

COUNTY OF PLUMAS
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING

DATE: June 18, 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



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 10:07 a.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Chris Spencer, Richard Foster, Jack Montgomery, Dayne Lewis, Harvey West (arrived at 10:10 a.m.)



IV. PUBLIC COMMENT OPPORTUNITY

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 May 21, 2026 (note, the regularly scheduled meeting of June 4, 2026, was cancelled due to lack of quorum).*

Motion: Approve the Regular Meeting Minutes of May 21, 2026.

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

Yes: Foster, Montgomery, Lewis, Spencer, West

VI. 2021 WILDFIRES LONG-TERM RECOVERY PLAN STANDING UPDATE

Planning Director, Tracey Ferguson, presented a press release to the Planning Commission announcing the June 30, 2026, sunset of the emergency ordinance allowing those recovering from the impacts of the 2021 Dixie Fire and Beckwourth Complex Fire to live full time year-round in recreational vehicles (RVs). Ferguson explained that the ordinance was most recently extended in December of 2025 by the Board of Supervisors for an additional 6 months. A public meeting was held in Greenville on June 3, 2026, to provide information and address questions and concerns from the public.

Dan Kearns stood for public comment and stated that, while the emergency is over, the recovery is struggling to gain momentum. He encouraged the County to act with compassion and to support recovering individuals.

Ferguson continued that with the sunset of the ordinance, the requirements under the Plumas County Code for the prohibition of RVs in Prime Opportunity Areas, such as Single Family Residential, Multi-Family Residential, and Commercial zones, will resume. She added that Plumas County's ongoing strategy is to administer supportive proactive outreach to those 2021 wildfire displaced persons and work towards providing resources and support in finding permanent housing solutions. She added that the Board of Supervisors have directed supportive enforcement be administered, rather than punitive enforcement, for the goal of educating and supporting the public affected.

Commissioner Lewis asked if the County is in the process of understanding how many occupants remain displaced by the 2021 wildfires and are living in RVs currently.

Ferguson responded that Keli Ward, Plumas County Disaster Recovery Coordinator, by direction of the Board of Supervisors, is surveying properties to understand the magnitude of those still in need of permanent housing. Additionally, the Code Enforcement Department is assisting.

Dan Kearns stood for public comment to state that it seems unfair to ask the public to move along in the process while they are still struggling with post-wildfire recovery. He implored the County to be gentle during this process, understanding what people are dealing with.

VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

Commissioner Dayne Lewis asked about the planned expansion status of the hardware business within the Safeway center in Quincy. Commissioner Richard Foster stated that building permits had been issued.

Commissioner Harvey West asked about the number of building permit applications for single family dwellings. Assistant Planner, Amanda Harmon, stated that, while the Planning Department does not have the exact statistics, building permit applications for stick built single family residences are most prominent within the Almanor Basin area, while building permits applications have been received for single family

manufactured homes in areas of Greenville. Harmon further stated that the Planning Department is working to maintain a building permit application processing time of ten business days or less.

Ferguson added that Michael Coelho, Building Director, has committed to presenting building permit data to the public and Board of Supervisors once a month during a Board meeting.

VIII. 11:00AM TIME CERTAIN PUBLIC HEARING – CONTINUED FROM THE REGULARLY SCHEDULED MEETING OF MAY 21, 2026 – PROPOSED AMENDMENTS AND ADDITIONS TO ARTICLE 41, TELECOMMUNICATIONS, CHAPTER 2 ZONING, TITLE 9 PLANNING AND ZONING OF THE PLUMAS COUNTY CODE (Tim Evans, Senior Planner)

Consider Resolution No. P.C. 2026-02 recommending to the Board of Supervisors to find the Zoning Ordinance amending and adding to Article 41 Telecommunications, Chapter 2 Zoning, Title 9 Planning and Zoning, pursuant to California Public Resources Code Section 15378, a “Zoning Ordinance” and is therefore considered a “project” subject to CEQA and is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) because Negative Declaration No. 674 was previously adopted for Article 41 Telecommunications, Chapter 2 Zoning, Title 9 Planning and Zoning, and after conducting the initial environmental evaluation for the Zoning Ordinance, which showed no potential adverse effects on the environment, it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment because the project action is a Zoning Ordinance amendment causing no ground disturbance and any future ground disturbance as a result of the construction of a new telecommunications facility in the Timberland Production Zone (“TPZ”) would be analyzed in conformance with CEQA during the discretionary special use permit process; and to adopt the Zoning Ordinance amending and adding to Plumas County Code Title 9 Planning and Zoning, Chapter 2 Zoning, Article 41. - Telecommunications, Sec. 9-2.4105, Exemptions, subsection (h); Sec. 9-2.4106, Permits Required, subsection (a); Sec. 9-2.4107, Permit Application Review and Terms, subsection (h); Sec. 9-2.4109, Facility Design Standards, subsections (a), (b) and (d).

Ferguson presented the staff report, prepared by Senior Planner, Tim Evans.

Ferguson provided copies of a public comment submitted by Cinnamon Jones Cruz, by email, to the Planning Commission.

Ferguson continued reading the proposed amendments and additions to Article 41, Telecommunications.

Commissioner Montgomery comments that he is uncomfortable with the term “loophole” being used to describe the unintended or unforeseen consequences of the Telecommunications Ordinance and would like the Commissioners to consider using alternative language so as to be more specific in their goals and ability to refine the ordinance.

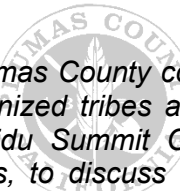
As stated in the staff report, Ferguson pointed out that the Commissioners had previously directed the Planning Department only to give priority to TPZ exemptions and noticing distance for Step 1 of the recommended ordinance amendments to the Board of Supervisors. The Commissioners would need to direct Planning staff to identify ordinance “loopholes” and bring staff findings to the Commissioners for a future discussion under Step 2.

Assistant County Counsel, Sara James, stated that the Commissioners could request clarification as to what the Board of Supervisors intend the Planning Commission to do with any further amendments that are required for the refinement of the Telecommunications Ordinance.

Commissioner Montgomery added that the term “loophole” leaves too much open for interpretation and to search for any and all “loopholes” is not a realistic goal.

James and Ferguson, continue, stating more appropriate language could be to characterize the amendments as “unintended consequences” or “inconsistencies” or refining language as to leave “less interpretation” or ordinance clauses that need “further clarification.”

Commissioner Spencer asked what language the Commissioners could use to address public concern and assure the public that the Commission will remain purposed and responsive to new or future changes.

 Commissioner Foster asked what Plumas County considers “Tribal Lands.” James explained that there are federally and non-federally recognized tribes and tribal lands. Ferguson stated that the Planning Department is working with the Maidu Summit Consortium, under Step 2 of Telecommunications Ordinance amendment considerations, to discuss the development of a Tribes and Tribal Members Notification List, but that this is not the focus of discussion at today’s public hearing.

Commissioner West opens the Public Hearing for public comment at 11:22 a.m.

Dan Kearns stood for public comment to thank the Commissioners for exploring unintended consequences of the Telecommunications Ordinance and to encourage further exploration and focus on towers that are near children’s schools or places where children congregate.

Virginia Cottone gave public comment over the phone to point out that there are key issues around property values and aesthetics in the Ordinance that could be clarified in order to avoid unintended consequences. Additionally, she read a statement written by Cinnamon Jones Cruz, “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 a part of the Plumas County’s core values, I hope the Planning Commissions intended scope for this revision is clearly explained on the record and that any remaining ordinance work is also clearly acknowledged. Please see the submitted written comment for further details. Thank you, -Cinnamon.”

Josh Hart gave public comment over the phone to give his definition of the term “loophole” which is any way that the telecommunications industry could skip the public notice and planning review. He added that he appreciates the Commissioners reviewing and discussing the issues brought by the Board of Supervisors and the community including the shortfalls of the existing ordinance. He stated that in the last 7 years there have been telecommunications facilities erected in places that violated ancestral burial grounds, devalued homes and ruined views, and that it was existing “loopholes” that allowed the construction. He added that other local governments have shown that these areas can be protected while complying with federal law and maintaining connectivity. Hart encouraged the Commissioners to look into other local governments strategies for telecommunication facilities. Mr. Hart reached his public comment time limit, and it was decided by the Commissioners that he may be permitted to finish his statement. Hart continued that he agrees with Cinnamon Cruz’s comments that the ordinance remains weak and urges the Commission to be proactive in addressing “loopholes” and to commit to continuing and expanding the work that is still needed.

Commissioner Montgomery asked how the Planning Department requires and enforces an antenna that is camouflaged as a tree for aesthetic purposes. Director Ferguson responds that aesthetic modifications can be regulated by local governments and would typically appear as a condition of approval in a special use permit process at the Zoning Administrators’ discretion and would be based on public comment.

Motion: Approve Resolution No. P.C. 2026-02 recommending to the Board of Supervisors to find the Zoning Ordinance exempt from CEQA and to adopt the Zoning Ordinance amending and adding to Plumas County Code Title 9 Planning and Zoning, Chapter 2 Zoning, Article 41. - Telecommunications, Sec. 9-2.4105, Exemptions, subsection (h); Sec. 9-2.4106, Permits Required, subsection (a); Sec. 9-2.4107, Permit Application Review and Terms, subsection (h); Sec. 9-2.4109, Facility Design Standards, subsections (a), (b) and (d).

Moved by: Chris Spencer **Seconded by:** Jack Montgomery

Yes: Spencer, West, Lewis, Foster, Montgomery

Ferguson then asked the Commissioners when they would like to direct Planning staff to bring the Telecommunications Ordinance Workshop #4 to the Planning Commission.

The Commissioners agreed on bringing Workshop #4 to the Planning Commission in September of 2026.

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

A. Agriculture & Forestry Element Implementation Measures (Continued)

Ferguson reads Implementation Measures 9a. through 9g., pertaining to Policy 8.5.1 "Water for Agricultural Uses." Ferguson noted that the Planning Department has received questions regarding the re-use of gray water for landscaping.

Kearns asked if the Agriculture & Forestry Element along with other Elements within the Plumas County 2035 General Plan are amended and brought to the Board of Supervisors for adoption individually, or if the General Plan is brought to the Board of Supervisors as one whole amended document for adoption.

Ferguson responded that each element of the 2035 General Plan can be brought separately to the Board of Supervisors for an update.

Ferguson added that some element updates of the general plan are mandated by the State such as the Housing Element, Public Health and Safety Element, and Conservation Open Space Element, and that an update for the General Plan in its entirety is due in 2035 and should begin revisions around 2030.

Josh Hart gave public comment over the phone to state he appreciated the discussion on the resilience of our communities and forests. He said that fuels reduction actions in the County should be approached with a holistic view of the land and all its affected resources in mind.

Daniel Kearns stood for public comment to extend his appreciation for the consideration given to these policies and their associated implementation measures. He added that he hasn't seen any mention of the use of herbicides in the Agriculture & Forestry Element Implementation Measures and to keep in mind the effects of herbicide use in forest management. Commissioner West responded by explaining that the public forests in Plumas County are not managed by the County. Mr. Kearns continued that he is encouraging the Commissioners to ask questions and educate themselves to understand how much herbicide will be used and where it might be applied.

Ferguson continued by reading Implementation Measures 10a., and 10b., pertaining to Policy 8.6.3 "Conservation of Productive Agricultural Lands."

Then Ferguson read Implementation Measure 12 which was pointed out by the Commission as being misnumbered (should be 11) in the General Plan and pertains to Policy 8.8.1, or the mapping of "Commercial Timber Production Lands."

Josh Hart gave public comment over the phone to report herbicide-related data sources as they pertain to Timber Production Zones (TPZ).

Ferguson read Implementation Measure 13 pertaining to Policy 8.8.3, or the conservation of timberland to be achieved by the use of the Timber Resources land use designation.

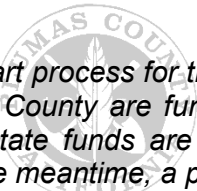
X. PLANNING COMMISSION FY26/27 PRELIMINARY BUDGET REVIEW (Tracey Ferguson, AICP, Planning Director)

Ferguson presents the draft Planning Commission FY26/27 Preliminary Budget which include expenses such as postage, copies, memberships (i.e., American Planning Association and California County Planning Commissioners Association), office expenses, professional services, Commissioners per diem and mileage reimbursement, legal notices/publications, and out-of-county travel for conferences.

Newly added items on the budget include software and accessories for the purchase of electric tablets for the Commissioners to reduce the paper printing of materials.

Commissioner Montgomery asked if this budget must be approved by the Board of Supervisors by the end of June 2026.

Ferguson replied that the Board of Supervisors is holding a special meeting on June 30, 2026 to consider the FY26/27 Preliminary Budget.



James explained that there is a two-part process for the Plumas County fiscal year budget, and since a lot of the departments within Plumas County are funded through the state, the County is delayed in adopting a final budget until those state funds are concrete and departmental budgets can reflect accurate expenses and revenue. In the meantime, a preliminary budget is drafted based on historic and projected costs. The final FY26/27 County budget must be adopted by October 2, 2026.

XI. INFORMATION ITEMS/ON-GOING PROJECT UPDATES

Ferguson reported that Planning Department staff, including Assistant Planner, Amanda Harmon, will be meeting with a representative from the State Department of Housing and Community Development (HCD) on Monday, June 22, 2026, to review and obtain technical assistance on the HCD Revised Draft 2024-2029 Plumas County Housing Element in meeting State Housing Element Law requirements.

XII. FUTURE AGENDA ITEM

1. Planning Commission Ordinance Workshop #4 – 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 – September 2026
2. Updating the Plumas County Camping Ordinance – July 16, 2026
3. Reviewing the Temporary Occupancy Ordinance – July 16, 2026
4. Review of 2035 General Plan Agriculture & Forestry Element Implementation Measures – July 16, 2026

XIII. DISCUSSION OF QUORUM FOR JULY 2, 2026 PLANNING COMMISSION MEETING

Motion: Approve the cancellation of the regular meeting for July 2, 2026.

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

Yes: Montgomery, Spencer, Foster, Lewis, West

XIV. ADJOURNMENT to the regular meeting scheduled for July 16, 2026.

Motion: Adjourn to the regular meeting of July 16, 2026.

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

Yes: Montgomery, Spencer, Foster, Lewis, West