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

DATE: July 17, 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@countyofofplumas.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, Dayne Lewis, Harvey West, Richard Foster

Absent: Chris Spencer

IV. PUBLIC COMMENT OPPORTUNITY

None

V. CONSENT ITEMS

A. Planning Director Tracey Ferguson reported no County Counsel would be present during the meeting. She stated the scheduled Brown Act training would be continued to the regularly scheduled meeting of August 7, 2025.

B. Approval of Regular Meeting Minutes of June 5, 2025, and Special Meeting Minutes of June 18, 2025.

Motion: Approval of Regular Meeting Minutes of June 5, 2025 and Special Meeting Minutes of June 18, 2025.

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

Vote: Motion Carried

Yes: Lewis, Montgomery, West

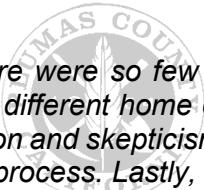
Absent: Spencer

Abstain: Foster

VI. 2021 WILDFIRES LONG-TERM RECOVERY PLAN STANDING UPDATE

Ferguson stated the State Department of Housing and Community Development (HCD) is currently processing applications for the ReCoverCA Program or what is also known as the Community Development Block Grant Disaster Recovery (CDBG-DR) funds for single family reconstruction and single-family home-hardening/defensible space. She stated there are currently seven single-family home reconstruction projects in the process and one of the seven will commence construction soon. Ferguson stated that due to the low number of applications for the single-family reconstruction funding, there is potentially up to \$14 million available in funding to reallocate to a 'scattered sites' rental housing model and/or infrastructure recovery projects. Jack Montgomery asked if the State would need to approve the reallocation of funds. Ferguson replied, yes. Montgomery asked what the timeframe would be for the process. Ferguson replied typically six months. She stated construction for any future approved projects would need to be completed and units leased out, for example, by December of 2028. West asked if preapproved models from the Planning Department may be used. Ferguson replied not likely as there is a developer working on the effort that currently has a housing typology that would be a single-family dwelling unit (two bedroom / two bath) with an attached accessory dwelling unit or ADU (two bedroom / two bath) for a total of two units on each parcel. Commissioner Lewis asked which agency would be deciding where the scattered sites are located. Ferguson replied that it was yet to be determined, but that the parcels could be located anywhere in the County and not just in the wildfire affected communities. West asked if Greenville's utility infrastructure was fully capable of supporting the scattered sites infrastructure. Ferguson replied the water and sewer capabilities should be sufficient. Ferguson stated that she is communicating with the Plumas County Public Works Director, Rob Thorman, about a potential road-resurfacing infrastructure project to be partially funded by the reallocation of CDBG-DR funding. She stated this would follow projects such as those that are underway including the undergrounding of PG&E utility lines. Commissioner Jack Montgomery asked if PG&E would fund much of the road-resurfacing, stating a similar situation occurred in Paradise. Ferguson stated she would follow up with Director Thorman but generally the PG&E resurfacing projects are limited to the segments of roadways affected by the undergrounding trenching and are not a holistic and comprehensive resurfacing of communities.

Commissioner Richard Foster asked if awardees of the single-family reconstruction program were required to rebuild on the same site they previously inhabited. Ferguson stated yes, the grant was to rebuild on wildfire affected parcels. Commissioner Foster asked if rebuilt properties were allowed to be used as rental properties. Ferguson stated yes, rebuilt properties could serve either as a primary home for the owner or as an income-restricted affordable rental unit for those earning 80 percent or less of the Plumas County Area Median Income (AMI). Commissioner Foster asked if the property could still be rebuilt if the awardee purchased another home. Ferguson replied that individuals who purchased another primary home were not eligible to receive the grant monies to rebuild because the State considers those households having a permanent housing solution.



Commissioner Foster asked why there were so few applications. Commissioner West responded that many households either purchased a different home or relocated out of the area. Ferguson agreed and also stated there was general frustration and skepticism of the government program in addition to rigorous requirements of the grant application process. Lastly, Ferguson informed Commissioners that the single-family mitigation program will be funding approximately 19 households. Commissioner Dayne Lewis asked if the program was for exterior home hardening. Ferguson replied yes, and it also includes performing defensible space work around the home.

VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

Montgomery reported that the Plumas Housing Council (PHC), during its last meeting, discussed the vision of the group which is shaping up to focus on serving the various housing stakeholders in the County as a nexus for housing resources, connections, and information. Ferguson reiterated the PHC is working to serve in a cooperative and supportive role in the community. Montgomery stated PHC has also hired a part-time administrative staff member to assist in the Council's operations.

West reported the State was now allowing the County's volunteer fire departments to be compensated for what he called 'pre-positioning' as a preventive measure during times of increased fire risk. He stated the Plumas County volunteer fire prevention districts will be called upon and paid for time to strategically deploy resources that will stand ready as a preventative measure with the goal of reduced response times to three to four minutes.

Foster introduced himself as the new Planning Commissioner for District 2.

VIII. PLUMAS COUNTY 2024-2029 HOUSING ELEMENT UPDATE 30-DAY PUBLIC REVIEW AND COMMENT PERIOD: JUNE 27, 2025 THROUGH JULY 28, 2025 (Tracey Ferguson, AICP, Planning Director)

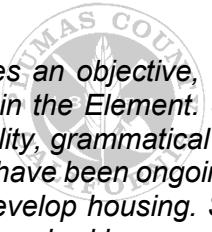
A. Discussion to receive Commissioner and public comment.

Ferguson noted the 2024-2029 Housing Element Public Review Draft was originally due June 30, 2024. Foster asked if there are consequences for late submittals of an adopted 7th Cycle Housing Element. Ferguson replied that loss of grant funds can be a consequence and reported that the Plumas County Behavioral Health Department has been disqualified from a round of funding from the Permanent Local Housing Allocation (PLHA) grant program. She stated the Behavioral Health Department will be eligible for future rounds in 2026 once the Element is adopted by the County and certified by HCD. Continuing, Ferguson explained the largest data and information gap in the narrative is within Appendix C, Affirmatively Furthering Fair Housing, under the Local Knowledge sections and that community housing stakeholders will be consulted to fill in the gaps. She informed Commissioners that Appendix A – Public Participation will evolve as public comments and feedback are added into the document.

Ferguson reviewed the 2024-2029 draft Vision statement for the Housing Element 7th Cycle Update. Commissioners appreciated the reference to preserving individual choices. Foster and Lewis expressed concern the public may not understand the meaning of the technical term "jobs-housing balance." Ferguson agreed to define the term in the document to ensure public comprehension.

Ferguson explained the 7th Cycle Update contains seven goals, each with subsequent policies and programs, which is an improvement from the prior Element's goals, policies, and program format. Ferguson explained the Housing Element goals are prescriptive and meet State Housing Element Law requirements while addressing the specific housing needs of Plumas County. Ferguson addressed how the County will achieve Goal #1, or to accommodate the County's Regional Housing Needs Assessment (RHNA), citing policies committing the County to preserve multi-family residentially zoned parcels, not imposing additional requirements on single or multi-family dwelling units, and supporting community service and utility districts.

She explained the County will achieve policies through the associated programs.



Ferguson stated the State requires an objective, timeline, responsible agency or agencies, and a funding source for each program in the Element. She requested Commissioners review the goals, policies, and programs for readability, grammatical correctness, and feasibility and provide feedback to staff. Ferguson explained there have been ongoing conversations surrounding how the County can incentivize the private sector to develop housing. She confirmed the Inclusionary Housing program and the Housing Trust Fund program had been removed pursuant to the direction from the Planning Commission. She stated the Housing Condition Survey continues in the 2024-2029 7th Cycle Housing Element. She explained that the Affirmatively Furthering Fair Housing sections are now required by Government Code 8899.50(a)(1). Ferguson explained that, as the Housing Authority in Plumas County, the Community Development Commission is the authority for fair housing laws and practices.

Montgomery asked if “no net loss” referred to the RHNA. Ferguson replied it refers to when a residentially zoned site is identified in the vacant land inventory and is then rezoned, for example, or not utilized to the unit potential stated in the inventory, a therefore a replacement site with equal realistic capacity must be identified within 180 days. Ferguson then reviewed the vacant and underutilized sites for each income category included in the Element. Ferguson informed Commissioners that only vacant land and no underutilized parcels are being considered for Moderate or Above Moderate-income groups. Ferguson reviewed the income categories limits based on the \$95,300 AMI for Plumas County with the Commissioners. She stated 2023 Census information reported 16.5% of households in Plumas County are classified as Extremely Low-Income. Foster stated this indicates Plumas County is among the top counties for poverty.

Ferguson reiterated the vacant lands inventoried meet the RHNA requirements and that the underutilized sites are additive to accommodate the RHNA and identifies multi-family residential sites that could be redeveloped to include additional housing density in the County. She explained accessory dwelling units (ADUs) built in the previous planning cycle can be accounted for in meeting the Very Low-Income RHNA in the current planning cycle. Foster asked if there were restrictions on who could live in an ADU. Ferguson replied there are no restrictions for who occupies ADUs. Foster asked if homeowner associations (HOAs) could prevent ADUs from being built. Ferguson explained that ADU State Law prohibits HOAs from restricting or prohibiting ADU construction. West mentioned individuals who build an ADU may be subject to the County Assessor’s re-evaluation and increased property taxes.

Ferguson reviewed the Element’s Quantified Objectives and projected new construction, rehabilitation, conservation/preservation units for the 2024-2029 planning cycle. Ferguson noted as the Plumas County Community Development Commission does not have an existing and active rehabilitation program, the County will be relying on the USDA Rural Housing program, part of the USDA Rural Development, for home repair to accommodate the County’s housing rehabilitation needs. Ferguson reminded Commissioners of the webpage for the Housing Element, being:

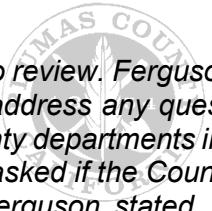
<https://www.plumascounty.us/2629/Housing-Element>

Ferguson reminded Commissioners that Assistant Planner, Amanda Harmon, is the point of contact for Housing Element comments, with her email and phone number:
amandaharmon@countyofofplumas.com / 530-283-6213

Montgomery asked how staff will know if a unit is undergoing rehabilitation and will count toward the 7th Cycle Housing Element Quantified Objectives. Ferguson explained the Planning Department will begin to proactively collaborate with the Building Department to intentionally track incoming building permits and type of work being performed.

B. Recap Housing Element Update schedule.

Ferguson reiterated the 2024-2029 Housing Element Public Review Draft is circulating for public comment June 27, 2025, through July 28th, 2025. She stated public comments will continue to be accepted after the circulation period, through August 8, 2025. Staff will incorporate public comments and the initial HCD review draft will be submitted to HCD on August 11, 2025.



The State will then have 90 days to review. Ferguson stated she will request to communicate with the assigned reviewer to proactively address any questions. She stated staff will continue to meet with community stakeholders and County departments involved with housing to solicit feedback during the HCD review period. Montgomery asked if the County would be working with the same HCD reviewer throughout the entire process. Ferguson stated, yes, and that she expects to receive the HCD comment letter sometime in early November 2025 and then work with HCD into 2026 on the necessary revisions to meet Housing Element State Law, with subsequent State reviews. The HCD Element is anticipated to be presented to the Plumas County Planning Commission for recommendation to the Board of Supervisors for adoption in spring 2026.

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

A. No discussion. The Agriculture & Forestry Element Goals and Policies was continued to the regular meeting of August 7, 2025.

X. INFORMATION ITEMS/ON-GOING PROJECT UPDATES

A. Ferguson reported the Local Responsibility Area (LRA) Fire Hazard Severity Zones (FHSZ) Ordinance, Resolution, and Official Hazard Map were adopted by the Board of Supervisors on June 10, 2025, and codified on July 10, 2025. Ferguson described the letter from the Board of Supervisors sent to the State Fire Marshal's Office expressing dissatisfaction with only being able to increase, not decrease, the FHSZ on any given LRA parcel. She stated Supervisor Mimi Hall commented during the LRA adoption hearing that the County has retained a lobbying firm to help Plumas work with State representatives such as Senator Dahle and Assemblymember Hadwick to draft new legislation that would propose amendments to the California Government Code to address LRA process and implementation issues.

B. Ferguson stated the Staniger Zone Change (ZC 9-23/24-10) to allow the "F" Farm Animal Combining Zone was re-noticed to the Board of Supervisors for public hearing on July 15, 2025. She stated that on July 15, 2025, the Board motioned to waive the first reading and unanimously scheduled the potential adoption for August 5, 2025 of the Ordinance by Resolution, permitting 10 hoofed livestock for personal use on 5.2 acres of the 16.93-acre parcel.

XI. FUTURE AGENDA ITEMS

1. Brown Act Training (Sara James, Deputy County Counsel) – scheduled for August 7, 2025.
2. Review of 2035 General Plan Agriculture & Forestry Element Goals and Policies – continued to August 7, 2025.
3. Draft a Planning Commission resolution to the Board of Supervisors recommending to officially recognize the Plumas Housing Council – date to be determined.

XII. ADJOURNMENT to the regular meeting scheduled for August 7, 2025.

Motion: Adjourn to the regularly scheduled meeting of August 7, 2025

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

Vote: Motion Carried

Yes: Montgomery, Lewis, Foster, West

Absent: Spencer