

COUNTY OF PLUMAS
PLANNING COMMISSION MEETING MINUTES
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



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 10:03 a.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Richard Foster, Dayne Lewis, Jack Montgomery

Absent: Harvey West (Chair) and Chris Spencer (Vice-Chair)

Acting Chair: Tracey Ferguson



IV. PUBLIC COMMENT OPPORTUNITY

Leila Levi asked Ferguson if any items on the agenda pertained to her project proposal in Genesee Valley. Ferguson responded no.

V. CONSENT ITEMS

A. *Items to be continued or withdrawn from the agenda.*

None

B. *Approval of Regular Meeting Minutes of June 18, 2026, as amended.*

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

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

Yes: Montgomery, Lewis, Foster

Absent: Spencer, West

C. *Approval of Regular Meeting Minutes of July 16, 2026.*

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

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

Yes: Montgomery, Lewis, Foster

Absent: Spencer, West

VI. 2021 WILDFIRES LONG-TERM RECOVERY PLAN STANDING UPDATE

Keli Ward, Plumas County Disaster Recovery Coordinator, gave an update on her current work with the Plumas County Code Enforcement Department due to the sunsetting, effective June 30, 2026, of the Beckwourth Complex and Dixie Fires Recovery emergency urgency ordinance, which allowed, among other wildfire recovery efforts, Displaced Persons to live in RVs year-round and in Prime Opportunity Areas. Affected property owners in the Greenville area were sent a courtesy letter from the Board of Supervisors notifying them of the change of the Plumas County Code. The letter included resources and contact information for property owners, and their tenants as applicable, to utilize when transitioning into permanent housing.

VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

Commissioner Lewis gave an update on the Sierra Pacific Industries tree harvest on the south side of Quincy/East Quincy stating that the Timber Harvest Plan is posted online at CAL FIRE's CalTREES website for the public to access. Additionally, he spoke about "Flock" safety cameras that have been installed in areas around California. These cameras are automated license plate reading systems mounted on poles in neighborhoods, near businesses, and along public roadways generally operated by law enforcement agencies or private groups such as homeowners associations.

Commissioner Montgomery reported that he attended the most recent Plumas Housing Council meeting in which he observed productive networking among housing stakeholders including developers with interest in housing projects in Plumas County.

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)

Keli Ward presented part one of a two-part presentation discussing the results of the Economic Development Study and Countywide Housing Assessment existing conditions data and community engagement feedback. She stated that part two of the presentation will focus on the recommended strategies for housing and economic development opportunities in Plumas County.

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

A. Agriculture & Forestry Element Implementation Measures (Continued)

Director Ferguson read Agriculture & Forestry Implementation Measure 14, with subsections, which implement Policy 8.8.6, Inclusion of New Lands into Timber Resource Lands. Ferguson continued reading Implementation Measure 15 which implements Policy 8.9.2 Compatible Uses for Timber Resource Lands. Ferguson read Implementation Measure 16 which implements Policy 8.13.2, Land Available for Forest Products Manufacturing and pertains to maintaining a GIS inventory of existing active and nonactive industrial sites within the County that can support forest products manufacturing. Lastly, Ferguson read Implementation Measure 17, implementing Policy 8.3.2, Uses That Support Agriculture and Timber Resources, which is the Planning Department's responsibility tied to the amendment of the Zoning Code to address the use of ministerial permitting of ag and forestry support uses.

This session concludes, in total, the Planning Commissioner's review of the Agriculture & Forestry Element Goals, Policies, and Implementation Measures.

X. INFORMATION ITEMS/ON-GOING PROJECT UPDATES

A. *Ferguson updated the status of the Planning Department's California Environmental Quality Act (CEQA) Environmental On-Call List of Consultants, with a total of 7 of the 8 agreements executed in July 2026.*

Commissioner Montgomery asked how these consultants would be paid for the CEQA services. Ferguson responded that the project applicant would pay for the cost of the consultant pursuant to the Planning & Building Services Fee Schedule.

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 will be heard at a public hearing of the Board of Supervisors on August 18, 2026, 11:00AM time certain, to introduce and waive the 1st reading, with the anticipated subsequent ordinance adoption Board of Supervisors public hearing on September 1, 2026.*

C. *2035 General Plan Element Updates:*

- i. July 8, 2026, the State Department of Housing and Community Development (HCD) sent a letter stating the County of Plumas 7th Cycle (2024-2029) Revised Draft Housing Element meets the statutory requirements of State Housing Element Law. The next step in the process is for staff to conduct the CEQA analysis and bring forward a resolution to the Planning Commission to recommend the General Plan amendment to the Board of Supervisors to adopt the 2024-2029 Housing Element.*
- ii. Ferguson directed Commissioners to the Public Health & Safety Element Update schedule provided in the Commissioners' agenda packets. Commissioner Foster asked how the Element update would be funded. Ferguson responded that it is proposed to be funded using General Fund dollars from the FY26/27 Planning Commission professional services recommended budget.*

D. Title 9 Planning and Zoning, Chapter 2 Zoning Ordinance Workplan Items:

- i. Ferguson explained that Planning staff will be working to update the County's SMARA Mining Ordinance with the County's SMARA consultant, Land Logistics, and the Division of Mine Reclamation (DMR) staff in August 2026. She stated she anticipates the draft ordinance being brought to the Planning Commission in 2027.*
- ii. Ferguson stated on July 27, 2026, a Request for Proposals (RFP) was released to the Planning Department's CEQA On-Call List for procurement of a consultant to assist with the development of a Noise Ordinance and to update the County's Floodplain Ordinance. Proposals are due August 17, 2026. She explained the County's Floodplain Ordinance will be updated in accordance with the most recent State Department of Water Resources model ordinance.*
- iii. Ferguson explained that on August 18, 2026, a Resolution of Intention recommending the Planning Department undertake a Code Amendment process will be brought to the Board of Supervisors for consideration to potentially add Article 47, Low-Impact Camping, Chapter 2 Zoning, Title 9 Planning and Zoning of the Plumas County Code of Ordinances. She explained this type of ordinance is not mandated by the State and, if processed, would be Plumas County 'opting in' to such an ordinance to codify the state regulations at a local level. She explained that the primary difference in state law between "campgrounds" and "low impact camping" is that the State Department of Housing and Community Development (HCD) is not involved with and does not regulate "low impact camping" like they regulate "campgrounds." Montgomery asked if this would impact the camping ordinance. Ferguson explained that "low-impact camping" is also different than the County's "camping" ordinance. Leila Levi provided public comment online asking how a potential low impact camping ordinance in Plumas County may impact her parcel. Ferguson agreed to follow up through email.*
- iv. Commissioner Lewis suggested prioritizing the discussion of Plumas County Code Sec. 9-2.417(a) – Temporary Occupancy to 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). Lewis stated construction trends are taking longer than 18 months for a stick-built home. Ferguson agreed it likely takes more than one construction season.*

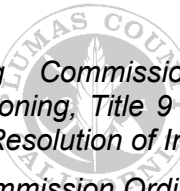
Commissioners discussed reexamining Plumas County Code Sec. 9-2.405 Camping to consider extending the timeframe beyond 120 calendar days per year, review seasonality considerations, and discuss the feasibility of a registration process for those staying beyond 17 consecutive days meeting the requirements of Plumas County Code, Title 6, Health and Sanitation. Ferguson stated the 120 calendar days begins again on January 1st of each year, which is problematic for code enforcement cases that are in violation. Ferguson clarified that after 17 consecutive days, the RV must have access to proper water and sanitation hookups to meet the requirements of Title 6, Health and Sanitation.

Commissioners concurred to prioritize the recommendation to the Board of Supervisors to codify longer timeframes in Plumas County Code Sec. 9-2.417(a) – Temporary Occupancy, if there's a real issue with the construction durations in association with these timeframes, over bringing back the discussion of modifying Plumas County Code Sec. 9-2.405 Camping.

XI. FUTURE AGENDA ITEMS

Future agenda items were briefly discussed:

- A. August 20, 2026, 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)*

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- B. September 3, 2026, 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
- C. September 17, 2026, 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

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

Motion: Adjourn to the regular meeting of August 20, 2026.

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

Yes: Lewis, Foster, Montgomery

Absent: Chris Spencer, Harvey West