

**COUNTY OF PLUMAS
PLANNING COMMISSION AGENDA
REGULAR MEETING**

DATE: August 6, 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.

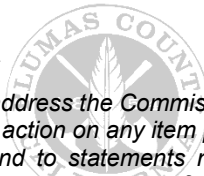
Note: A majority of the Board of Supervisors may be present and may participate in discussion.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Chris Spencer, Vice-Chair	(District 1)
Richard Foster	(District 2)
Jack Montgomery	(District 3)
Dayne Lewis	(District 4)
Harvey West, Chair	(District 5)



IV. PUBLIC COMMENT OPPORTUNITY

At this time, the public has the opportunity to address the Commission concerning any item of interest not listed on this agenda. The Commission may not discuss or take any action on any item presented during the public comment period that is not on the agenda. The Commission may briefly respond to statements made or questions posed by members of the public. Upon recognition by the Chairman, please state your name, county of residence, and subject matter. Discussion of any non-agenda items will be limited to three (3) minutes or such reasonable time as is granted by the majority of the Commission.

V. CONSENT ITEMS

- A. Items to be continued or withdrawn from the agenda.*
- B. Approval of Regular Meeting Minutes of June 18, 2026, as amended.*
- C. Approval of Regular Meeting Minutes of July 16, 2026.*

VI. 2021 WILDFIRES LONG-TERM RECOVERY PLAN STANDING UPDATE

VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

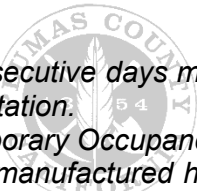
VIII. INDIAN VALLEY/GREENVILLE/CANYON DAM ECONOMIC DEVELOPMENT STUDY AND COUNTYWIDE HOUSING ASSESSMENT – EXISTING CONDITIONS STUDY AND COMMUNITY ENGAGEMENT REPORT (Part 1 Presentation from Keli Ward, Plumas County Disaster Recovery Coordinator)

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

- A. Agriculture & Forestry Element Implementation Measures (Continued)*

X. INFORMATION ITEMS/ON-GOING PROJECT UPDATES

- A. California Environmental Quality Act (CEQA) Environmental On-Call List of Consultants – Executed 7 of 8 Master Services Agreements (July 2026).*
- B. Planning Commission Resolution No. P.C. 2026-02 recommending Title 9 Planning and Zoning, Chapter 2 Zoning, Article 41 Telecommunications Code Additions and Amendments to the Board of Supervisors during a noticed public hearing on August 18, 2026, to introduce and waive the 1st reading, with subsequent adoption public hearing anticipated September 1, 2026.*
- C. 2035 General Plan Element Updates:*
 - i. July 8, 2026, State Department of Housing and Community Development (HCD) letter stating the County of Plumas 7th Cycle (2024-2029) Revised Draft Housing Element meets statutory requirements of State Housing Element Law.*
 - ii. Public Health & Safety Element Update schedule*
- D. Title 9 Planning and Zoning, Chapter 2 Zoning Ordinance Workplan Items:*
 - i. Surface Mining and Reclamation Act (SMARA) Code Update to Title 9 Planning and Zoning, Chapter 5 Surface Mining and Reclamation – Land Logistics County SMARA consultant (Kicked-Off June 2026 and working with State staff in August, September, and October 2026 to draft and review sections).*
 - ii. July 27, 2026 release of Request for Proposal (RFP) to CEQA On-Call List for procurement of Environmental Consultant for:*
 - A. Noise Ordinance Code Addition (Plumas County Code Title 9 Planning and Zoning)*
 - B. Floodplain Ordinance Code Revisions (Plumas County Code Title 6 Sanitation and Health, Title 8 Building Regulations, Title 9 Planning and Zoning)*
 - iii. August 18, 2026 Board of Supervisors Resolution of Intention directing the Planning Department to undertake a Code Amendment process and bring recommendations of the Planning Commission to the Board for consideration in adding Article 47, Low-Impact Camping, Chapter 2 Zoning, Title 9 Planning and Zoning of the Plumas County Code of Ordinances.*
 - iv. Chapter 2 Zoning, Article 4 General Requirements:*
 - A. Sec. 9-2.405 Camping Update. Consider extending the timeframe beyond 120 calendar days per year, review seasonality considerations, and a registration process for those*

staying beyond 17 consecutive days meeting the requirements of Plumas County Code, Title 6, Health and Sanitation.

- B. Sec. 9-2.417(a) – Temporary Occupancy Update. Consider extending the period allowed to temporarily live in a manufactured home (not on a foundation) or recreational vehicle (RV) on a parcel while a County issued building permit is active for the construction of a dwelling unit (temporary timeframe is currently 18 months) or manufactured home (temporary timeframe is currently 6 months).

XI. FUTURE AGENDA ITEMS

- A. Indian Valley/Greenville/Canyon Dam Economic Development Study and Countywide Housing Assessment – Economic Development and Housing Strategies (Part 2 Presentation from Keli Ward, Plumas County Disaster Recovery Coordinator) (August 20, 2026)
- B. 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 3, 2026)
- C. Planning Commission Ordinance Workshop #2 – Proposed Code Amendment Adding Article 46, Commercial Retail Cannabis to Chapter 2 Zoning, Title 9 Planning and Zoning of the Plumas County Code (September 17, 2026)

XII. ADJOURNMENT to the regular meeting scheduled for August 20, 2026.