



COUNTY OF PLUMAS

PLANNING COMMISSION MEETING MINUTES

REGULAR MEETING

DATE: August 4, 2022
TIME: 10:00 a.m.

LOCATION: Plumas County Courthouse Building
Board of Supervisors Chambers
Room 308
520 Main Street
Quincy, CA 95971

STANDING ORDERS

Due to the Coronavirus disease (COVID-19) Public Health Emergency, dated March 16, 2020, the County of Plumas is making several changes related to Planning Commission meetings to protect the public's health and prevent the disease from spreading locally. Plumas County Health Officer Recommendation Regarding Teleconferencing, issued on September 30, 2021, recommends local legislative bodies, such as commission, committees, boards, and council, hold public meetings with teleconferencing as authorized by Government Code section 54953 (e). Pursuant to Government Code section 54953 (e) and to maintain the orderly conduct of the meeting, the County of Plumas members of the Planning Commission may attend the meeting via teleconference or phone conference and participate in the meeting to the same extent as if they were physically present. Due to Government Code section 54953(e), the Boardroom will be open to the public but subject to social distancing requirements. Those that wish to attend the Board meeting, will be required to wear a face covering, as required by the local Public Health Officer order.

THE PUBLIC MAY ALSO PARTICIPATE AS FOLLOWS

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/i/92668567598?pwd=T21qNFFGem1PWXBIUFFZSnJwZEIKdz09>

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

Disability Accommodation Statement



The County of Plumas is required to ensure accessibility to all of its Public meetings and programs. If you require accommodations (including auxiliary aids, documents in alternative formats, or other services) to participate in County public meetings or public events, please call the Plumas County Office for Accessibility at (530) 283-6194. Persons may also use the 711 Relay System to make a request. Requests made at least 72 hours in advance will help to ensure availability.

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

Present: Chris Spencer, Tom McGowan, Charles Leonhardt

Absent: Harvey West

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.

None

V. CONSENT ITEMS

A. Items to be continued or withdrawn from the agenda

None

B. Approval of Meeting Minutes of July 7, 2022 (note, the meeting of July 21, 2022 was cancelled)

Motion: Approval of Meeting Minutes of July 7, 2022,

Moved by Chris Spencer, **Seconded by** Charles Leonhardt.

Vote: Motion carried.

Yes: Spencer, McGowan, Leonhardt

Absent: West

VI. DISASTER RECOVERY OPERATIONS CENTER (DROC) AND DIXIE FIRE COLLABORATIVE (DFC) UPDATES FOR BECKWOURTH COMPLEX AND DIXIE FIRES

Tracey Ferguson, Planning Director, stated that the noted the following concerning DROC and DFC:

- The work continues on long-term recovery, and she went to the Board of Supervisors asking for their help in the recovery.
- Each Supervisor has picked a category to oversee (e.g., housing, infrastructure, health services) in the recovery effort.
- FEMA (Federal Emergency Management Agency) flew a planner position that will assist in the recovery.
- A two-year recovery support planner was hired by FEMA to help with recovery efforts.
- Two grants are being worked on currently, one grant for \$750,000 for Greenville and \$250,000 for long-term recovery.

VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

Commissioner Tom McGowan stated he attended the four-county meeting in Susanville and explained that Plumas County was represented by Supervisors Dwight Ceresola and Kevin Goss; Jennifer Everline, Region 5 Director, Forest Service, stated they will put fires out better and they are paying more attention to WUI; and the Forest Service is open to doing things differently.

Commissioner Charles Leonhardt stated he attended an informative training held by FEMA in Greenville.

Commissioner Chris Spencer inquired about what she should be reporting for this item. Tracey Ferguson, Planning Director, informed her that she could mention the meetings or trainings she has



attended. Commissioner Charles Leonhardt suggested talking to Supervisor Dwight Ceresola about what meetings he would like her to attend.

VIII. DISCUSSION: 2019-2024 GENERAL PLAN HOUSING ELEMENT (Tracey Ferguson, AICP, Planning Director)

A. *Program 1 – Monitor Vacant and Underutilized Sites Inventory. The County will maintain and update an inventory of vacant and underutilized sites that are designated for residential uses.*

Tracey Ferguson, Planning Director, went over the vacant land inventory list from the Housing Element in the 2035 General Plan. Subsequently, she read aloud Program 1 Monitor Vacant and Underutilized Sites Inventory and mentioned the Chico Housing Improvement Program, which included thirty homes on a septic and leach field in the Chico area.

Commissioner Charles Leonhardt pointed out that we don't control the housing market and Ferguson informed the Commission that while we don't control the housing market, we can modify the density and rezone properties to M-R to allow for 21.8 dwelling units per acre, allow for density bonuses, etc.

Commissioner Charles Leonhardt stated that water delivery is an issue and a GIS map showing what community services district or public utilities district a parcel is in would be helpful. Ferguson indicated we, staff and the Commission, would vet the housing inventory list and explained that our GIS Department has maps, which could be made more robust, showing the various districts a parcel is in.

Ferguson went over Table 21. Comparison of Regional Growth Need and Residential Sites Capacity (Table 21) as presented in the Housing Element and stated that staff and the Commissioners will 'ground truth' the housing inventory list.

Commissioner Chris Spencer inquired as to whether Table 21 is countywide and if it included 'employee housing.' Ferguson explained that Table 21 is countywide, that we will be refining the housing inventory list, each Commissioner would be given a list of parcels in their district to 'ground truth,' and we would look at including 'employee housing.'

Ferguson explained to the Commission that we, staff and Commissioners, would vet the site constraints (e.g., services, easements, 3-acre conversion requirements).

Commissioner Charles Leonhardt explained that he liked the idea of vetting the Multiple-Family Residential zoned parcels first. Ferguson commented that the commercial zones could be looked at too since they also allow for residential use.

IX. DISCUSSION: Update Title 8 (Building Regulations), Chapter 17 (Flood) of the Plumas County Code re: Flood Plain Ordinance and applicable Title 9 (Planning and Zoning) sections (Tracey Ferguson, AICP, Planning Director)

Tracey Ferguson, Planning Director, explained that the Public Service Facility Ordinance was completed so the next ordinance to be developed is the Floodplain Ordinance. Ferguson informed the Commission that FEMA is updating the mapping for the flood zones, and we need the most up-to-date ordinance before 2023.

Ferguson stated the California Department of Water Resources has a model Floodplain Ordinance that we will use for the development of the Floodplain Ordinance.

X. **DISCUSSION: Staff to Prepare Resolution of Intention for Planning Commission to Recommend to Board of Supervisors Amendment to 2035 General Plan Public Health & Safety Element (Tracey Ferguson, AICP, Planning Director)**

Tracey Ferguson, Planning Director, stated an update to the Public Health and Safety Element is needed, so an amendment to the 2035 General Plan is needed.

Ferguson explained that the General Plan Amendment will have two pieces: (1) the required information from Cal Fire's General Plan Safety Element Assessment and (2) climate adaptation, etc., as required by Senate Bill (SB) 379.

Ferguson stated staff will prepare a Resolution of Intention to recommend to the Board of Supervisors to move forward with the General Plan Amendment. Ferguson went on further and informed the Commission that once the Board of Supervisors approves, the Commission can begin working on the General Plan Amendment.

XI. **INFORMATIONAL ITEMS/ON-GOING PROJECT UPDATES**

A. *Recreation Economy for Rural Communities (RERC) – Quincy Project*

Tracey Ferguson, Planning Director, explained that a handout was included with their information packet, she will be the housing lead, and the goals and actions are shown in the handout.

B. *Community Economic Resilience Fund (CERF) Process and Plumas County's participation in the North State Region Collaborative Application*

Ferguson stated the information packet has two letters of support from the Board of Supervisors, two conveners submitted to the 'North State,' and we will see which convener the State chooses.

XII. **FUTURE AGENDA ITEMS**

A. *Guest Speaker: Roger Diefendorf, Executive Director, Plumas County Community Development Commission (PCCDC) / Housing Authority (Invited)*

Ferguson explained that Roger Diefendorf, Executive Director, PCCDC / Housing Authority is on the agenda and has been invited as a guest speaker.

XIII. **ADJOURNMENT** to the regular meeting scheduled on August 18, 2022

Motion: Adjournment to the regular meeting scheduled on August 18, 2022

Moved by Charles Leonhardt, **Seconded by** Chris Spencer.

Vote: Motion carried.

Yes: Spencer, McGowan, Leonhardt

Absent: West