

COUNTY OF PLUMAS
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING

DATE: May 21, 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: 10:01 a.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

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

Absent: Harvey West

IV. PUBLIC COMMENT OPPORTUNITY

Planning Director, Tracey Ferguson read aloud public comments that were submitted to the Planning Commission over email since the last Planning Commission meeting on April 16, 2026. Those comments were as follows:

- From Cinnamon Jones Cruz on April 10, 2026: "Hi Tim, I've attached a supplemental comment in response to questions raised during our 4-2-26 Article 41 workshop #3. Please include it in the record. Additionally, I realize that my original comment was sent as a .docx, so I have included the .pdf version in case that is useful. Thanks, Cinnamon". This comment included an attached document prepared by Ms. Cruz for information regarding Article 41 Telecommunications and her own comments and suggestions for language to include in the Telecom Ordinance amendment and/or the Plumas County Code. This document was included in the Planning Commissioners' packets to read and review.
- From Cinnamon Jones Cruz on April 16, 2026: "Members of the Planning Commission, I continue to work on proposed ordinance language aimed at helping the County retain clear, lawful authority to make prudent telecom siting decisions grounded in local conditions and pre-existing standards. My focus is on creating strong, clearly stated standards in the ordinance itself, while still leaving room for exceptions where justified. I hope to provide language and supporting rationale that will be practically useful to the County as this process moves forward. Respectfully, Cinnamon Jones Cruz."
- From Selena Jayo on April 23, 2026: "Dear Commissioners, a severed deer hoof has been observed and photographed stuck in Leila Levi's new fence in the historic deer migratory corridor. The photograph has been sent to Tracy and commissioner Foster. This is further indication of the continued hazards caused by this new fencing. A number of deer have been hit on the road and a neighbor's car was totaled. Mitigation measures are in order and overdue. Thank you, Selena." Ferguson added that she will be forwarding this message and photograph to the California Department of Fish and Wildlife as well as California Highway Patrol, and the Plumas County Public Works Director, Rob Thorman.
- From Cinnamon Jones Cruz on May 21, 2026: "The public deserves clarity on whether the Article 41 ordinance revision now being forwarded is intended as only a narrow TPZ amendment or as the County's full ordinance revision. The Board's direction appeared broader, including tribal review opportunities and review of other loopholes. The proposed Article 41 revision addresses one serious problem, but many important loopholes and structural weaknesses in Article 41 still remain. If broader work is still continuing, the public deserves to hear that clearly on the record. If it is not, the public deserves clarity about that too. As honesty, integrity, and trust are now named as part of Plumas County's core values, I hope the Planning Commission's intended scope for this revision is clearly explained on the record and that any remaining ordinance work is also clearly acknowledged."

No public comment was made by any persons present in the room, nor those present over Zoom.

V. CONSENT ITEMS

A. Items to be continued or withdrawn from the agenda.

None.

B. Approval of Regular Meeting Minutes of April 16, 2026.

Motion: Approve the Regular Meeting Minutes of April 16, 2026.

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

Yes: Foster, Montgomery, Lewis, Spencer

Absent: West

VI. 2021 WILDFIRES LONG-TERM RECOVERY PLAN STANDING UPDATE

Ferguson presented the Plumas County Planning & Building Public Information Session Wildfire Recovery flyer included in the Commissioners packets and provided to the public, then announced that the session meeting will be on June 3, 2026, from 6:00 p.m. to 7:30 p.m. at 430 Main St. in Greenville (American Legion Hall). She explained the meeting will discuss the sunseting of the Wildfire Recovery Emergency Urgency County Ordinance on June 30, 2026, including information and supportive services available for permanent housing solutions for those who still are utilizing recreational vehicles (RVs) for temporary housing post-2021 Beckwourth Complex Fire and Dixie Fire.

Dayne Lewis asked if someone has an issued building permit, can they live on the property while the structure is in construction, to which Ferguson replied, yes, Plumas County Code allows temporary occupancy in a manufactured home, recreational vehicle, or appurtenant building for a period not to exceed 18 months while a permitted building is being constructed or for a period of 6 months while a permitted mobile home is being installed.

VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

Commissioner Foster reported that since his visit to Leila Levi's property in Genesee Valley, he has met with Ms. Levi, and Planning Director Ferguson to discuss what Plumas County Code permits on farm and agricultural zoning. Ferguson added to that, stating that she met with County Counsel to discuss the California Health and Safety Code sections raised by Ms. Levi regarding farm stays and agritourism and she is in the process of drafting a response to Ms. Levi. Ferguson continued by stating that the Planning Department will also be providing the California Health and Safety Code information to the general public for awareness. The Commissioners recognized Commissioner Foster's time spent on these issues affecting his district and his commitment to finding solutions.

VIII. RESOLUTION OF INTENTION NUMBER P.C. 2026-01 (Tracey Ferguson, AICP, Planning Director)

A. Consider Resolution of Intention to Board of Supervisors concerning motion from the Planning Commission at the meeting of March 19, 2026, during the agenda item "Papanos General Plan Amendment and Zone Change (GPA 3-23/24-01)" under proposed Resolution Number P.C. 2026-01, Clause "C."

Director Ferguson presented the proposed Resolution of Intention Number P.C. 2026-01 and gave a brief review of the Board of Supervisors' decision on May 5, 2026, to deny the Papanos General Plan Amendment and Zone Change (GPA 3-23/24-01). During the Board meeting, Supervisors concurred to have Planning Department staff further discuss options for consideration with the Planning Commissioners to provide economic development and viability in the Mining ("M") zoning district to include recreational uses, such as what was proposed on the Papanos parcel, while maintaining compatibility, compliance, and consistency with the California Environmental Quality Act (CEQA), Plumas County Code of Ordinances, and Plumas County 2035 General Plan.

The Commissioners discussed the interpretation of Resolution of Intention Number P.C. 2026-01, having some confusion on whether they were to come up with one solution to recommend to the Board, or if the three options in the Resolution of Intention are intended to be presented as a limited list, or if the list of three options could also contain the phrase "including but not limited to" with the idea that there may be other options not yet contemplated to recommend to the Board of Supervisors.

Assistant County Counsel, Sara James and Planning Director Ferguson clarified that the Planning Commissioners task is to recommend to the Board, through the Resolution of Intention, what they suggest the Planning Department staff do to further discuss options for consideration to provide economic development and viability in the Mining ("M") zoning district.

Assistant County Counsel then made recommendations to the Commissioners to consider revisions to the Resolution of Intention so as to eliminate any confusion in the interpretation of the Resolution.

The proposed amendments to Resolution of Intention Number P.C. 2026-01 Paragraph "A." by Assistant County Counsel are as follows (in bold text):

"Direct the Planning Department to work with County Counsel to address the issue of providing economic development and viability in the unincorporated areas of Plumas County while maintaining compatibility, compliance, and consistency with the California Environmental Quality Act (CEQA), Plumas County Code of Ordinances, and Plumas County 2035 General Plan, and bring it forward as a lawful action. This action may include but is not limited to:"

Motion: Approve Resolution of Intention Number P.C. 2026-01, with Paragraph "A." as amended to read:

Direct the Planning Department to work with County Counsel to address the issue of providing economic development and viability in the unincorporated areas of Plumas County while maintaining compatibility, compliance, and consistency with the California Environmental Quality Act (CEQA), Plumas County Code of Ordinances, and Plumas County 2035 General Plan, and bring it forward as a lawful action. This action may include, but is not limited to:

1. a General Plan Amendment/Zone Change for multiple parcels along a 1.5 mile stretch of Hwy. 70 in the vicinity of 24158 Highway 70, Twain, unincorporated Plumas County, Assessor Parcel Number (APN) 002-410-018-000 and within the mineral resource area from the 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; or
2. an amendment to Plumas County Code, Title 9 Planning and Zoning, adding the "Camp ground" use as a permitted use in Mining ("M") zone subject to the issuance of a special use permit; or
3. an amendment to Plumas County Code, Title 9 Planning and Zoning, adding "Recreational uses, including but not limited to walking, hiking, picnicking, camping, swimming, boating, fishing, hunting, or other outdoor games or sports for which facilities are provided for public participation" as a permitted use in Mining ("M") zone subject to the issuance of a special use permit.

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

Yes: Montgomery, Lewis, Spencer, Foster

Absent: West

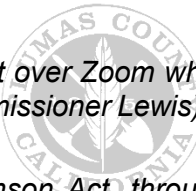
IX. REVIEW OF 2035 GENERAL PLAN (Tracey Ferguson, AICP, Planning Director)

A. Agriculture & Forestry Element Implementation Measures (Continued)

Ferguson reads Implementation Measures 5.a. and 5.b., pertaining to Policy 8.2.6, Non-Agricultural Uses.

Commissioner Spencer asked a zoning related question regarding residential structures in agricultural zoning which Director Ferguson responded is being considered per Implementation Measures 5.a.

Commissioner Lewis stated that in addition to the General Agricultural zoning district there is also the Agricultural Preserve zoning district and continued to discuss context of both zoning districts. Commissioner Spencer stated that Implementation Measure 5.a. is already in process by County staff and 5.b. does not need action at this time.

Leila Levi submitted a typed comment over Zoom which read, “He does not understand the Williamson Act. Can he read it? (referring to Commissioner Lewis) None of that is the Williamson Act. The Williamson Act spells everything out.”

Ferguson responded that the Williamson Act, through the State, has set requirements, and Plumas County has an Exhibit “C” to the Williamson Act contracts that states standards including what is referred to as ‘miscellaneous compatible uses’ that direct, specific to Plumas County, the uses that are allowed in the Agricultural Preserve zoning district.

Ferguson continued with reading Implementation Measure 6, pertaining to Policy 8.2.7, Limit Extension of Services and Infrastructure, then Implementation Measures 7.a., 7.b., and 7.c., pertaining to Policy 8.3.1 Agriculture District Overlay.

Commissioners discussed whether hemp was relevant to Policy 8.3.1 and they also discussed a potential Agricultural Permit Coordinator position as stated in Implementation Measure 7.c. who would specifically oversee agricultural permitting.

Director Ferguson also mentioned that she has been in communication with the 4-H community in Plumas County about outreach to the respective 4-H clubs to talk about when there would be a need for a ‘no-fee’ special use permit for 4-H members in certain zoning districts with their animals.

Ferguson continued on, reading Implementation Measure 8a. through 8h., pertaining to Policy 8.4.2, Promote Use of Local Foods and Products, and the Commissioners spoke about tactics to promote local markets and programs for food security and accessibility to fresh produce.

Leila Levi submitted written public comment over Zoom which read, “To do Farms-to-Schools, a farm has to have their Produce Safety License, and Willo [Willo Vieira, Plumas-Sierra Agricultural Commissioner] and I are the only ones who have it.”

X. 2024 – 2029 PLUMAS COUNTY GENERAL PLAN HOUSING ELEMENT 7TH CYCLE UPDATE REVISED STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) DRAFT SUBMITTED ON MAY 8, 2026 (Tracey Ferguson, AICP, Planning Director)

Director Ferguson stated the 2024-2029 Plumas County General Plan Housing Element 7th Cycle Update Revised HCD Draft was submitted on May 8, 2026, for the statutory 60-day review. Ferguson stated she will be in contact with the State HCD reviewer during the 60-day review.

Commissioner Spencer asked if Plumas County had met the deadline for submitting the HCD Draft and recalled that the consequences of not meeting the deadlines can include no longer having access to certain grants. Ferguson replied that June 30, 2024, was the deadline, meaning Plumas County is two years behind.

Director Ferguson continued that if the Planning Department receives additional HCD comments, staff will need to work with HCD to respond, and those responses will be communicated to the Planning Commission. Once the 2024-2029 Plumas County General Plan Housing Element 7th Cycle Update meets State law requirements, then the Element can be brought to the Board of Supervisors for adoption.

XI. INFORMATION ITEMS/ON-GOING PROJECT UPDATES

Commissioner Spencer asked for the status of acquiring electronic tablets for the Planning Commission.

Planning Executive Assistant, Lidia Hinojosa stood and responded that the cost for the five tablets would be included in the proposed FY2026/27 Planning Commission budget.

Spencer asked if personal devices would be permitted in place of County devices.

Hinojosa responded that the Planning Commissioners are subject to Public Record Act Requests (PRA) which makes using personal devices less preferable.

Assistant County Counsel concurred that it would be easier to extract any emails or documents subject to a PRA's from devices and emails that are solely utilized for the Plumas County Planning Commission.

Commissioners Lewis and Spencer asked Hinojosa to look into the costs of paper versus the costs of the tablets and any software applications the Commissioners would need.

The Commissioners also asked about the status of the coordination to understand if the 'Tribal Notification List' concept is supported by Tribes and Tribal members. Hinojosa stood again to relay that contact has been made with a Maidu Summit Consortium (MSC) administrative employee to understand the procedure for being an agenda item at a MSC Board meeting, although no formal agenda item procedure or date has been confirmed.

XII. FUTURE AGENDA ITEMS

- 1. Public Hearing – Article 41, Telecommunications, Chapter 2 Zoning, Title 9 Planning and Zoning of the Plumas County Code – Resolution Number P.C. 2026-02 recommending amendments and additions to the Board of Supervisors – June 4, 2026*
- 2. Review of 2035 General Plan Agricultural & Forestry Element Implementation Measures – June 4, 2026*
- 3. Planning Commission FY26/27 Preliminary Budget Review – June 4, 2026*

XIII. ADJOURNMENT

Motion: Adjourn the regular meeting on May 21, 2026.

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

Yes: Spencer, Montgomery, Lewis, Foster

Absent: West

Adjourned: 11:54 a.m.