

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

**DATE:** July 16, 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](mailto:publicplanningcommission@countyofplumas.com)

[www.countyofplumas.com](http://www.countyofplumas.com)

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**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.*

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

**I. CALL TO ORDER 10:02 a.m.**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**Present:** Chris Spencer, Richard Foster, Jack Montgomery, Dayne Lewis, Harvey West (arrived at 10:14 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 June 18, 2026 (note, the meeting of July 2, 2026, was cancelled at the direction of the Planning Commission).

**Motion:** Approve the Regular Meeting Minutes of June 18, 2026.

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

**Yes:** Foster, Montgomery, Lewis, Spencer

#### VI. 2021 WILDFIRES LONG-TERM RECOVERY PLAN STANDING UPDATE

Planning Director, Tracey Ferguson, stated that the Disaster Recovery Coordinator, Keli Ward, is presenting the Plumas County Economic Development and Housing Strategies, Existing Conditions Study and Community Engagement Report overview to the Board of Supervisors on July 21, 2026, and August 4, 2026, and will be presenting to the Planning Commission at a future date.

#### VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

Commissioner Spencer reported there was a recent wildfire in District 1 and she thanked the firefighters and first responders who worked to contain the wildfire.

Commissioner Lewis stated he met with a local architect who works for a firm that builds affordable housing and that they discussed potential areas in Plumas County for future affordable housing development. He stated that construction continues in District 3 such as the Snake Lake Road Bridge Project, and the Quincy Junction Road Project involving roadway widening, pavement rehabilitation, and culvert replacements along a one-mile stretch from Bell Lane to Chandler Road. Lewis also mentioned that some community members have confusion and concerns over the Sierra Pacific Industries logging operations occurring on the hilltop to the south of Quincy. Lastly, Lewis reported that there was a wildfire in Twain recently and that it ran through the 2021 Dixie Fire burn scar, making the point that a previously burned area is still susceptible to fire.

Commissioner Foster stated that he has continued to speak with community members from Genesee Valley and has been researching the alleged vehicle versus wildlife/deer incidents on Genesee Road but has been unsuccessful in verifying the validity of the incidents with the local law enforcement and California Highway Patrol (CHP) records.

Commissioner Harvey West joins the meeting at 10:14 a.m.

#### VIII. WORKSHOP #1 – PROPOSED CODE AMENDMENT ADDING ARTICLE 46, COMMERCIAL RETAIL CANNABIS TO CHAPTER 2 ZONING, TITLE 9 PLANNING AND ZONING OF THE PLUMAS COUNTY CODE (Tracey Ferguson, Planning Director)

On March 31, 2025, the Planning Department received an application for a Code Amendment CA 3-24/25-01 from an applicant, Matthew Fogarty, proposing to add Article 46, Commercial Retail Cannabis to the Plumas County Code, Title 9 Planning and Zoning, Chapter 2 Zoning for the purpose of permitting the retail sales of cannabis, Type 10 – Retailer and Type 12 – Microbusiness licenses, as allowed pursuant to Sec. 26050 of the Business and Professions Code.

During Workshop #1, the Fogarty Code Amendment (CA 3-24/25-01) was introduced, public comment was taken, and Planning Director Tracey Ferguson provided background information such as describing relevant California cannabis statutes pursuant to Division 10 of the California Business and Professions

Code Sec. 26000 et. seq. known as the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA) that established the legal and regulatory framework for licensing, oversight, and enforcement of regulations by the State Department of Cannabis Control (DCC) related to cannabis sales and businesses in California. In addition, Ferguson provided examples of board of supervisors adopted retail cannabis ordinances for El Dorado County, Nevada County, and Lassen County.

Ferguson stated the draft code amendment language is under review by Plumas County Counsel and is anticipated to be provided to the Planning Commission and the public for comment beginning at Workshop #2.

Assistant County Counsel, Sara James, introduced herself and informed the public of her role in supporting County staff during the Code Amendment and Ordinance process. She stated that she does not represent the applicant nor the public.

The applicant, Matt Fogarty then gave a presentation of the proposed Code Amendment.

After the applicant's presentation was concluded, the Commissioners allowed time for Commissioner questions.

Commissioner Lewis asked Fogarty to elaborate on the levels of manufacturing that he is proposing. Fogarty explained that the difference between Level 1 and Level 2 is in how the cannabis product is processed onsite. Level 1 does not use volatile chemicals, and Level 2 does use volatile chemicals. Fogarty is proposing Level 1.

Commissioner Lewis asked Fogarty a follow up question regarding whether the State of California is responsible for testing the concentrate or if there is some other third party who oversees the testing of the cannabis products. Fogarty responded that cannabis manufacturers make batches of concentrate, and an official from the State of California Department of Cannabis Control will come to the manufacturer and run tests. Fogarty stated the nearest testing laboratory is in Chico.

Commissioner Spencer asked who provides the oversight for the manufacturing. Fogarty answered that the Department of Cannabis Control, which is a State-level institution, provides oversight of inspecting dispensaries and the manufacturing and testing of the products. Fogarty went on to explain that the cannabis products undergo tracking which is referred to as "seed to sale" in which all the cannabis within the legal market is tracked in a database from the seedling stage all the way to the time of its sale to the consumer.

Commissioner West asked Fogarty if he had asked Lassen County how much it costs to regulate their retail cannabis and how Type 10 versus Type 12 retail is regulated differently. Fogarty responded that he had not asked Lassen County about costs for State regulation services.

Commissioner West then asked if the deliveries of cannabis in Plumas County from other counties is legal, to which Fogarty replied, yes, deliveries are legal.

Commissioner Montgomery asked if the process to acquiring a license to sell cannabis would be similar to that of a license to sell alcohol. Fogarty answered yes, in the context that the Planning Commission could recommend setting a specific number of licenses permitted to sell cannabis in the County.

Commissioner West opened the Workshop to public comment at 11:27 a.m.

Joseph Munoz stood for public comment and provided the Commissioners with 3 prepared handouts. His first point was that 27 out of the 29 communities within Plumas County had previously voted no on allowing commercial cannabis. His second point was that Sierra Pacific Industries (SPI) screens their employees for drugs such as cannabis before hiring. And the third point was regarding the claim that legal cannabis leads to less illegal cannabis to which he stated was not true.

Matt Kitchens stood for public comment and read aloud his letter of opposition as the Quincy Toy Store owner. He stated that normalizing marijuana use would be harmful to children and the community's culture.

Planning Director, Tracey Ferguson read aloud a submitted public comment from David Covington which conveyed his opposition to allowing commercial cannabis, stating that it would downgrade the culture of Plumas County and effect tourism as well as incoming residents.

Kathy Felker stood for public comment to read her prepared statement which was in opposition of commercial cannabis. She stated that out of California's 58 counties, 35 explicitly prohibited all legal storefront retail sales in the unincorporated areas. She described Proposition 64 which allowed counties to opt-in to allow dispensaries and listed concerns of community character, crime, and negative influence on youth.

Cindy Taylor stood for public comment to ask where the commercial marijuana will be sourced from. Ferguson asked Fogarty to stand and respond. Fogarty stood and explained that there is a supply chain that goes from grower to manufacturer to distributor, and with a Type 10 storefront of a regular distributor, he would place an order to the nearest manufacturer which would then be delivered to his store in secured vehicles. Taylor stated that she is concerned about Plumas County sourcing its marijuana from outside counties and stated that she believes there already is enough personal freedom in being allowed six cannabis plants on a private parcel for personal use and is also worried about the lack of County Code Enforcement capacity.

Susan Christensen stood for public comment and read a prepared statement which was in opposition of cannabis. She read statistics pulled from national surveys done by the Centers for Disease Control and Prevention (CDC), the AAA Foundation for Traffic Safety, and the Canadian Center on Substance Use which all focus on the reported amount of people driving while under the influence of marijuana and the percentage of driving incidents involving marijuana use.

Sharon Covington stood for public comment to read from a prepared statement in opposition of commercial cannabis and stated that the cannabis retail industry is not profitable enough due to the costs of regulation of the cannabis and would therefore not be a major economic improvement for Plumas County. She also stated that the County's capacity for enforcement is already thin and there isn't enough time to regulate commercial retail cannabis.

Ravi Sandhu stood for public comment as the owner of a cannabis retail store, Westwood Cannabis Stop, in Lassen County, to state that in his 3 year experience owning the cannabis retail store, about half of his customers are from Plumas County. He stated that Lassen County approached him and asked if he would sell retail cannabis in order for Lassen County to obtain funds from the local assessed sales tax, so he accepted. Sandhu explained that the State requires him to keep records of every batch, its source, and sale, for 7 years. He also added that a majority of his customers are older people who have been referred to cannabis use by medical professionals to treat sleep and relaxation issues. Lastly, he mentioned that in the last 3 years he has had to call law enforcement for help at his gas station a few times, but he has never had to call law enforcement for help at his cannabis store.

Kathy Felker stood for public comment to continue reading her prepared statement in which she stated the allowed legal delivery of cannabis nullifies the need for commercial cannabis storefronts and that the legalization of marijuana use in California has not stopped illegal cannabis cultivation in Plumas County. She stated that she believes the legalization of commercial cannabis retail would not diminish the frequency of illegal cannabis cultivation.

Commissioner Lewis read a submitted public comment by an anonymous member of the public which explained that it has been almost 8 years since Plumas County voted 65% versus 35% against commercial cannabis cultivation and that the standpoint of Plumas County residents has not since been changed. They added that the addition of jobs which would come from allowing dispensaries would not improve the County and might take away employees from other struggling and understaffed local businesses and they are concerned about Fogarty's planned retail cannabis shop being directly adjacent to where he currently sells alcohol. Lastly the Commentor wrote that they do not believe the legalization of commercial cannabis will reduce the amount of illegal cultivation and unregulated sales of cannabis.

Assistant Planner, Amanda Harmon, read a question from Leila Levi submitted over Zoom which asked if county residents will be voting on the proposed code amendment or if the Board of Supervisors will be the final vote.

Planning Director Ferguson responded that the draft ordinance would first go to the Planning Commission who would make a recommendation to the Board of Supervisors on whether to approve or deny the ordinance and then the Board would make the final decision.

As to the taxation of the public on the retail sale of cannabis, and a vote of the people, the Planning staff will be working with County Counsel and the Treasurer/Tax Collector and Auditor/Controller to understand the law concerning the assessment of a local cannabis sales tax.

Ferguson asked the Commissioners when they would like to hold Workshop #2. They responded that it should be scheduled based on Planning staff and County Counsels' ability to meet with necessary parties and research and gather the required information for Workshop #2. Commissioner West suggests the second Planning Commission meeting in September, which is September 17, 2026, allowing the Planning Department and County Counsel roughly 60 days to prepare.

Martee Nieman, Plumas County Auditor/Controller stood to comment that she would like the Planning Department to post the backup documents and materials for the workshops on CivicClerk, with the agenda and minutes posting.

Steve Peay, Patrol Commander for the Plumas County Sheriff's Department, stood for public comment to read a prepared statement. He expressed concern with the potential proximity of retail cannabis sales to alcohol sales and the lack of oversight of individuals that may be under the influence as they leave the location.

Commissioner Foster asked the Planning Department, when in conversations with the California Highway Patrol (CHP) and the Sheriff's Department, to request statistical data and input.

Kathy Felker asked when the public will have access to the draft Ordinance language. Ferguson explained that the backup materials for Workshop #2 will be made available to the public when the agenda and meeting materials are sent out on September 14, 2026, 10am, for the Planning Commission meeting of September 17, 2026.

James added that the Ordinance is in a drafting stage and that the Planning Commission Workshops will continue to be held in order to collect public comment and make revisions to the draft Ordinance, as directed by the Planning Commission, and that upon the Public Hearing with the Planning Commission for a recommendation to the Board of Supervisors, there will be a 20-day public notice which will include the proposed draft Ordinance language.

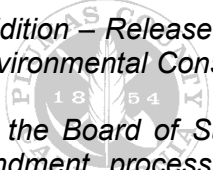
**IX. REVIEW OF 2035 GENERAL PLAN (Tracey Ferguson, AICP, Planning Director)**

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

*This Agenda Item was continued to the Regular Meeting scheduled for August 6, 2026.*

**X. INFORMATION ITEMS/ON-GOING PROJECT UPDATES**

- A. California Environmental Quality Act (CEQA) Environmental On-Call List of Consultants – Executed 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 public hearing anticipated on August 18, 2026, to introduce and waive the 1<sup>st</sup> 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.
- 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).

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- ii. *Noise Ordinance Code Addition – Release of Request for Proposal (RFP) to CEQA On-Call List for procurement of Environmental Consultant for Title 9 Planning and Zoning, Chapter 2 Zoning (July 2026).*
  - iii. *Resolution of Intention of the Board of Supervisors 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 (August 2026).*
  - iv. *Chapter 2 Zoning, Article 4 General Requirements: 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.*
  - v. *Chapter 2 Zoning, Article 4 General Requirements: 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).*

*This agenda item was continued to the Regular Meeting scheduled for August 6, 2026.*

**XI. FUTURE AGENDA ITEMS**

- A. *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).*

**XII. ADJOURNMENT to the regular meeting scheduled for August 6, 2026.**

**Motion:** *Adjourn to the regular meeting on August 6, 2026, and continue the following July 16, 2026, agenda items; IX. Review of 2035 General Plan, X. Information Items/On-going Project Updates, XI. Future Agenda Items; and schedule Workshop #2 for the Fogarty Code Amendment (CA 3-24/25-01) for September 17, 2026.*

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

**Yes:** Foster, Montgomery, Lewis, Spencer, West

**Meeting adjourned at 12:18 p.m.**