

COUNTY OF PLUMAS
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING

DATE: December 4, 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

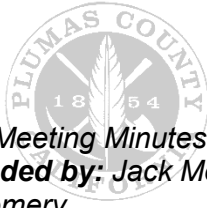
II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Dayne Lewis, Jack Montgomery, Richard Foster, Harvey West, Chris Spencer

IV. PUBLIC COMMENT OPPORTUNITY

Gordon Keller submitted a comment online requesting any discussion regarding Genesee Valley be pushed later in the meeting so as to allow time for other commentors to arrive in-person. Planning Director Tracey Ferguson informed Keller the discussion on the status of the Planning Department follow up from the October 16, 2025, public comment by Elisa Adler and Selena Jayo would take place following the time certain 11:00AM public hearings.



V. CONSENT ITEMS

- A. None.
- B. **Motion:** To Approve the Regular Meeting Minutes of November 20, 2025.
Moved by: Richard Foster **Seconded by:** Jack Montgomery
Yes: Lewis, West, Foster, Montgomery
Abstain: Spencer
Motion Passed

VI. 2021 WILDFIRES LONG-TERM RECOVERY PLAN STANDING UPDATE

Ferguson stated the County's Disaster Recovery Coordinator, Keli Ward, will be representing the County at a meeting of the Feather River Stewardship Coalition on December 5, 2025. Ferguson explained that in the short two months since Ward was hired, she is bringing tremendous capacity in recovery efforts. Ferguson stated the County received several proposals from potential consultants to conduct the Plumas County Housing Assessment (Countywide) and Economic Development Study for Indian Valley, Greenville, and Canyon Dam. She explained that an evaluation panel is being formed to move forward with short listing those that submitted to then conduct interviews and recommended a preferred consultant to the Board of Supervisors. Foster asked if Ward is responsible for tracking funds related to disaster recovery. Ferguson explained that Ward is responsible for wildfire recovery grants and budgets the Planning Department has been managing. She further stated the Auditor's Office is assisting in tracking other recovery funds such as the PG&E settlement and Trindel insurance related recovery funding.

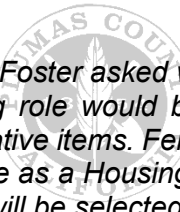
VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

Commissioner Chris Spencer stated the California Cattlemen's Association continues to work towards solutions for addressing predator conflicts. Commissioner Jack Montgomery asked if California Department of Fish and Wildlife anticipate additional predator and/or community conflicts. Spencer stated there is now momentum to reevaluate the endangered listing of certain predators. Commissioner Richard Foster stated that members of the public have expressed the belief there is a disconnect between the federal and state government regarding the gray wolf.

Commissioner Dayne Lewis distributed contact information for a connection he made with the principal from Pyatok who specializes in lower income and market rate housing. Lewis stated he has interest in assisting Plumas County and may be a resource in implementing programs in the 2024-2029 7th Cycle Housing Element. Ferguson stated that she would reach out to him and also invite him to become involved in the Plumas Housing Council conversations.

VIII. DISCUSSION AND POSSIBLE ACTION: ADOPT RESOLUTION NO. P.C. 2025-03 – RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THE BOARD OF SUPERVISORS ACKNOWLEDGE THE PLUMAS HOUSING COUNCIL AND SUPPORT THE COUNTY IN BECOMING AN ADVISORY BOARD MEMBER OF THE PLUMAS HOUSING COUNCIL (Tracey Ferguson, AICP, Planning Director)

Ferguson stated that the Plumas Housing Council (PHC) is a consortium of groups gathered to discuss housing affordability and accessibility. She presented the proposed Resolution No. P.C. 2025-03 with statements describing the membership levels put forth by the PHC with the roles of a Council Facilitator, Advisory Board Member, and Housing Steward. She recommended the County serve as an Advisory Board Member, as it is a role with more involvement. Ben Hoffman, representing the PHC, stated it was desirable to have a County representative serve as an Advisory Board Member. He stated the PHC is working to guarantee funding for two years. Hoffman stated there is no expectation that Council members would contribute monetarily. Foster asked if the PHC encompassed only the unincorporated areas of Plumas County. Hoffman responded that the incorporated City of Portola is also included in the Council's considerations. Montgomery clarified that the PHC has evolved to be a nexus of information to aid in all aspects of housing issues. Ferguson stated the PHC is named in the 2024-2029 draft 7th Cycle Housing


Element under the housing programs. Foster asked why the PHC has a voting role. Hoffman stated that the primary purpose to have a voting role would be to assist in progressing the Council forward in addressing governance and administrative items. Ferguson expressed the PHC membership application also allows County employees to serve as a Housing Steward if they wish to do so. Montgomery asked how the representative of the County will be selected. Ferguson explained that the Board of Supervisors would appoint the Advisory Board Member and then could also designate an alternate. Ferguson suggested adding the option for the Board to designate an alternate and add a “whereas” clause to include why the PHC has a voting role. Hoffman explained there is currently no limit on the number of Advisory Board Members as voting members.

Motion: To adopt Resolution No. P.C. 2025-03, as amended to also have the Board designate an alternate and add a “whereas” clause to include why the PHC has a voting role, recommending the Board of Supervisors acknowledge the Plumas Housing Council and support the County in becoming an Advisory Board Member of the Plumas Housing Council.

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

Yes: Lewis, West, Foster, Montgomery

Motion Passed

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

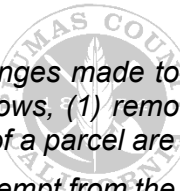
A. Agriculture & Forestry Element Goals and Policies (Continued)

Goal 8.3 – Healthy and Competitive Farm, Ranch and Forestry Economy was discussed to “Promote the enhancement of a healthy and competitive farm and ranch economy to expand the base and viability of agriculture in the County.” Ferguson read aloud Policy 8.3.1 which commits the County to establishing an agricultural district combining zone. As it relates to tourism, Ferguson reminded Commissioners that an ordinance was passed to permit Commercial Social Events on lands zoned General Agriculture (GA) or Agricultural Preserve (AP). She recommended consulting with the Plumas County ranching and forestry community to inquire if such an agricultural district overlay to “enhance” and “aggressively promote” the distinctive agricultural and recreational character of the regions in the County is supported, and if so, where. Spencer stated that the verbiage “aggressively promote” within the policy denotes there may have been concerns of lack of conversation surrounding farming, ranching, and forestry. Lewis pointed out that since the inception of the policy, smaller farming operations have become more relevant, seemingly without issue. He asked if a combining zone was needed considering farming operations are often conducting by-right uses of the parcel zoning. Ferguson stated this policy speaks to economic development with the promotion of the agricultural regions. Foster asked how the potential combining zone would be applied. Ferguson replied, the combining zone could be applied by area and/or zoning district. Montgomery asked if mining should be included in the Agriculture & Forestry Element, potentially introducing opportunities outside of resource extraction.

The Commission moved to Item X at 11:00 AM.

X. 11:00AM PUBLIC HEARING – FRANKS CODE AMENDMENT (CA 6-24/25-02) (Tracey Ferguson, AICP, Planning Director)

Ferguson recapped the proposed Code Amendment to modify Sec. 9-2.1284(c)(2), Article 12.8 Lot Line Adjustment, Chapter 2 Zoning of Title 9 Planning and Zoning of Plumas County Code such that the width requirement for a lot line adjustment would include provisions to account for the lot line adjustment of parcel that is nonconforming to the width requirement of the applied zoning district. She reiterated that, to address historic Title 9 Planning and Zoning internal inconsistencies for lot line adjustments, amendments are proposed by Planning staff to ensure no need for interpretation by the Planning Director concerning lot line adjustment requirements. Ferguson noted the applicant is not present but need not be present for the purpose of the public hearing.

Ferguson presented the following changes made to the proposed Code Amendment since the regular meeting of November 6, 2025, as follows, (1) removal of a typographical error and (2) the addition of language to clarify how the side lines of a parcel are determined based on the County Code.

The proposed project is found to be exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) because the project action is a zoning ordinance amendment causing no ground disturbance.

Montgomery inquired what is the definition of “w-normalized” because he did not expressly see it in the proposed ordinance formula. Ferguson confirmed with Tim Evans, Senior Planner, that the equation definition was indeed omitted from the latest version of the proposed ordinance and needed to be re-included. Foster asked if the formula was tested multiple times to ensure accuracy in determining proportionality of parcels. Ferguson replied yes. Lewis asked how the code amendment would impact parcels larger than standard size. Ferguson explained that the proposed code amendment exception to width would only be applied in instances of substandard width for parcels. She explained that there is an existing code section for exceptions to the minimum parcel size; however, parcels zoned Timberland Production Zone (TPZ), General Agriculture (GA), Agricultural Preserve (AP), General Forest (GF), and Mining (M) must still meet the minimum lot area requirements of the zone.

West opened the public hearing for public comment at 11:23 AM. No comments were presented. The public hearing was thereby closed at 11:23 AM.

Motion: To Adopt Resolution P.C. 2025-05, making a recommendation to the Board of Supervisors to find the Code Amendment (CA 6-24/25-02) approval by Ordinance exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) and adopt the Zoning Ordinance approving the Code Amendment (CA 6-24/25-02) amending Title 9 Planning and Zoning, Chapter 2 Zoning, of the Plumas County Code as shown in Exhibit “1” to the Resolution, as amended, at the December 4, 2025, Planning Commission meeting.

Moved by: Richard Foster **Seconded by:** Jack Montgomery

Yes: Lewis, West, Foster, Montgomery, Spencer

Motion Passed.

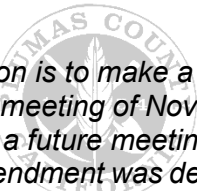
Spencer expressed thanks to the applicant for their efforts. The Commission Moved to Item XI at 11:27 AM.

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

Ferguson reintroduced the proposed General Plan Amendment (GPA) 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.

She presented the amended Resolution No. P.C. 2025-02 based on the motion passed at the hearing of November 20, 2025, to recommend to the Board of Supervisors to approve the General Plan Amendment and Zone Change with findings that the proposed project is consistent and inconsistent with 2035 General Plan policies, and to find the California Environmental Quality Act (CEQA) applies to the Papanos General Plan Amendment and Zone Change (GPA 3-23/24-01) and direct staff to perform the necessary environmental review.

County Counsel Sara James provided general information on legal requirements regarding General Plan consistency, policies, and implementation. She explained the entirety of the General Plan, including amendments, must be internally consistent. She stated that, in theory, the Planning Commission can recommend to the Board of Supervisors inconsistent findings, but findings of inconsistency of the General Plan are open to being challenged. She explained that a proposal that is inconsistent with the General

Plan may be brought forth if the intention is to make a broad change to the General Plan. She explained that the motion that was passed at the meeting of November 20, 2025, can be reconsidered but must be properly re-agendized for the public at a future meeting. James encouraged Commissioners to evaluate and consider the ways in which the amendment was deemed inconsistent by Planning staff. Lewis argued for greater understanding of economic viability of resources surrounding the parcel. James stated that the previous motion can be amended to recommend approval with findings of consistency with the 2035 General Plan policies and disagreement with Planning staff recommendations.

Spencer stated the amendment is inconsistent with the General Plan. She raised concerns over potentially disrupting land use consistency.

West stated addressing the individual parcel value to the County is also being considered.

Lewis stated that there would be significant site constraints for most by-right uses permitted in "Rec-P." He stated a site visit may add additional context to the conversation regarding potential encroachment. Continuing, Lewis recommended discussing with the surrounding property owners the viability of resource extraction of the parcels zoned Mining.

Montgomery inquired about the amount of support needed from the Planning Commission to contradict staff findings of inconsistency. James replied that there is no set requirement, but the Board of Supervisors will be better equipped to act with a substantive evaluation from the Commission.

Ferguson stated that the Commission may re-agendize the matter, as stated by James. Commissioners discussed forming an Ad Hoc Committee of two members of the Planning Commission when re-agendizing for discussion.

Motion: To re-agendize for discussion Resolution No. P.C. 2025-02 for reconsideration at the regular meeting of January 15, 2026 and form an Ad Hoc Committee of two members of the Planning Commission to be Dayne Lewis and Chris Spencer.

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

Yes: Lewis, West, Foster, Montgomery, Spencer

Motion Passed.

XII. 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 presented a memorandum in response to the public comments submitted by Elisa Adler and Selena Jayo.

Comment 1: Ferguson pointed to the fencing requirements in Plumas County Code and stated the fencing on the subject parcel is under review by the Planning Department. Continuing, Ferguson stated the County's Code encourages but does not require wildlife friendly fencing and pursuant to prior decision of the former Planning Director, Randy Wilson, circa 2017, the Genesee Valley Special Management Area Plan is not codified in County Code and therefore cannot be currently enforced. She stated any member of the public may submit a Code Amendment application to the Planning Department to propose codification.

Comment 2: Ferguson reiterated that the Genesee Valley Special Management Area Plan has not been codified. She stated Plumas County Code section 9-2.411, "Lighting Facilities," is enforceable and requires facilities to be installed to focus away from nearby communities. Additionally, General Plan Policy 7.6.6 requires lighting be configured to reduce glare and spillage.

Comment 3: Ferguson presented Figure 22 of the Noise Element of the 2035 County General Plan, which displays maximum acceptable decibel levels based on land use type, including agriculture.

Comment 4: Ferguson stated that the Planning Department has determined that the pathways on the subject parcel, based on the eleven types of County Code roadway classifications are not "roads."



Comment 5: Ferguson stated the comment is nonspecific regarding implementation of the 2035 General Plan. Ferguson stated that the California Penal Code is not enforceable by the County Counsel, Planning Commission, Planning Department, or Code Enforcement and the Sheriff's Office or District Attorney's should be contacted.

Comment 6: Ferguson pointed to the response dated October 2, 2025, to the comment submitted August 7, 2025, which states the landowner has not requested assistance or presented evidence of lawfully nonconforming structures on the property.

Comment 7: Ferguson stated that the California Penal Code is not enforceable by the County Counsel, Planning Commission, Planning Department, or Code Enforcement and the Sheriff's Office or District Attorney's should be contacted.

Elisa Adler stood for public comment and asked if the Planning Department would focus on what is enforceable. Ferguson responded that the Planning Department is evaluating potential violations. She asked if the determination regarding "roads" may be appealed. Ferguson stated an appeal may be submitted in writing. She expressed confusion why the Genesee Valley Special Management Area Plan has not been codified.

Daniel Kunches stood for public comment and asked if the Genesee Valley Special Management Area Plan had ever been codified. Ferguson responded that the County does not have any evidence that it has.

Selena Jayo stood for public comment and thanked the Commission for the memorandum and stated they would likely be submitting a Code Amendment application to the Planning Department.

Gordon Keller commented online expressing concern about the impact of fencing on the subject parcel on wildlife in Genesee Valley. He asked what the County may be able to do to support wildlife. Ferguson replied that codification of the Genesee Valley Special Management Area Plan would be the appropriate path.

- B. Status of review of 2024 – 2029 Plumas County General Plan Housing Element 7th Cycle Update, with the State Department of Housing and Community Development (HCD) pursuant to the Review Letter dated November 14, 2025**

Ferguson informed the Commission that the Planning Department has met twice with the HCD representative to review the State's comments and Planning staff will be making the appropriate amendments based on comments. The one comment by the State that may be more difficult to address is tied to Housing Programs and the vacant and underutilized land inventory. To utilize sites identified in prior planning period(s) toward the lower-income RHNA, the element must include a program to permit housing developments with 20 percent affordability without discretionary action and at appropriate densities (e.g., allow at least 10 units per acre). This program should have been implemented in the first year of the planning period. Since this year has lapsed, the element cannot be found in compliance until the appropriate zoning and procedures are completed or the County removes those sites identified in the prior planning period(s) and replaces with new sites toward the lower-income RHNA.

XIII. FUTURE AGENDA ITEMS

- 1. Agriculture & Forestry Element Goals and Policies continued – December 18, 2025**
- 2. Papanos General Plan Amendment and Zone Change (GPA 3-23/24-01) – January 15, 2026**
- 3. 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 – February 5, 2026**
- 4. 2035 General Plan Public Health & Safety Element Update Workplan – February 5, 2026**

XIV. **ADJOURNMENT** to the regular meeting scheduled for December 18, 2025.

Motion: To adjourn to the regular meeting scheduled for December 18, 2025.

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

Yes: Lewis, West, Foster, Montgomery, Spencer

Motion Passed