

COUNTY OF PLUMAS
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING

DATE: April 4, 2024
TIME: 10:00 a.m.

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

THE PUBLIC MAY 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: Jack Montgomery, Harvey West, Charles Leonhardt, Chris Spencer

Absent: Moorea Hoffman Stout

IV. PUBLIC COMMENT OPPORTUNITY

None.

V. CONSENT ITEMS

A. *Items to be continued or withdrawn from the agenda*

B. *Approval of Meeting Minutes of February 15, 2024 (note, deferred from the regular meeting of March 7, 2024) and March 7, 2024 (note, the regular meeting of March 21, 2024, was cancelled)*

Motion: Approval of Meeting Minutes of February 15, 2024

Moved by: Chris Spencer **Seconded by:** Jack Montgomery

Vote: Motion Carried

Yes: West, Montgomery, Leonhardt

Absent: Moorea Hoffman Stout

Abstain: Charles Leonhardt

Motion: Approval of Meeting Minutes of March 7, 2024

Moved By: Harvey West **Seconded By:** Jack Montgomery

Yes: West, Montgomery, Leonhardt

Absent: Moorea Hoffman Stout

Abstain: Chris Spencer

VI. 2021 WILDFIRES LONG-TERM RECOVERY PLAN STANDING UPDATE

Tracey Ferguson, Planning Director, stated that on April 11, 2024, there will be an intake event for the ReCoverCA housing programs (aka CDBG-DR) in Greenville at the Dixie Fire Collaborative office from 10am to 2pm for homeowners affected by the 2021 wildfires. Programs include up to \$500,000 to reconstruct single-family homes and up to \$50,000 for home hardening retrofits and defensible space clearing. Ferguson stated that the California Department of Housing and Community Development, HCD, the Dixie Fire Collaborative and the Disaster Case Managers will be there to answer questions and help fill out applications. Ferguson mentioned that the Planning and Building departments are anticipating the submittal of a ReCoverCA master plan set for the single-family home reconstruction program. Commissioner Leonhardt inquired about the plans being local or state provided. Ferguson stated that the plans are state provided through the state construction management team SLSCO.

VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

Commissioner Montgomery stated that he and Ferguson attended a stakeholder meeting on March 22, 2024, hosted by The Almanor Foundation for the housing initiative in the Lake Almanor Basin. Commissioner Montgomery stated that he would have liked to see more attendance at the stakeholder meeting and has been speaking with employers and contractors. He stated there is more to be done to reconcile housing needs and to balance the cost of construction with housing affordability. Ferguson stated that her take-away from the stakeholder meeting is the potential for the development of a Housing Council. She stated that the Housing Council would have key stakeholders who would continue discussions and strategies and would work with the ideas that have come out of The Almanor Foundation process such as the development of single-family residential "7-R" zoned parcels for workforce housing. Ferguson stated the development target is to look for vacant 7-R zoned parcels with twice the minimum parcel acreage to increase the possibility of the number of housing units being built onsite. She stated that some such parcels have been identified in Chester and in Greenville and are served by sewer and water utility districts. She stated that the goal is to have 7-R zoned parcel developed with a three-unit density by the summer of 2025. Commissioner Montgomery stated that he is hoping that the stakeholders will be more engaged in the summer months when businesses begin to staff up services and trades and recognize the need to house the work force. Commissioner Leonhardt stated that the additional density will put more pressure on the existing water and sewer infrastructure. Ferguson stated that looking into the Municipal Service Review (MSR) of each district and the infrastructure capacity and caps would be helpful information.

Commissioner West inquired about the utilities will-serve requirement for an Accessory Dwelling Unit (ADU). Ferguson stated that demonstrating utility connection such as water, sanitation, and power would be a requirement for a building permit. West inquired about a situation where the dwelling unit is already

built, and the owner is constructing an ADU and if the County would require a will-serve letter. Ferguson stated that connection fees may not be able to be assessed due to State ADU Law but through the building permit process, the utility connections traditionally need a will-serve letter.

Commissioner Spencer stated that she attended the Event Boot Camp on April 3, 2024, at the Plumas County Fair Grounds and that there was good participation. Commissioner Spencer stated that the Beckwourth Peak Fire Protection District continues to work on district set up tasks including finances. She stated that District staff will be getting in touch with the Assessor's Office for assessment information.

VIII. PUBLIC HEARING: AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, AMENDING PLUMAS COUNTY CODE TITLE 9 PLANNING AND ZONING CHAPTER 2 ZONING, ARTICLE 2 DEFINITIONS; ARTICLE 4 GENERAL REQUIREMENTS; ARTICLE 5 NONCONFORMING STRUCTURES AND USES; ARTICLE 13 SINGLE-FAMILY RESIDENTIAL ZONE (2-R, 3-R, AND 7-R); ARTICLE 14 MULTIPLE-FAMILY RESIDENTIAL (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 25 HEAVY INDUSTRIAL ZONE (I-1); ARTICLE 26 LIGHT INDUSTRIAL ZONE (I-2); ARTICLE 30 AGRICULTURAL PRESERVE (A-P); ARTICLE 31 GENERAL AGRICULTURE ZONE (GA); ARTICLE 33 GENERAL FOREST ZONE (GF); ARTICLE 34 MINING ZONE (M); AND ADDING PLUMAS COUNTY CODE TITLE 9 PLANNING AND ZONING, CHAPTER 2 ZONING, ARTICLE 45 ACCESSORY DWELLING UNITS; AND AMENDING PLUMAS COUNTY CODE TITLE 9 PLANNING AND ZONING, CHAPTER 9 STATE RESPONSIBILITY AREA FIRE SAFE REGULATIONS, ARTICLE 4 DEFINITIONS

Ferguson provided the Commissioners with the public notice of today's hearing, a staff report, and a copy of the ADU ordinance and the Planning Commission Resolution No. 2024-1. She stated that the Planning Commission previously held a discussion on February 15, 2024, about ADU ordinance preparation, implementation, and state law. She stated that the duty of the Commissioners is to provide a recommendation to the Board of Supervisors through Resolution 2024-1. She stated that this ordinance has been determined to be exempt from CEQA and is written to meet current ADU state law requirements. Ferguson stated that state HCD would be reviewing the County ADU ordinance, once adopted, and the state would then inform the Planning Department if the ordinance needed further amendments pursuant to State ADU Law.

Plumas County Deputy Counsel Sara James inquired about the use of the word "second" in the definition of ADU. Ferguson stated that the use of the word "second" will be flagged for discussion. Ferguson stated that the term "guest house" is now stricken from all language in the County Code, including the definition, and is being replaced with "Accessory Dwelling Unit." Ferguson stated that this ordinance amendment is an opportunity to modify the definition of "family" in order to follow state and federal law. Ferguson stated that any zone that allows for a dwelling unit needs to also allow for an ADU. She stated that the only zone that wasn't included in the ordinance is the Timberland Production Zone (TPZ).

Commissioner Leonhardt inquired about how these new policies will make neighborhoods look in the future. Ferguson stated that the state sees the ADUs as affordable housing.

Ferguson stated that ADUs require a 4-foot setback. Commissioner West stated that if a utility needs to drive a vehicle through that 4-foot gap, they would not be able to access. Ferguson stated that an ADU cannot be built within a public utility easement (PUE), therefore a 10-foot PUE will dictate a 10-foot space where the ADU cannot be built.

Ferguson stated that fire sprinklers will be required in an ADU if sprinklers were required in the primary dwelling unit. She stated that fire sprinklers are not required for an ADU if the primary dwelling didn't require. Commissioner West clarified that a new ADU with an old primary dwelling will not need fire sprinklers, even with the new state law stating that all new construction needs fire sprinklers.

Commissioner Leonhardt inquired about solar requirements for new ADUs. Ferguson stated Planning staff will clarify when/if solar photovoltaic (PV) systems are required and include a new section in the ADU ordinance amendments.

Commissioners inquired about contacting the County Environmental Health Department to understand septic and water systems implications and to clarify code language. Ferguson stated Planning staff will be in contact with Environment Health and amend the ADU ordinance, as necessary.

Deputy County Counsel provided comments to clarify code language under Sec. 9-2.4505(a)(2)(ii).

Commissioner Leonhardt opened the public hearing at 11:54 AM.

Hearing no comments, Commissioner Leonhardt closed the hearing at 11:55 AM.

Motion: Adopt Resolution Number P.C. 2024-1 making recommendations to the Board of Supervisors regarding the amendment of and additions to Plumas County Code, Title 9 Planning and Zoning as shown in Exhibit "A" and as amended by Planning Commission comments at the April 4, 2024, Planning Commission public hearing for the purpose of an Accessory Dwelling Unit (ADU) Ordinance, including Junior Accessory Dwelling Units (JADUs), and find the amendments and additions by Ordinance are exempt from the California Environmental Quality Act (CEQA) under California Public Resources Code Sec. 21080.17 and CEQA Guidelines Section 15303 (Class 3) – Categorical Exemption.

Moved By: Jack Montgomery **Seconded By:** Chris Spencer

Vote: Motion Carried

Yes: Spencer, Montgomery, West, Leonhardt

No: None

Absent: Moorea Hoffman Stout

IX. REVIEW OF 2035 GENERAL PLAN (Tracey Ferguson, AICP, Planning Director)

A. Conservation and Open Space Element Goals and Policies – this item was tabled to the next Planning Commission Meeting on May 2, 2024.

X. INFORMATIONAL ITEMS/ON-GOING PROJECT UPDATES

None

XI. FUTURE AGENDA ITEMS

- Workshop #7: Plumas County Code, Title 9 Planning and Zoning, Camping Ordinance Review and Discussion including Temporary occupancy ordinance
- Review of 2035 General Plan Conservation and Open Space Element Goals and Policies
- Bring back the discussion of a Short-Term Rental Ordinance

XII. ADJOURNMENT

Motion: Adjourn to the regular meeting scheduled on May 2, 2024

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

Vote: Motion carried.

Yes: Montgomery, West, Leonhardt, Spencer

Absent: Hoffman Stout