

COUNTY OF PLUMAS
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING

DATE: January 15, 2026
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

Although the County strives to offer remote participation, please be advised that remote Zoom participation is provided for convenience only. In the event of a technological malfunction, the only assurance of live comments being received by the Commission is to attend in person or submit written comments as outlined below. Except for a noticed, teleconference meeting, the Planning Commission reserves the right to conduct the meeting without remote access if the County is experiencing technical difficulties.

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

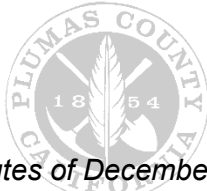
III. ROLL CALL

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

Absent: Harvey West

IV. PUBLIC COMMENT OPPORTUNITY

Leila Levi, resident of Genesee Valley, stood for public comment. She stated that the Plumas County code should be in line with state laws.



V. CONSENT ITEMS

A. None

B. Approval of Regular Meeting Minutes of December 18, 2025.

Motion: To approve the Regular Meeting Minutes of December 18, 2025, as amended.

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

Yes: Spencer, Lewis, Foster, Montgomery

Absent: West

VI. 2021 WILDFIRES LONG-TERM RECOVERY PLAN STANDING UPDATE

Ferguson reported that PlaceWorks was the consultant recommended to the Board of Supervisors by the Request for Proposals (RFP) Evaluation Panel and the Board approved a services agreement on January 6, 2026, for PlaceWorks to assist the County with the development of a Countywide Housing Assessment and an Indian Valley, Greenville, and Canyon Dam Economic Development Study. She stated the County and consultant will have approximately four months to meet the state grant deadline of May 10, 2026, for delivery of the final products.

VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

No Planning Commissioners provided comments.

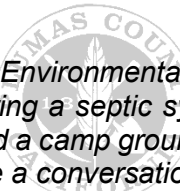
VIII. DISCUSSION AND DIRECTION TO STAFF – RESOLUTION NO. P.C. 2025-02 FOR RECONSIDERATION OF THE PAPANOS GENERAL PLAN AMENDMENT AND ZONE CHANGE (GPA 3-23/24-01) (Tracey Ferguson, AICP, Planning Director)

Commissioners continued the discussion of the proposed Papanos 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.

Commissioner Spencer stated she visited the subject parcel on December 13, 2025, and that Commissioner Lewis and Director Ferguson visited the subject parcel on December 19, 2025. Ferguson confirmed the Ad Hoc Committee formed by motion of the Planning Commission and comprised of Commissioners Spencer and Lewis met on December 18, 2025, to discuss recommended options for how to proceed.

Ferguson provided a list of potential options from the December 18, 2025, Ad Hoc Committee discussion, explaining that Commissioners could recommend to the Board of Supervisors to deny the project based on the original Planning staff recommendation finding the proposed project does not comply and is inconsistent with 2035 Plumas County General Plan policies, OR recommend to the Board of Supervisors to approve the project finding the proposed project is consistent with the 2035 Plumas County General Plan policies and that the Planning Commission does not agree with the staff recommendation, AND recommend to the Board of Supervisors a broader amendment of the General Plan/Zone Change for multiple parcels along Hwy. 70 to a recreation zone, AND recommend to the Board of Supervisors a broader amendment of the Zoning Ordinance to allow "camp ground" use, subject to the issuance of a special use permit, in "M" Mining zone.

Lewis asked the applicant if he had discussed the plausibility of a camp ground with a septic system with the Plumas County Environmental Health Department and the California Department of Housing and Community Development (HCD).

The applicant stated he had talked to Environmental Health some but had not talked to HCD, but can, and did not foresee any issues acquiring a septic system installation permit or a camp ground permit. The applicant further stated he believed a camp ground would bring business to Quincy. Ferguson stated that County staff could help to facilitate a conversation with HCD staff, as needed.

Spencer stated the Planning Commission cannot determine the economic viability of mining activities on the parcel. She stated the application has initiated an evaluation of zoning practices in Plumas County by the Planning Commission and whether or not the current mining zoning designation makes sense in this area moving forward. Spencer suggested a layered approach and supported the Planning Commission exploring the idea of recommending to the Board of Supervisors looking at adding the “camp ground” use as a permitted use or a use subject to the issuance of a special use permit in Mining (“M”) zones.

Commissioner Foster stated he was considering option #4 which is a broader General Plan Amendment/Zone Change for multiple parcels along California Highway 70 to a recreation zone or option #5 which is a broader amendment of the Zoning Ordinance to allow the “camp ground” use, subject to the issuance of a special use permit in the mining zone. Ferguson stated those could be evaluated.

Commissioner Montgomery stated he believed that a broader General Plan Amendment/Zone Change seems more reasonable than a parcel-specific amendment.

Spencer asked what options allow for a layered approach.

Deputy County Counsel Sara James asked about the possibility of creating a combining zone that would allow for a “camp ground” use to layer over the subject parcel.

Spencer expressed interest in exploring how to make the proposed General Plan Amendment/Zone Change work with consideration for other parcels zoned Mining “M”.

Montgomery stated he cannot recommend finding the project both consistent and inconsistent with 2035 General Plan policies and that he is in favor of denying the application as submitted and exploring the option to evaluate a broader amendment of the Zoning Ordinance to allow the “camp ground” use, subject to the issuance of a special use permit in the mining zone.

Lewis reiterated that input from HCD would be helpful to understand the feasibility of the camp ground use on this parcel.

Foster suggested adding the “camp ground” use to the definition of a “recreation facility” use which is currently subject to the issuance of a special use permit in “M” Mining zone.

James stated the proposed General Plan Amendment/Zone Change must be re-agendized for a future properly noticed public hearing in order for the Commission to take action.

The Planning Commission provided direction to staff, as follows:

1. continue the discussion of the proposed Papanos General Plan Amendment and Zone Change to the regularly scheduled meeting of the Planning Commission on February 5, 2026, and
2. properly notice and agendize a public hearing for the regularly scheduled meeting of the Planning Commission on February 19, 2026.

Commissioner Spencer requested to move to Item X.

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

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

Policy 8.9.4 – Forest Thinning and Fuels Management

Ferguson points out that this policy speaks to what the County controls versus what the County influences regarding forest thinning programs on public and private lands.

Policy 8.9.5 – Community Stability

Commissioners discussed the history and relevance of the Herger-Feinstein Quincy Library Group Forest Recovery Act (HFQLG). Montgomery stated the act produced significant findings and was precedent setting for disparate groups coming to agreement.

Policy 8.10.1 – Forestland Management Policies and Coordination

Commissioner Spencer questioned whether this policy was actionable. Foster asked if this policy was in reference to regulations affecting the timber industry and if there were any County ordinances affecting timber production in Plumas County. Ferguson stated the County has an ordinance to address the abatement of hazardous weeds and rubbish but possesses minimal control over timber industry regulations.

Policy 8.11.1 – Forestlands as Locations for Carbon Sequestration

Ferguson commented that the County enforces CEQA and complies with state greenhouse gas reduction measures as required by Assembly Bill 32, as mentioned in this policy.

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

- A. *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 stated Planning Department staff are working to process the amendments pursuant to the HCD Review Letter dated November 14, 2025. She stated that a revised, red-lined version of the 2024 – 2029 Plumas County General Plan Housing Element 7th Cycle Update is expected to be released in February 2026.
- B. *Consideration of Resolution P.C. 2025-03 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 anticipated to go before the Board of Supervisors on January 20, 2026*
Ferguson stated the consideration of Resolution P.C. 2025-03 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, originally anticipated to go before the Board of Supervisors on January 20, 2026, is now anticipated to go to the Board on February 3, 2026, pending review by County Counsel.
The Planning Commission moved to Item IX.

XI. FUTURE AGENDA ITEMS

- 1. Ordinance Workshop #1 – Article 41, Telecommunications, Chapter 2 Zoning, Title 9 Planning and Zoning of the Plumas County Code pursuant to Board of Supervisors Resolution of Intention No. 2025-9082 – February 5, 2026*
- 2. 2035 General Plan Public Health & Safety Element Update Workplan – February 5, 2026*
- 3. Continued Discussion Papanos General Plan Amendment and Zone Change (GPA 3-23/24-01) – February 5, 2026*
- 4. Public Hearing Resolution No. P.C. 2025-02 Papanos General Plan Amendment and Zone Change (GPA 3-23/24-01) – February 19, 2026*

XII. ADJOURNMENT to the regular meeting scheduled for February 5, 2026.

Motion: Adjourn to the regular meeting scheduled for February 5, 2026.

Moved by: Jack Montgomery **Seconded by:** Dayne Lewis

Yes: Foster, Lewis, Spencer, Montgomery

Absent: West