

COUNTY OF PLUMAS
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING

DATE: November 6, 2025
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: Dayne Lewis, Chris Spencer, Harvey West, Richard Foster

Absent: Jack Montgomery

IV. PUBLIC COMMENT OPPORTUNITY

Elisa Adler stood for public comment and stated she was available to answer any questions the Planning Commission may have regarding the October 16, 2025, Public Comment by Elisa Adler and Selena Jayo, including the seven points presented in the letter.



V. CONSENT ITEMS

A. None

B. **Motion:** To Approve the Regular Meeting Minutes of October 16, 2025.

Moved by: Dayne Lewis **Seconded by:** Chris Spencer

Yes: Lewis, West, Foster, Spencer

Absent: Montgomery

Motion Passed

VI. 2021 WILDFIRES LONG-TERM RECOVERY PLAN STANDING UPDATE

Planning Director Tracey Ferguson stated the Dixie Fire Collaborative, including the Patrick Joseph, Coordinator for Long-term Recovery and Rebuild, will be transitioning out by the end of 2025 and the newly hired Plumas County Disaster Recovery Coordinator, Keli Ward, will be transitioning into leading recovery efforts across the County, including continuing community outreach and stakeholder coordination. Ferguson noted that she and Ward will be meeting with Joseph on November 7, 2025, to start the transition.

Dan Kearns commented as a representative of Indian Valley Community Services District (IVCSD). He stated IVCSD has been reviewing their assigned disaster recovery projects. He expressed the need to effectively collaborate between the County and the IVCSD board to further recovery efforts.

VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

Commissioner Chris Spencer stated that the presentation on the Grey Wolf Project last month was well attended and informative. She stated following an unprecedented level of livestock attacks across the Sierra Valley, the California Department of Fish and Wildlife (CDFW), in coordination with the U.S. Fish and Wildlife Service (USFWS), euthanized four grey wolves, and CDFW is attempting to find and relocate three wolf pups to a sanctuary in New Mexico. She stated the efforts in Plumas County will help other communities strategize how to best manage and act on grey wolf issues and concerns. She stated that previous commenters had suggested language to add to the 2035 General Plan Agriculture & Forestry Element regarding best management practices for predators. Ferguson stated she had received the email and planned to discuss it under item XI(A).

Commissioner Richard Foster asked, on behalf of a constituent, if the Forest Service notifies the County of public lands trail usage that may increase traffic in a given area. Ferguson explained there are policies within the Plumas County 2035 General Plan that speak to the interface between the community and Forest Service public lands. She explained she has tried to speak with the Forest Service about their process of permitting trail use by outfitters and how those permit conditions correlate with the County's General Plan. Commissioner Foster stated that estimates of a 300% increase in weekend traffic on Quincy Junction Road, for example, have been brought forward.

Commissioner Dayne Lewis stated he spoke with Supervisor Mimi Hall about current Plumas County Code regarding the Timberland Production Zone (TPZ) zoning district and telecommunications towers and the County's Telecommunications Ordinance. Ferguson stated that on November 18, 2025, there will be a resolution of intention going before the Board of Supervisors that recommends direction to Planning Department staff to workshop with the Planning Commission and public possible amendments to the Telecommunications Ordinance. Lewis stated he and Hall also spoke about a Countywide noise ordinance to be drafted. Ferguson stated a consultant will need to be hired to assist in preparing a noise ordinance. Lewis additionally discussed the Plumas County Tourism Association proposed 10-year renewal and tax increase from 2% to 3%. Ferguson stated the Association renewal will be back before the Board of Supervisors on December 9, 2025, when a decision will be made to approve or deny renewing the Plumas County Tourism Association.

Commissioners agree to move to items XII (A) and XII (B) for the benefit of the present members of the public.

VIII. ORDINANCE WORKSHOP: CODE AMENDMENT (CA 6-24/25-02) APPLICATION – TITLE 9, PLANNING AND ZONING, CHAPTER 2 ZONING, ARTICLE 12.8 LOT LINE ADJUSTMENT, SECTION 9-2.1284 (REQUIREMENTS) (Tim Evans, Senior Planner)

Senior Planner Tim Evans presented the proposed Code Amendment of Title 9, Chapter 2, Article 12.8, Lot Lines Adjustments to the Planning Commission.

On March 4, 2025, Robert and Robyn Franks submitted Lot Line Adjustment LLA 3-24/25-06 (“Application”) to adjust the property lines between 7344 and 7342 Marilyn Drive, Lake Davis; APNs 025-370-036 and 025-370-037. The proposed lot line adjustment, as shown on the plot plan, would increase the 7433 Marilyn Drive (APN 025-370-036) by 0.42 acres and decrease 7342 Marilyn Drive (APN 025-370-037) by 0.42 acres. Upon Planning staff review, the proposed lot line adjustment did not comply with the provisions of Article 12.8 Lot Line Adjustment due to the resultant parcels not meeting the three hundred (300) foot minimum width requirement of the “R-10” zoning and could not be approved as proposed. Therefore, the application submitted was determined by the Planning Department to be incomplete on May 22, 2025, until the applicant submitted a code amendment to propose changes to PCC Sec. 9-2.1284(c)(2) addressing the nonconforming width of the parcels, requested a refund, or appeal the decision of the Planning Director to the Board of Supervisors. On June 16, 2025, Robert and Robyn Franks submitted the Code Amendment (CA 6-24/25-02) application and proposed revisions to Sec. 9-2.1284(c)(2), Article 12.8 Lot Line Adjustment, Chapter 2 Zoning, Title 9 Planning and Zoning of Plumas County Code to address the minimum width required by the applied zone.

Commissioners discussed, with the applicant and Planning staff, the proposed revisions to Plumas County Code Sec. 9-2.1284(c)(2) to address the width of a nonconforming parcel, including an exception process that is proportional to the existing process when determining width for conforming parcels. In addition, draft amendments prepared and recommended by Planning staff were discussed to address historic Title 9 Planning and Zoning internal inconsistencies, ensuring no need for interpretation by the Planning Director concerning lot line adjustment requirements in the future.

Motion: Bring the Code Amendment back—with direction from the workshop to 1) remove typographical error section (f) and 2) clarify in the context of I_1 and I_2 there can only be two sides—to the Planning Commission in ordinance and resolution format, recommending the Code Amendment be adopted by Board of Supervisors, and hold a public hearing.

Moved by: Richard Foster **Seconded by:** Chris Spencer

Yes: Lewis, West, Foster, Spencer

Absent: Montgomery

Motion Passed

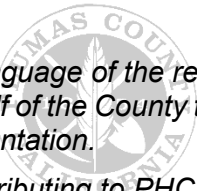
IX. 11:00AM CONTINUED PUBLIC HEARING – PAPANOS GENERAL PLAN AMENDMENT AND ZONE CHANGE (GPA 3-23/24-01) (Tracey Ferguson, AICP, Planning Director)

Ferguson explained that the original noticing for the October 2, 2025, public hearing on the Papanos General Plan Amendment and Zone Change application was not mailed to all property owners within 300 feet of the subject property pursuant to Government Code Section 65091; therefore, the Planning Department remedied with the posting and mailing of a public hearing notice to hear the item at the regularly scheduled Planning Commission meeting of November 20, 2025.

Ferguson informed the Commissioners that hard copies of all relevant documents have been mailed to each Commissioner.

X. DRAFT PLANNING COMMISSION RESOLUTION RECOMMENDING RECOGNITION OF THE PLUMAS HOUSING COUNCIL (Tracey Ferguson, AICP, Planning Director)

Ferguson presented a draft resolution recommending the Board of Supervisors acknowledge the Plumas Housing Council (PHC) and support the County in becoming an advisory board member of the PHC. She stated the PHC has solidified a membership agreement. Ferguson explained the three levels of membership: council facilitator, advisory board member, and housing steward.



Foster recommended changing the language of the resolution when referring to who would take the role of the advisory board member on behalf of the County to read “department head or department designee” to allow for flexibility in County representation.

Spencer asked if the County was contributing to PHC financially. Ferguson answered, no, and said she would inquire with the PHC if a financial obligation may be contemplated in the future for PHC membership and/or the advisory board member role.

Ferguson agreed to make the requested revision and bring the amended ordinance back to the Planning Commission for recommendation. Ferguson also stated that she will ask the PHC when the first meetings began, to then be able to note the date in the resolution.

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

A. Agriculture & Forestry Element Goals and Policies (Continued)

Ferguson presented a comment sent via email by Dave and Jane Roberti regarding predator control.

Jane Roberti stated the element needed to address both wild and domesticated predators. Dave Roberti stated he would like to see the definition of predator included to encompass domestic and wild predators.

Commissioners discussed broadening the term “producers.” The Commissioners agreed with the recommendation to support “communities” in resolving predator conflicts.

Dave Roberti conveyed he believes Plumas County has been among the communities most impacted by grey wolves.

Commissioner Lewis questioned the role of the County in assisting with predator conflicts. Ferguson stated she would engage with Agricultural Commissioner Willow Vieira to determine the scope of the County’s involvement in predator control.

Spencer spoke to the degradation of available prey as predators compete for the same food source.

Jane Roberti commented the Ag and Forestry Element is primarily meant to protect agriculture as a cultural and economic staple of Plumas County.

XII. INFORMATION ITEMS/ON-GOING PROJECT UPDATES (Tracey Ferguson, AICP, Planning Director)

A. Status of Planning Department follow up from August 7, 2025, Public Comment by Leila Jean Levi

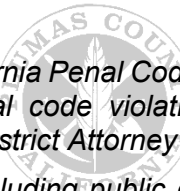
Ferguson provided the status of Planning Department follow up from August 7, 2025, Public Comment by Leila Jean Levi. She stated that the previously discussed memorandum, along with relevant meeting minutes, would be sent to Leila Jean Levi. Foster stated he has been attempting to meet with the subject property owner, to no avail.

B. Status of Planning Department follow up from October 16, 2025, Public Comment by Elisa Adler and Selena Jayo

Ferguson provided the status of Planning Department follow up from October 16, 2025, Public Comment by Elisa Adler and Selena Jayo. She stated Planning Department staff is in the process of drafting the formal response and has continued to meet with County Counsel, Building Department, and Code Enforcement to properly respond to Elisa Adler and Selena Jayo.

Elisa Adler stood to provide comment, stating that the General Plan addresses “predation in all its forms.”

Daniel Kunches stood for public comment expressing confusion on how items within the General Plan are prioritized to become codified. Ferguson explained that there is a prioritization process the Planning Commission has recommended as part of the annual General Plan review and report.

 Selena Jayo stood and cited California Penal Code Title 10, Section 370, regarding addressing public nuisances. Ferguson stated penal code violations may be reported to the Sheriff's Office for investigation, with referral to the District Attorney's Office.

Adler stated the importance of including public comment in the annual report of the General Plan implementation to the State.

At 11:00AM, the Planning Commission moved to item IX.

- C. Status of 2024 – 2029 Plumas County General Plan Housing Element Update and State Department of Housing and Community Development (HCD) Review (Jed Hackett, HCD Specialist II - Senior Housing Policy Specialist)

Ferguson presented the status of 2024 – 2029 Plumas County General Plan Housing Element Update and State Department of Housing and Community Development (HCD). She stated the Planning Department has not yet heard back from the State assigned reviewer (Jed Hackett, HCD Specialist II - Senior Housing Policy Specialist) and that the 90-day review period ends on Friday, November 14, 2025.

XIII. FUTURE AGENDA ITEMS

1. Public Hearing – Papanos General Plan Amendment and Zone Change (GPA 3-23/24-01) – November 20, 2025
2. Resolution Establishing the Rules of Conduct of Business of the Plumas County Planning Commission – November 20, 2025
3. Code Amendment (CA 6-24/25-02) Public Hearing to amend Title 9 Planning and Zoning, Chapter 2 Zoning, Article 12.8 Lot Line Adjustment – December 4, 2025
4. 2035 General Plan Public Health & Safety Element Update Workplan – December 4, 2025
5. Review of the 2035 General Plan Agriculture & Forestry Element Goals and Policies (Continued) – December 18, 2025

XIV. ADJOURNMENT

Motion: Adjourn to the regular meeting scheduled for November 20, 2025

Moved by: Chris Spencer **Seconded by:** Dayne Lewis

Yes: Lewis, West, Foster, Spencer

Absent: Montgomery

Motion Passed