

COUNTY OF PLUMAS
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING

DATE: February 5, 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, Harvey West

Absent: Richard Foster

IV. PUBLIC COMMENT OPPORTUNITY

Josh Hart stood for public comment and stated that he is a resident of Clio, he serves as a member of the Feather River Action group, and a member of Plumas Wired. He asked for a moment of silence for the Minneapolis residents killed by United States Immigration and Customs Enforcement (I.C.E.) agents the previous weekend. Hart explained he has focused his career exploring the misalignments between science and government policies. Hart explained he has worked in monitoring the telecom, utility, and timber industries and has noticed similarities between them. Hart went on to describe his academic background and history of advocacy work.

Alisa Ruiz-Johnson stood for public comment and stated she hopes the Commissioners operate in truth.

Virginia Cottone commented through Zoom and expressed the desire for a more stringent telecommunications ordinance to protect property values and proximity to sensitive areas. She cited Langley, Washington as an example of an ordinance that has implemented the minimum legal requirements and protection measures for the community.

Leila Levi commented through Zoom summarizing an email sent to Commissioners and Planning staff on Monday, February 2, 2026. She stated that Plumas County Code does not align with State requirements for employee housing on agricultural lands. She asked for staff to provide a breakdown of acreage according to zoning, a breakdown of spending and outside funding based on the sector, and commitment by the County to invest in agricultural producers.

V. CONSENT ITEMS

A. None.

B. Approval of Regular Meeting Minutes of January 15, 2026.

Motion: To approve the Regular Meeting Minutes of January 15, 2026.

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

Yes: Spencer, Lewis, Montgomery

Absent: Foster

Abstain: West

VI. 2021 WILDFIRES LONG-TERM RECOVERY PLAN STANDING UPDATE

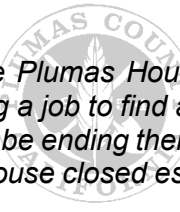
No updates from Planning staff.

VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

Commissioner Spencer expressed there is traction in gaining understanding how wolf packs are behaving in Plumas County. Commissioners discussed the confirmed kill of a steer by wolves off of Chandler Road, Quincy. Spencer stated it is discouraging following the removal of the "bad actors" (i.e., wolves) by the California Department of Fish and Wildlife (CDFW).

Commissioner West discussed the recent movie filmed in District 5 in Plumas County. He explained that Plumas County does not require a film permit, which may keep Plumas County an attractive place to film, but expressed concern over potential loss of revenue to the County. Montgomery asked if there was any mitigation agreement in place. West stated he was unsure, but everything was done "by the book."

Commissioner Lewis stated the Plumas County Move-in Program is moving forward to incentivize new families moving to Plumas County. He stated Sierra Pacific Industries (SPI) contributed \$20,000, and the Lost Sierra Chamber of Commerce contributed \$5,000 to launch the program. He stated this would be a good way to revitalize the community. He stated the California Highway Patrol station on Lee Road in Quincy has broken ground.



Commissioner Montgomery stated the Plumas Housing Council (PHC) is still working to finalize their governance structure, including posting a job to find a paid PHC facilitator. He stated LMNOP consulting group and the Almanor Foundation will be ending their leadership role soon. He informed Commissioners that the Welcome Home, Greenville! house closed escrow and sites are being evaluated to build another home.

Josh Hart stood for public comment. He stated that he considered the “bad actors” to be Sierra Valley ranchers “leaving their cattle unattended.” He went to state wolves are a native, endangered species. He stated he was opposed to the euthanasia of wolves by CDFW, as well as opposed to collaring wolves as they should be left wild. He stated the actions of CDFW are reminiscent of pogroms against indigenous peoples by European settlers. He stated wolves have learned behavior, and the issue was caused by not taking proper precautions to protect cattle against wolf attacks. He stated Marin County has support programs for ranchers that use non-lethal means of alert and protection.

Alisa Ruiz-Johnson stood for public comment. She stated that she believes the subject wolf pack was acting outside the norm. She stated she believed the pack was going to be relocated and disagreed with the euthanasia of the wolves. She explained a balance should be sought without motives to appease one party or the other.

VIII. CONTINUED DISCUSSION – PAPANOS GENERAL PLAN AMENDMENT AND ZONE CHANGE (GPA 3-23/24-01) (Commissioner Spencer and Commissioner Lewis)

Proposed project is 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.

Commissioner Lewis asked if the applicant had spoken with the Department of Housing and Community Development (HCD). Tim Evans, Senior Planner, stated he was under the assumption that the applicant would be attending today’s meeting to present the information he had gathered since the last meeting.

Commissioners agreed to move to Item IX and return to Item VIII at the end of the meeting to allow time for the applicant to arrive as the applicant was not present.

IX. 2035 GENERAL PLAN PUBLIC HEALTH & SAFETY ELEMENT UPDATE WORKPLAN (Tim Evans, Senior Planner)

Evans explained that the Public Health and Safety Element is one of seven State-mandated elements associated with the Plumas County 2035 General Plan. Per Government Code Section 65302, the Public Health and Safety Element is required to be updated every eight years. Currently, the Plumas County Public Health and Safety Element has not been updated for approximately twelve (12) years. He stated that the Public Health and Safety Element must also be updated upon the County’s Housing Element and Local Hazard Mitigation Plan undergoing updates.

Evans explained there are eight (8) applicable assembly and senate bills that influence how the Health and Safety Element must be updated. He explained that once the updated version is drafted, it will be sent to multiple different agencies for review, including the California Board of Forestry and Fire Protection (CalFire), California Geologic Survey (CGS) of the California Department of Conservation (DOC), and the California Office of Emergency Services (Cal OES). Evans explained the multiple assembly and senate bills applicable to the Public Health and Safety Element being Senate Bill (SB) 99, Assembly Bill (AB) 162, SB 379, SB 1000, SB 1241, AB 747, AB 2140, and AB 2684.



He stated that staff will focus on addressing the following senate/assembly bills:

- SB 1241
- SB 379

Evans explained the tentative scheduled for the Public Health and Safety Element update is as follows:

- Provide the draft Public Health and Safety Element to CalFire.
Staff completed this step as of September 2025.
- Bring the Public Health and Safety Element Update Workplan to the Planning Commission for introduction.
Staff completed this step at the regular Planning Commission meeting of February 5, 2026.
- Staff will begin preparing the draft Public Health and Safety Element and incorporate comments from CalFire.
Staff anticipate taking February through July of 2026 to complete this step.
- Present the draft Public Health and Safety Element to the Planning Commission.
Staff anticipates taking July through August of 2026 to complete this step.
- Revise the draft Public Health and Safety Element.
 - Staff anticipate taking August through September of 2026 to complete this step.
- Submit Draft Public Health and Safety Element to CalFire in October/November 2026.
- Commence General Plan Amendment Process in 2027.

Josh Hart stood for public comment. He expressed the proposed steps are minimal in the face of a climate catastrophe. He stated lack of leadership is likely leading to surpassing the 1.5 centigrade threshold established by scientists to avoid devastating societal impacts. He stated Plumas County should have declared a climate crisis several years prior. He stated current fire protection and fuels reduction measures are no longer valid.

Montgomery asked if the County qualifies for State funding under AB 2140. Evans replied that, because the County has a Local Hazard Mitigation Plan in place, the requirements are met and the County is in the process of updating the Plan.

X. 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. 2025-90 (Tim Evans, Senior Planner)

Evans explained the history of Article 41, Telecommunications, and the previous development of the Telecommunications Ordinance in Plumas County (Ordinance No. 2019-1116).

Evans explained that on September 2, 2025, Supervisor Kevin Goss directed the following be added to the Board of Supervisors Agenda: “Verizon Cell Tower Construction – Community and Tribal Concerns – Discussion and Possible Direction to Staff.” At that meeting, Director Ferguson presented the proposed project and explained that, due to the parcel at 1006 Powerline Road (Assessor Parcel Number 004-030-024) being zoned Timberland Production Zone (TPZ), the telecommunications tower was exempt from Article 41, Telecommunications.

Planning staff were then directed to bring forth a Resolution of Intention to the Board of Supervisors to review Article 41, Telecommunications. Evans explained that on November 18, 2025, a Resolution of Intention was adopted by the Board of Supervisors to do the following:

- Undertake a Code Amendment process with the Plumas County Planning Commission concerning design and placement standards pursuant to Article 41, Telecommunication, Chapter 2 Zoning, Title 9 Planning and Zoning of the Plumas County Code of Ordinances for telecommunications facilities located in the Timberland Production Zone (“TPZ”) zoning district when coterminous with parcels defined as “Residential zones” pursuant to Sec. 9-2.4102(y); and
- Bring Planning Commission recommendations to the Board of Supervisors for consideration in amending Article 41, Telecommunication, Chapter 2 Zoning, Title 9 Planning and Zoning of the Plumas County Code of Ordinances.

On November 18, 2025, the Board of Supervisors passed and adopted Resolution No. 2025-9082, by a unanimous vote with five (5) supervisors for (Goss, Engel, Hall, McGowan, and Ceresola) and none against, resolving to do the above two items in addition to instructing Planning staff to investigate the following three items while undertaking the Code Amendment process through the Planning Commission public workshops:

- include provision(s) for review opportunities by Tribes and Tribal members;
- include provisions to increase the public noticing distance beyond the statutorily-required 300 feet when a discretionary special use permit is required; and
- review Article 41, Telecommunications, for any other “loopholes.”

Evans reviewed the current Plumas County Telecommunications Ordinance with the Planning Commission.

Jane Braxton Little of the Plumas Sun asked if all twelve public comments submitted as of the morning of February 5, 2026, were included in the agenda packet. Evans replied that they have been included but are not yet available online. He stated that he would post all of the comments online after the meeting.

Alisa Ruiz-Johnson stood for public comment. She asked how property rights impact the Telecommunications Ordinance. She stated she feels as though “big government” has willed their power and local government must comply. She asked how the federal government is permitted to put telecommunications towers on tribal land. She stated that the type of radiation and electromagnetic frequencies (EMF) emitted should be taken into consideration when establishing setbacks for telecommunications towers. She asked about oversight of repairs to telecommunications towers to prevent potential impactful changes. She asked about the process and permit procedures for abandoned or unused towers.

Josh Hart stood for public comment as a spokesperson for Plumas Wired. He asked why a Special Use Permit was not required for the Verizon tower in Greenville. Evan replied that TPZ land is exempt from that requirement.

Josh Hart stated that the language was unclear regarding “exempt facilities.” He stated that he believed the tower was illegally permitted based on the ordinance as written. He stated many in the community are angered by the Telecommunications Ordinance and the TPZ exemption. Hart stated the exemption was recommended and pushed by telecommunications industry and the desires of the public were ignored. He stated property values have degraded, the County has lost trust of the Native American Community, and legal costs have been incurred by the County in combatting undesired telecommunications towers. He stated the goal of a telecommunications ordinance should be to minimize the impact of towers on surrounding areas and residents. He stated there is suspicion that telecommunications companies are attracted to TPZ land because it is exempt from property taxes. He questioned if large corporate landowners are profiting from telecommunications towers at the expense of surrounding communities. He stated the process indicated the presence of corruption. He asked the Commissioners to assess the justification of any exemptions in a Telecommunications Ordinance, especially regarding sensitive populations. He asked the Commissioners to place the public’s interest at the forefront of revising the Telecommunications Ordinance.

Cinnamon Jones Cruz stood for public comment. She stated her core concern is revising Article 41 in isolation will allow the combined effects of Articles 32, 41, and the Frank’s Code Amendment to continue. She asked the Commission to consider a full review of “structural framework and its CEQA implications.” She stated that the combination of incorrect zoning assumptions, 5-G requirements, and code changes have created a way to bypass public review. She stated federal law permanently only limits local authority once a tower has been constructed, so preemptive measures by local authorities must be taken. She stated that when adequate review and noticing procedures are removed, this leaves agencies open to legal vulnerabilities due to procedural violations. She urged the Commission to immediately adopt a temporary requirement that telecommunications facilities be subject to discretionary review and public

notice. She stated that prior to 2019, there were height limits of sixty feet and a discretionary review process for telecommunications towers in TPZ.

Alisa Ruiz-Johnson stated she disagreed that corruption played a role in the drafting of the telecommunications ordinance in 2019. She stated the community was likely not engaged in the process the way they are now. She stated this is a unique opportunity to engage for the benefit of the community.

Cinnamon Jones Cruz stated she agreed the public needed to be more involved. She stated that public-private takeover is rampant.

Holly Johnson asked if it was legal to place a telecommunications tower in "anybody's front yard." Lewis explained a Special Use Permit would be required to place a tower on any parcel except those labeled TPZ with the consent of the property owner. Johnson asked the Commissioners to strengthen the Telecommunications Ordinance to protect the people of Plumas County. She stated individuals can be sensitive to and negatively impacted by electromagnetic frequencies emitted from telecommunications towers. She stated that Federal Communications Commission (FCC) regulations have not been updated since 1996. She stated there were plenty of areas to place telecommunications towers away from people.

Josh Hart expressed frustration that the Planning Commission was not considering removing the TPZ exemption as of this meeting. He stated this would prevent new towers being built on TPZ land immediately, potentially adjacent to communities, while the ordinance is undergoing further revisions.

Lewis explained that the telecommunications tower on Powerline Road was built on TPZ land with consent of the landowner. He stated towers cannot be placed on any privately owned property without consent.

Alisa Ruiz Johnson stated that towers placed anywhere near residential parcels will see their property values negatively impacted.

Josh Hart stated that the original telecommunications ordinance clearly meant to keep telecommunications towers away from residential areas. He reiterated he believes an immediate solution would be to remove the TPZ exemption.

Cinnamon Cruz Jones asked if there was a reason the Commission could not temporarily remove the TPZ exemption until Article 41 revisions are completed.

Commissioner Spencer replied that code amendments involve process and the Commission must remain purposeful, thoughtful, and non-reactive in their decision-making practices during the process.

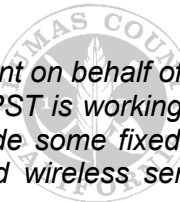
Josh Hart stated removing the TPZ exemption would not prevent new telecommunications towers, it would make the process discretionary and allow for additional review prior to construction.

West explained that the Commissioners will perform their due diligence, work with staff, and examine other counties to make an informed decision.

Cinnamon Cruze Jones stated that 5-G technology requires towers to be placed in closer proximity to residential areas, usually within 1,500 feet. She encouraged Commissioners to research how 5-G technology functions prior to revising the Telecommunications Ordinance, stating they have a duty to understand the potential impacts.

West clarified that the County cannot necessarily control what technology is placed on the towers following their construction. He explained that the FCC regulates what is permitted and what may be limited by the County. He explained that the need to expand mobile phone service in areas of Plumas County where service is lacking is necessary in improving emergency response to emergencies.

Josh Hart stated that telecommunications towers are being built to expand available bandwidth, not to increase cellular service coverage for calls and text messages.

Kaitlyn Beever stood for public comment on behalf of Plumas-Sierra Telecommunications (PST) internet service provider. She explained that PST is working to provide service through fiber, but the company uses a point-to-point system to provide some fixed wireless services. She asked the Commission to consider the difference between fixed wireless services and telecommunications towers for cellular service.

Patrick Presneil stood for public comment on behalf of PST. He explained that 5-G is different from fixed wireless services and the FCC has different safety regulations regarding exposure to the electromagnetic frequencies. He explained that all worst-case scenarios and maximum potential exposures to electromagnetic frequencies must be assumed when establishing safety standards. He explained outside organizations are continuing to study the long-term impacts of exposure to telecommunications frequencies on human health.

Cinnamon Cruz Jones stated that heat is the only threshold for damage being considered, and it does not account for all biological impacts of “microwave radiation.”

Patrick Presneil stated that fixed wireless frequencies are entirely different from cellular telecommunications frequencies. He stated the fixed wireless frequencies are not microwave frequencies.

Lewis requested more information on fixed wireless operations be brought to the Telecommunications workshops to aid Commissioners in understanding.

Cinnamon Cruz Jones explained that organisms are unable to adapt to the impact of 5-G frequencies.

Josh Hart stated it was inaccurate to claim that fixed wireless frequencies are entirely different from cellular telecommunications frequencies. He stated there is scientific evidence that the sub-thermal impacts of microwave radiation emanating from fixed wireless and cellular telecommunications towers are harmful to human health.

XI. INFORMATION ITEMS/ON-GOING PROJECT UPDATES

A. 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 Council to go before the Board of Supervisors on February 10, 2026.

Planning staff stated that the Resolution is agendized to go before the Board on February 10, 2026.

XII. FUTURE AGENDA ITEMS

1. Planning Commission Ordinance Workshop #2 – 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 19, 2026
2. Public Hearing Resolution No. P.C. 2025-02 Papanos General Plan Amendment and Zone Change (GPA 3-23/24-01) – February 19, 2026
3. Review of 2035 General Plan Agriculture & Forestry Element Goals, Policies, and Implementation Measures – February 19, 2026
4. Status of 2024 – 2029 Plumas County General Plan Housing Element 7th Cycle Update in response to the State Department of Housing and Community Development (HCD) Review Letter dated November 14, 2025 – February 19, 2026
5. 2035 Plumas County General Plan Draft Annual Progress Report (2025) – March 5, 2026

XIII. ADJOURNMENT to the regular meeting scheduled for February 19, 2026.

Motion: To adjourn to the regular meeting scheduled for February 19, 2026.

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

Yes: Lewis, Montgomery, West

Absent: Foster, Spencer