


COUNTY OF PLUMAS
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING

DATE: February 20, 2025
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

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=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

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

Present: Jack Montgomery, Harvey West, Chris Spencer

Absent: Moorea Hoffman Stout

IV. PUBLIC COMMENT OPPORTUNITY

Tracey Ferguson, Planning Director, read aloud a public comment received from Ted Stout regarding the Surface Mine and Reclamation Act (SMARA). She stated that the Planning Department will be working on a SMARA zoning ordinance update to be consistent with existing state law, and that Land Logistics, the SMARA consultant hired by the County, will be assisting the Planning Department with the update.

Ferguson stated a public comment was received from Elizabeth Powell regarding legalizing tiny homes on wheels in Plumas County for the purposes of single-family year-round housing. She read aloud the

comment and stated the Planning Commissioners could direct Planning staff to re-engage the discussion from summer of 2023 and agendize for a future Planning Commission meeting.

V. CONSENT ITEMS

A. *Items to be continued or withdrawn from the agenda*

None

B. *Approval of Meeting Minutes of December 5, 2024 (note, the regular meetings of December 19, 2024, January 2, 2025, January 16, 2025, and February 6, 2025 were cancelled)*

Motion: Approval of the Meeting Minutes of December 5, 2024, as presented.

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

Vote: Motion carried.

Yes: West, Montgomery, Spencer

Absent: Moorea Hoffman Stout

VI. DISCUSSION AND POSSIBLE ACTION: APPOINT VICE-CHAIR OF THE PLANNING COMMISSION FOR CALENDAR YEAR 2025

Motion: Nominate Commissioner Harvey West as Chair for Calendar Year 2025

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

Vote: Motion carried.

Yes: West, Montgomery, Spencer

Absent: Moorea Hoffman Stout

Motion: Nominate Commissioner Chris Spencer as Vice Chair for Calendar Year 2025

Moved by Jack Montgomery, **Seconded by** Harvey West

Vote: Motion carried.

Yes: West, Montgomery, Spencer

Absent: Moorea Hoffman Stout

VII. 2021 WILDFIRES LONG-TERM RECOVERY PLAN STANDING UPDATE

Ferguson stated that Zachary Gately, Plumas County Grant Manager, provided a recap of County programs and grants post 2021 Dixie Fire to the Board of Supervisors on January 21, 2025, and she summarized the presentation to the Commissioners.

Commissioner West inquired about what the applicants need in order to qualify for the 2021 Dixie Fire Recovery For-Profit Business Economic Development Grant Program. Ferguson stated that there are Board of Supervisors-approved published guidelines and an application with specific information to be provided, and more information can be found on the Planning Department webpage.

Ferguson stated that the Board of Supervisors approved \$1.5 million dollars of the total insurance money collected for the County properties destroyed in Greenville for the pre-development and construction of the multi-purpose Indian Valley Safety Center that will include the County Sheriff Substation, Indian Valley Community Services District Fire Department, and Plumas District Hospital ambulance. West inquired about how long until ground is broken on the project. Ferguson stated that a special use permit is being processed by the Planning Department that likely would go to hearing before the Zoning Administrator in March 2025. West inquired about applying for a zone change as opposed to the special use permit. Ferguson stated that a "public service facility" use is permitted subject to the issuance of a special use permit under the "C-2" Periphery Commercial zoning.

Commissioner Montgomery inquired about County services falling under the same consideration for the PG&E funds. Ferguson stated that the Board of Supervisors has approved the ENGIE Energy Project. She stated that ENGIE is the County consultant for energy upgrades. She stated that the project is not being funded by PG&E settlement money but funding for the energy upgrades has been earmarked in this FY 24/25 budget.

Commissioner Spencer inquired about there not being a policy on how the County's PG&E settlement money would be allocated. Ferguson stated that the Board of Supervisors to-date has not made a decision on such a policy.

West inquired about the Los Angeles County fires and if there is anything that can come of it that may help Plumas County's wildfire recovery. Ferguson stated that the Governor has approved executive orders to assist Los Angeles in expediting recovery and that other wildfire affected counties are interested in how it may translate for equity in recovery tools.

VIII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

Ferguson inquired with Montgomery about Senate Bill 969. She stated that the bill was signed by the governor in September 2024 and went into effect January 1, 2025. She stated that an "Entertainment Zone" can be created by cities and counties by ordinance that would authorize consumption of alcoholic beverages on public streets, sidewalks, or rights-of-way in a specific zone. She stated that someone in Commissioner Montgomery's district brought this to his attention and also stated that Supervisor McGowan reached out to her about this bill.

West inquired about the departments in the County that are funded with the General Fund. Ferguson stated that most of the County departments are funded by the General Fund but for the Behavioral Health Department, Social Services Department, and Public Health Department, which are funded almost completely with state money. Continuing, she stated that the Public Works Department also has other means of gaining funds such as state gas tax and OHV green tag money. She stated that the Planning Department is completely funded by the General Fund.

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

A. Conservation and Open Space Element Implementation Measures

Tracey Ferguson stated that the implementation measures are the action items to the policies. Ferguson read aloud Conservation and Open Space Element Implementation Measures thirteen through twenty-four.

Implementation Measure 13 Ferguson stated that this measure is tagged to Policy 7.7.1. She stated that the County is supporting the creation of recreation facilities and open space corridors.

Implementation Measure 14 Ferguson stated that there are impact fees in the County but the Board of Supervisors directed to halt the implementation of impact fees.

Implementation Measure 15 Ferguson stated that Zachary Gately is managing an OHV grant program for off highway vehicles.

Implementation Measure 16 Ferguson stated that discretionary projects are reviewed under CEQA for air quality impacts. She stated that Planning looks to the Northern Sierra Air Quality Management District to provide the rules and regulations.

Implementation Measure 17 Ferguson stated that this is implemented by requiring new development projects to look for sensitive receptors in the area and requiring land use buffers.

Implementation Measure 18 Ferguson stated that the General Plan directs a climate action plan. She stated that the County has not prepared a climate action plan or a climate change strategy.

Spencer inquired about documenting when the County is not addressing an implementation measure. Ferguson answered yes. Spencer inquired about water resilience planning being an element of implementation measure 18. Ferguson agreed that drought resilience planning would be an activity in response to a climate strategy. Ferguson stated that Senate Bill 552 is the drought resilience plan with a Task Force that is moving forward and is being led by the Public Works Department. She stated that she is a member of the Task Force and that the Environmental Health Department is also a member of the Task Force. She stated that there are public meetings to come in the future.

Implementation Measure 19 Ferguson stated the Planning Department monitors and updates the zoning code, as appropriate.

Implementation Measure 20 Ferguson stated that development agreements, which speak to energy efficiency, are tied to large lot subdivisions or larger developments that create impacts to the County and County services. She stated that she has not negotiated a development agreement during her tenure at Plumas County.

Implementation Measure 21 Ferguson stated that when the Planning Department goes through the SMARA ordinance update, staff will scrub the General Plan, General Plan policies, and implementation measures to incorporate into the ordinance.

Implementation Measure 22 Ferguson stated that the County has many scenic areas such as scenic roads and highways. She stated that when the Planning Department receives development projects in certain areas, staff will look at the scenic land use development standards and regulations.

Implementation Measure 23 Ferguson stated that the department has paper maps and will need to ask the County GIS Coordinator about layers that would cover these areas. She stated that some maps are internal only and some are open to the public.

Implementation Measure 24 Ferguson stated that some discretionary or ministerial projects may need consultation from a Federal or State agency. She stated that the Planning Department will give the agencies the project information and a 30-day review period to provide comments.

X. INFORMATION ITEMS/ON-GOING PROJECT UPDATES (Tracey Ferguson, AICP, Planning Director)

- A. Ferguson stated that she will be working with Deputy County Counsel, Sara James, on the language, legal ramifications, and CEQA requirements for the Title 9 ordinance updates that are ongoing in the Planning Commission workshops.
- B. Ferguson provided the Commissioners with a *Draft of the Resolution Establishing the Rules of Conduct of Business of the Plumas County Planning Commission* with stricken language. She stated that in order to amend this resolution, the Planning Commission needs a 4/5 vote. She stated that she cannot bring these to the Planning Commission as an action item until there is a fourth commissioner.
- C. Ferguson stated that the 2024 Annual Progress report will come to the Commissioners at the meeting of March 20, 2025, for review.
- D. Ferguson stated that the schedule for the release of the 2024-2029 Housing Element public review draft is February 28, 2025, although staff likely will need more time. She stated that there is a *Housing Element Completeness Checklist* that staff will utilize to ensure completeness.

XI. FUTURE AGENDA ITEMS

1. 2024-2029 Housing Element Update Public Workshops
2. Amendments to the *Resolution Establishing the Rules of Conduct of Business of the Plumas County Planning Commission*
3. Brown Act Training for Planning Commissioners

XII. ADJOURNMENT

Motion: Adjourn to the regular meeting scheduled on March 6, 2025.

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

Vote: Motion carried.

Yes: Montgomery, West, Spencer

Absent: Moorea Hoffman Stout