non-agenda items will be limited to three (3) minutes or such reasonable time as is granted by the majority of the Commission.

None

V. **CONSENT ITEMS**

A. *Items to be continued or withdrawn from the agenda*

None

B. *Approval of Meeting Minutes of October 6, 2022*

Motion: Approval of Meeting Minutes of October 6, 2022

Moved by Charles Leonhardt, **Seconded by** Harvey West

Vote: Motion carried.

Yes: McGowan, Leonhardt, West

Abstain: Spencer

VI. **DISASTER RECOVERY OPERATIONS CENTER (DROC) AND DIXIE FIRE COLLABORATIVE (DFC) UPDATES FOR BECKWOURTH COMPLEX AND DIXIE FIRES**

Tracey Ferguson, Planning Director, gave an update on the Dixie and Beckwourth Fire recovery phase and stated the following:

- *Working groups are meeting two (2) times per month for four (4) months to develop long-term recovery plan.*
- *She plans to attend the upcoming Health and Human Services workgroup meeting in order to provide additional information to the workgroup.*
- *The Urgency Ordinance will be amended specifically for base camps on Greenville Wolf Creek Road.*
- *She attended the third Saturday meeting in Greenville, which focused on the state of mental health of fire victims and that some are still processing the trauma.*
- *There will be "neighborhood pods" with a "neighborhood captain" in Greenville that will consist of one (1) builder constructing six (6) to eight (8) houses in a block.*

Commissioner Tom McGowan inquired with Planning staff as to whether the amendment to the Urgency ordinance would also address Coppercreek Camp. Ferguson informed the Planning Commission that Coppercreek Camp has the correct zoning for their campground use and the amendment to the Urgency Ordinance is only in relation to base camps on Greenville Wolf Creek Road.

Sara James, Deputy County Counsel, suggested adding language in the Urgency Ordinance to give the Planning Director discretion in relation to the location of base camps.

VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

Commissioner Harvey West stated he read in the California Planning and Development Report (CP&DR) that Plumas County is in a lawsuit concerning FERC and informed the Planning Commission and Planning staff of the CHP outreach for their new location on Lee Road in which they plan to begin construction next spring.

Sara James, Deputy County Counsel, commented that Gretchen Stuhr, County Counsel, would be able to provide background on the lawsuit concerning FERC.

Commissioner Chris Spencer stated that she and Commissioner Charles Leonhardt attended the California County Planning Commissioners Association (CCPCA) conference and the key takeaways she got from the conference were:

- Many small counties don't have an understanding concerning small businesses (e.g., keeping the youth within the community to work rather than growing up and leaving the community to work elsewhere).
- If a community is not growing, it's dying.

Commissioner Charles Leonhardt stated the following regarding the CCPCA conference:

- Issues presented concerning land use and environmental issues.
- The common theme was 'renewable' and 'green.'
- The conference included a field trip to a quarry which provided materials to the adjacent concrete plant which produces various types of concrete.
- He encourages the Commissioners to attend the conference next year.

Commissioner Tom McGowan explained that he met with Tyler Pew in regard to housing in Plumas County.

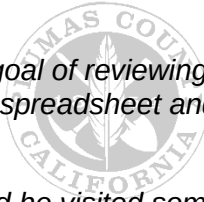
VIII. DISCUSSION: 2019-2024 GENERAL PLAN HOUSING ELEMENT (Tracey Ferguson, AICP, Planning Director)

A. *High Density Sites ("M-R" zoning or Multiple-Family Residential) to Accommodate the Lower Income Regional Housing Needs Assessment (RHNA) – continue review of vacant sites tables and mapping by supervisorial district*

Tracey Ferguson, Planning Director, stated that Commissioner Charles Leonhardt advanced his work and has looked at the parcels in District 4 in the spreadsheet, and Commissioner Tom McGowan also looked at the parcels on the spreadsheet in District 3.

Commissioner Charles Leonhardt explained that he has notes from his site visits to each parcel and would like the notes to be added to the spreadsheet so the spreadsheet can show objective statements on possible issues a developer may need to investigate.

Commissioner Tom McGowan explained that he found a couple of parcels that aren't on the spreadsheet.



Ferguson explained that the end goal of reviewing the spreadsheet and visiting the parcels is to be able to update the columns in the spreadsheet and have objective notes for a developer to consider.

Commissioner Harvey West stated he visited some areas of District 5, but still has some areas to visit. He went on further to explain that a possible area for housing that isn't shown on the spreadsheet for his district is in Delleker.

Ferguson summarized the discussion by stating that the Commissioners should provide their parcel notes to Tim Evans, Senior Planner, for the spreadsheets to be updated.

IX. DISCUSSION: PLANNING COMMISSION REVIEW OF 2035 GENERAL PLAN (Tracey Ferguson, AICP, Planning Director)

A. Circulation Element Introduction

Tracey Ferguson, Planning Director, read aloud the introduction of the Circulation Element as presented in the Plumas County 2035 General Plan and noted the following:

- Airport Land Use Commission has been re-established and is in the process of updating the Airport Land Use Compatibility Plans.
- The Airport Land Use Commission was given a training by the California Department of Transportation, Division of Aeronautics, which included a discussion on air travel potentially producing less emissions than vehicle travel.
- While Plumas County doesn't have a passenger rail today, there are efforts currently to establish a passenger rail from Reno, Nevada to Plumas County.

Ferguson concluded with the next step of the review being the goals and policies of the Circulation Element.

X. DISCUSSION: PLUMAS COUNTY CODE, TITLE 9 PLANNING AND ZONING, CHAPTER 2 ZONING, SEC. 9-2.405 – CAMPING (Tracey Ferguson, AICP, Planning Director)

Tracey Ferguson, Planning Director, read aloud Plumas County Code Sec. 9-2.405 - Camping and informed the Planning Commission the 2035 General Plan does not include "Prime Opportunity Areas" like the previous General Plan. Ferguson explained the "Prime Opportunity Areas" in the previous General Plan denoted the areas in which the "camping" use was not permitted, but due to the current General Plan not having "Prime Opportunity Areas," the Plumas County Code needs to be updated to properly address where the "camping" use is and is not permitted.

Ferguson explained there are two paths to resolving the "Prime Opportunity Areas" issue, the first path being update the Plumas County Code to include a definition, and the second path being updating the General Plan.

Commissioner Tom McGowan inquired if updating the Plumas County Code was the quicker path. Ferguson commented that updating the Plumas County Code would be quicker than a General Plan update.

XI. INFORMATIONAL ITEMS/ON-GOING PROJECT UPDATES

None

XII. FUTURE AGENDA ITEMS

- A. *Guest Speaker: Roger Diefendorf, Executive Director, Plumas County Community Development Commission (PCCDC) / Housing Authority (Invited)*

Tracey Ferguson, Planning Director, stated the Planning Commission and Planning staff have a lot to discuss with Mr. Diefendorf and Planning staff will contact him to come attend a Planning Commission in the new year.

XIII. ADJOURNMENT to the regular meeting scheduled on November 3, 2022

Discussion occurred amongst the Planning Commission and Planning staff regarding future meetings and the holidays, and the decision was made to cancel the second meeting of the month for November and December.

Motion: Adjournment to the regular meeting scheduled on November 3, 2022

Moved by Harvey West, ***Seconded by*** Chris Spencer.

Vote: Motion carried.

Yes: Spencer, McGowan, Leonhardt, West