

COUNTY OF PLUMAS
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING

DATE: November 20, 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, Jack Montgomery, Richard Foster, Harvey West

Absent: Chris Spencer

IV. PUBLIC COMMENT OPPORTUNITY

Elisa Adler commented online stating they are “witnessing the ongoing conversion of land” contrary to the values of the 2035 Plumas County General Plan.

Selena Jayo commented online thanking Planning Director Tracey Ferguson for her recent attendance at the luncheon with representatives of the Feather River watershed and The Metropolitan Water District of Southern California. She asked how the County was working to protect the Feather River watershed.

She stated that for seven months she and her family have witnessed ongoing land conversion to the detriment of the Feather River watershed.

Daniel Kunches commented online stating his support for the implementation and codification of the General Plan and Appendix V, the Genesee Valley Special Management Area Plan.

V. CONSENT ITEMS

A. None

B. **Motion:** To Approve the Regular Meeting Minutes of November 6, 2025.

Moved by: Harvey West **Seconded by:** Dayne Lewis

Yes: Lewis, West, Foster

Absent: Spencer

Abstain: Montgomery

Motion Passed

VI. 2021 WILDFIRES LONG-TERM RECOVERY PLAN STANDING UPDATE

Plumas County Disaster Recovery Coordinator, Keli Ward, presents a request for proposal (RFP) funded by the County's 2022 Planning Community Development Block Grant (CDBG) to conduct an economic development study specific to Greenville, Canyon Dam, and Indian Valley, and a countywide housing assessment. Ward stated proposals are due December 2, 2025, with the goal of executing an agreement in early January 2026, as deliverables are due in May 2026. Ferguson stated she would be asking if the State's timeline could be extended.

Montgomery asked how this would impact the Housing Element Update. Ferguson replied that the housing assessment would complement the Housing Element Update with additional information and detailed analysis beyond what the Housing Element provides.

Foster asked how the contracts would be awarded to consultants. Ferguson stated individuals qualified for both the housing assessment and economic development study would be considered, otherwise two consultants would be hired to address each project individually.

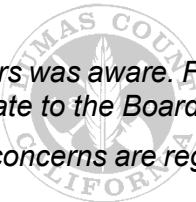
West asked if there was a lack of potential consultants. Ferguson stated she has a substantial consultant list she has reached out to.

Lewis asked if property owners of wildfire destroyed homes are paying property taxes on improved lands. Ferguson stated those properties were reassessed as vacant.

Dan Kearns commented as a representative of Indian Valley Community Services District stating that IVCS D can no longer champion the town center or the housing projects originally assigned to the organization. Ferguson replied there had been discussions about bringing the County in as a co-champion on the town center project and that IVCS D was not assigned any housing projects. Ferguson stated she would converse with IVCS D prior to the circulation of the long-term recovery plan regarding their role and responsibilities.

Kearns stated the need for a focus on infrastructure within Greenville. He stated IVCS D has a strong lead on where improvements need to be made. He provided an update to the Commission stating IVCS D does not currently possess the funding for the Safety Center. He stated that a large amount of previously allotted funding was used for daily operations by previous board leadership. Foster stated he was under the impression that all funds were in place for the project. Kearns replied and stated that approximately \$7 million had been provided by Megan Dahle's office and could be used for any purpose. He stated that, while the community had been informed by the previous IVCS D Board that the money would be used for the Safety Center, new management determined that approximately \$3 million had been used for daily operations. He stated that an additional \$1 million of those funds are committed to the groundwork currently being conducted onsite.

Kearns went on to state that the IVCS D board is hoping to have a better understanding of their financial state by January 2026. Lewis asked if funding was lacking because of the shortage of residents paying for utilities. Kearns agreed that a lack of general revenue is a contributing factor to a lack of overall funds.

Foster asked if the Board of Supervisors was aware. Ferguson stated the IVCSD General Manager, Jamie Little, is planning on providing an update to the Board of Supervisors in December 2025.

West asked what the IVCSD Board's concerns are regarding infrastructure. Kearns stated there has been an overall degradation of systems.

West asked if IVCSD had considered a rate increase. Kearns stated IVCSD is aware a rate increase is needed. He explained that the IVCSD Board plans to conduct a rate study. West suggested reaching out to the State Water Resources Control Board for a no-cost fee study.

West thanked Kerns for bringing this matter forward to the public's attention.

Kearns asked if the County filed a claim with the Federal Emergency Management Agency (FEMA) for losses from the 2021 Dixie Fire. Ferguson explained she understood paperwork had been filed for Public Assistance money and County staff, including Travis Goings, Plumas County OES Director, are working to follow up with FEMA staff.

VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

West asked if the Planning Commission has directors and officers liability insurance through the County. Ferguson responded that, in regard to liability, County Counsel would work on behalf of the Planning Commission should the need arise.

Ferguson presented the Plumas County Transient Occupancy Tax (TOT) Plumas County Code Title 3 Finance, Chapter 4 regulations to the Commissioners for reference. Lewis stated he had previously believed that the Plumas County Tourism Association renewal was not properly noticed. He rescinded the statement, stating that the proposal had been properly noticed. Ferguson stated the final public hearing date before the Board of Supervisors to vote on the renewal of the Tourism Association will be at the December 9, 2025, meeting.

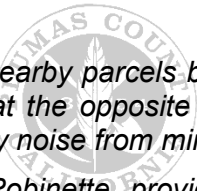
Ferguson announced on November 18, 2025, the Board of Supervisors approved Resolution 2025-9082, instructing Planning staff to work with the Planning Commission on amendments to the Telecommunications Ordinance (Article 41), as directed in the Resolution. Foster asked if federal requirements would impede the County's ability to regulate telecommunications towers. Ferguson replied that the County can regulate the design, construction, aesthetics, and land use impacts of telecommunications facilities.

Commissioners moved to item VIII at 11:00 AM.

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

Ferguson presented the proposed project; a General Plan Amendment and Zone Change of a property located at 24158 Highway 70, Twain (APN 002-410-018-000) (4.27 acres) to modify the Plumas County 2035 General Plan land use designation of "Mining Resource" and primary zoning district "M" (Mining) to a "Resort and Recreation" General Plan land use designation with a "Rec-P" (Prime Recreation) primary zoning district, while retaining the "SP-ScR" (Special Plan Scenic Road – Highway 70) and the "SP-ScA" (Special Plan Scenic Area – Feather River Canyon) combining zones. Ferguson instructed the Commissioners to consider all allowed uses under the proposed Prime Recreation Zone (Rec-P) when reviewing the General Plan Amendment and Zone Change.

Due to inconsistency with seven of the thirteen applicable 2035 General Plan policies in the Noise Element, Economics Element, and Conservation and Open Space Element, Planning staff recommends adoption of Resolution 2025-02 stating the California Environmental Quality Act (CEQA) does not apply to this application due to the recommended denial and to recommend to the Board of Supervisors to deny the application.

Foster asked about the likelihood of nearby parcels being impacted by noise from the uses allowed in Rec-P zones. Ferguson explained that the opposite was the concern, that the likelihood of sensitive receptors being negatively impacted by noise from mining operations.

Environmental Health Director, Rob Robinette, provided comment online, stating that he advised the applicant to hire an engineer to walk the parcel and draft potential sites for a septic system, as the site may not be suitable for such services.

Based on the staff report no public comments on the project were received prior to the public hearing. Most agencies provided no comment but stated they would have comments should development occur. Mooretown Rancheria and Honey Lake Maidu were the only Tribes to respond to a request for comment. Neither were aware of cultural resources that may be impacted.

Ferguson opened the public hearing.

Applicant William Papanos was present. He stated that the zone change would allow for uses, specifically an upscale recreational vehicle (RV) park, that would immediately benefit the County economically by attracting visitors and driving revenue. Papanos stated that he was not considering uses outside an RV park. He stated he believes the parcel is no longer viable for mineral extraction.

No additional public comment was presented.

West asked the applicant if the issues of establishing water and sewer services had been addressed. Papanos stated the existing water well can be replaced, and he does not believe a septic system and leach field will be an issue.

Lewis reiterated the focus is the General Plan Amendment is to change the parcel from being zoned Mining (M) to Prime Recreation (Rec-P).

West asked if the parcel had ever flooded. Ferguson pointed to the FEMA Flood Map showing part of the parcel within flood zone A, making it part of the 100-year flood plain.

Foster asked if there were real world reasons outside the General Plan policies to deny the application. Ferguson reiterated there are seven policies applicable with which the application is not consistent.

West argued that some policies may carry more weight than others. Montgomery stated the Commissioners should focus on all possible uses allowed by a zone change and not focus on a single project.

West asked if any other zonings would be better suited to this situation. Ferguson replied that Rec-P is best suited to the ultimate objective of the applicant. Lewis stated that under Rec-P, mining is still allowed use under a special use permit.

Ferguson explained that the applicant considered the idea of constructing an RV park after purchasing the property. Upon consulting with the Planning Department, it was determined that a GPA Rezone would be required to achieve the applicant's goals.

West asked if there were any easements on the property. Ferguson replied that there are no easements on the parcel.

Ferguson explained that under a special use permit, a recreation facility for day use would be permitted. The applicant expressed that a day use facility would not attract the target consumer demographic.

West asked if the applicant had considered buying an already established RV park. The applicant stated he had considered it, but it was not currently a viable option.

Foster asked how the process would continue if the Planning Commission approved the application in contradiction to Planning staff's recommended denial.

West replied that the Board of Supervisors would decide, including returning the application to the Planning Commission.

Ferguson added with a recommended approval CEQA would need to be evaluated before presenting a resolution recommending approval to the Board of Supervisors.

Montgomery brought about concerns of rezoning of a parcel to Rec-P within an area that is exclusively zoned Mining. Lewis questioned if the parcel is considered commercially viable for mining. Montgomery expressed that, generally, zoning attempts to keep compatibility within a neighborhood. Ferguson showed current claims in the vicinity of the subject parcel.

Lewis stated he drove by the parcel and believes there would be significant site constraints in developing an RV park.

West suggested Commissioners conduct a site visit.

Ferguson suggested Commissioners could re-evaluate Planning staff findings and present amended findings for staff to incorporate into the resolution.

Foster reiterated he is in favor of these types of business ventures being brought to Plumas County.

Foster asked if the Planning Commission could request a CEQA analysis be performed prior to recommending approval. Ferguson replied that only a recommendation of approval of the application would trigger an analysis to evaluate environmental effects.

Lewis stated he hears of commercial and economic viability brought up time and time again. He stated he does not believe preserving the mining use on this parcel is protecting commercial or economic opportunities.

Ferguson reiterated that Commissioners can either make a motion to approve the resolution as presented, or to modify the resolution as presented.

Motion: To adopt Resolution 2025-02, as presented with staff findings.

Moved by Jack Montgomery: **Seconded by:** None

Motion Failed

West reiterated the desire for a site visit for greater context. Montgomery expressed concern of the Planning Commission becoming gatekeepers for individual property owners and negating the intention of zoning. West explained zoning changes are needed for population growth. Lewis expressed the importance of evaluating what may be changed to expand the community. Montgomery expressed that was already part of the General Plan development process, and without the opinion of an expert, the Commission itself cannot determine if the parcel is commercially viable for resource extraction.

Motion: To continue the discussion to the regular meeting of the Planning Commission on December 4, 2025, to allow time for consideration by Commissioners.

Moved by: Richard Foster **Seconded by:** None

Motion Failed

West stated that historically, Planning Commissioners visited project sites to evaluate appropriate zoning and compatibility. He asked how the determination of the CEQA analysis impacts the project. Ferguson explained that CEQA would need to be conducted to determine.

Motion: To find GPA 3-23/24-01 subject to CEQA and modify Resolution 2025-02 to recommend approval with findings that the General Plan Amendment and Zone Change is inconsistent with 2035 General Plan policies.

Moved by: Dayne Lewis **Seconded by:** None

Motion Failed

Ferguson mentioned the possibility of adding additional “whereas” clauses to the resolution to include thoughts, arguments, and findings from the Planning Commissioners with a recommendation of approval to the Board of Supervisors, acknowledging both consistency and inconsistency with General Plan policies. County Counsel would then advise on potential legal issues. Lewis agreed. Lewis stated he

believes the potential uses permitted in the Rec-P zone are more economically viable than the parcel's potential mineral extraction.

Motion: To find GPA 3-23/24-01 subject to CEQA and modify Resolution 2025-02 to recommend approval with findings that the General Plan Amendment and Zone Change is consistent and inconsistent with 2035 General Plan policies.

Moved by: Dayne Lewis **Seconded by:** Richard Foster

Yes: Lewis, West, Foster

No: Montgomery

Absent: Spencer

Motion Carries

IX. DISCUSSION AND POSSIBLE ACTION: ADOPT RESOLUTION NO. P.C. 2025-04 – RESOLUTION ESTABLISHING THE RULES OF CONDUCT OF BUSINESS OF THE PLUMAS COUNTY PLANNING COMMISSION (Tracey Ferguson, AICP, Planning Director)

Ferguson explained amendments made to the Rules of Conduct of Business for the Planning Commission including Section II, Quorum, modifying the deadline for establishing a quorum to one week prior to the regular meeting and Section IV, Order of Business, to match the current Planning Commission agenda outline. Montgomery suggested including a list of Commissioners who confirmed attendance and absence on the informal follow-up email. Planning staff agreed.

Motion: Approve Resolution 2025-04 Resolution Establishing the Rules of Conduct of Business of The Plumas County Planning Commission

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

Yes: Foster, Montgomery, Lewis, West

Absent: Spencer

Motion Carries

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

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

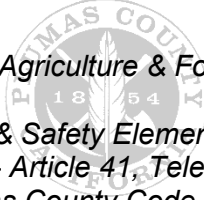
Ferguson stated the memo is being prepared by Planning staff and that Planning staff will continue to meet with the Code Enforcement and Building departments to coordinate. Elisa Adler commented and asked how the memo relates to the seven points presented regarding the General Plan and the Genesee Valley Special Management Area Plan. Commissioner West stated the memo will address the seven points.

- B. 2024 – 2029 Plumas County General Plan Housing Element 7th Cycle Update, State Department of Housing and Community Development (HCD) Review Letter

Ferguson presented the HCD review letter to the Commissioners, dated November 14, 2025. She stated that Planning staff will be meeting with HCD on Monday, November 24, 2025, to discuss findings.

XI. FUTURE AGENDA ITEMS

1. Papanos General Plan Amendment and Zone Change (GPA 3-23/24-01) (Tracey Ferguson, AICP, Planning Director) – December 4, 2025
2. Planning Commission Resolution No. 2025-03 to the Board of Supervisors recommending to officially recognize the Plumas Housing Council – December 4, 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

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4. *Review of the 2035 General Plan Agriculture & Forestry Element Goals and Policies (Continued) – December 4, 2025*
 5. *2035 General Plan Public Health & Safety Element Update Workplan – 2026*
 6. *Code Amendment Workshop #1 – Article 41, Telecommunications, Chapter 2 Zoning, Title 9 Planning and Zoning of the Plumas County Code pursuant to Resolution No. 2025-9082 of the Board of Supervisors – 2026*

XII. ADJOURNMENT

Motion: *To adjourn to the regular meeting scheduled for December 4, 2025.*

Moved by: *Harvey West* ***Seconded by:*** *Dayne Lewis*

Yes: *Lewis, West, Foster, Montgomery*

Absent: *Spencer*

Motion Passed