

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

**DATE:** August 7, 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](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**

**II. PLEDGE OF ALLEGIANCE**

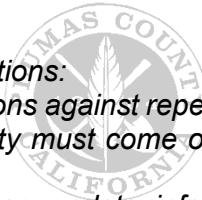
**III. ROLL CALL**

**Present:** Jack Montgomery, Dayne Lewis, Chris Spencer, Richard Foster

**Absent:** Harvey West

**IV. PUBLIC COMMENT OPPORTUNITY**

*Leila Jean Levi stated she owns a farm in Genesee Valley that burned in the 2021 Dixie Fire and expressed her concern that Genesee Valley is within a very-high fire hazard severity zone. She stated she is going through a code enforcement process resulting from a code enforcement complaint and that Building, Planning, and Code Enforcement departments in addition to CAL FIRE have been out on her property as a result. Ms. Levi expressed dissatisfaction with the process and the Planning Department.*



She continued with four recommendations:

1. "We need to establish protections against repeated complaints on the same issues based on best practices. Presently the County must come out for every reported violation which continuously harasses the landowner."
2. "Ensure public access to clear, update information on grandfathering dates for pre-existing structures."
3. "I believe the Planning Commission absolutely must make recommendations to the Board of Supervisors that allows for fire breaks and especially in areas where I live. There is no water source out there for the fire departments. I recommend that you recommend that in high fire severity areas that people are allowed to put in tanks that are clearly marked with a fire hydrant for fire departments and that those become non-fee permits because people are putting something in for the betterment of the County and they shouldn't be charged for it."
4. "To adopt a policy that reflects [Public Resources Code] 4290 and 4291."

Commissioner Chris Spencer stated that the Planning Commission could not comment at this time and requested that Ms. Levi forward the information to Tracey Ferguson, Planning Director. Ferguson stated there is an active code enforcement case with the landowner that is ongoing and recommended the item be brought back to the Planning Commission, as appropriate, for discussion. Commissioner Spencer requested that the four items be agendized, not for discussion, but for follow up with staff and should the code enforcement case not be proceeding to the satisfaction of the landowner, that the Commissioners sometime in the future, could agendize the items for discussion.

#### **V. CONSENT ITEMS**

A. Items to be continued or withdrawn from the agenda

None

B. Approval of Regular Meeting Minutes of July 17, 2025.

**Motion:** Approval of Regular Meeting Minutes of July 17, 2025.

**Moved by:** Richard Foster **Seconded by:** Dayne Lewis

**Vote:** Motion Carried

**Yes:** Lewis, Montgomery, Foster

**Absent:** West

**Abstain:** Spencer

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

Planning Director Tracey Ferguson stated that staff continue to work with the State Department of Housing and Community Development (HCD) on the Community Development Block Grant-Disaster Recovery (CDBG-DR) for the ReCoverCA Program following the 2021 Dixie and Beckwourth Complex fires. She stated County staff met with the State and are anticipating a multi-family scattered sites program in Plumas County. Additionally, Ferguson announced the likelihood of an infrastructure project through the Public Works Department to resurface roadways damaged by wildfire under the CDBG-DR funding. She stated the Action Plan Amendment with HCD would likely include \$11 million in funding split between the multi-family scattered sites program, the infrastructure project, and administrative fees to the State.

Commissioner Foster asked if the new programs would be as restrictive as the Single-Family Reconstruction Program. Ferguson explained the homes within the multi-family scattered sites program would be owned and managed by a non-profit organization in Plumas County, bringing rental housing, which is different than the Single-Family Reconstruction Program that involved homeownership. She stated Plumas Rural Services (PRS) has stepped forward as the non-profit sponsor for the program. She stated the rental units would be under a 55-year affordable covenant. Commissioner Dayne Lewis asked how the sites would be identified. Ferguson replied that the details were still being finalized, but the identified single-family zoned project parcels may be anywhere with water and sewer services in Plumas County.



Lewis expressed concern over the proposed 800 square foot 2 bedroom, 2 bathroom, size of the proposed units, stating they may too be small for a family of four and may result in housing that may be non-versatile for families in Plumas County.

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

Commissioner Spencer reported that Sierra Valley continues to face challenges with Grey Wolves.

Commissioner Foster reported that he has been in communication with members of the public regarding the upcoming update to the Community Wildfire Protection Plan (CWPP) by the Plumas County Fire Safe Council.

Commissioner Montgomery reported that the presentation on the 2024-2029 Housing Element 7<sup>th</sup> Cycle update was well received by the Plumas Housing Council. He recommended clearly defining what is meant by the 'area median income' or AMI in future presentations. He stated that the Plumas Housing Council now has an electronic project tracker and a centralized resources drive to better distribute information and assist the public.

Commissioner Lewis reported that progress was being made with the electric vehicle chargers being installed in the Safeway parking lot in Quincy. Ferguson reported the electric vehicle chargers in Dame Shirley Plaza were open. Lewis reported that CAL FIRE had released a \$180 million grant for fire safe organizations.

## **VIII. BROWN ACT TRAINING (Sara James, Deputy County Counsel)**

Sara James was not available to present. The Brown Act Training was continued to the regular meeting of September 18, 2025.

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

### **A. Agriculture & Forestry Element Goals and Policies**

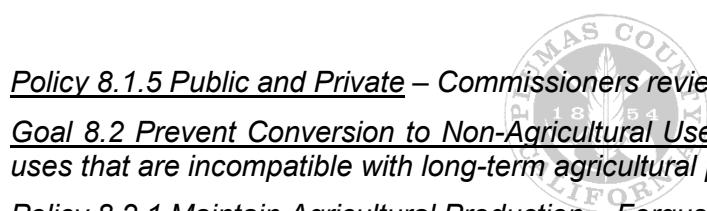
Ferguson introduced each policy of the Element for the Commissioners' discussion.

Goal 8.1 Protect Agriculture as a Productive Use of Resource Lands – Lewis stated he appreciated the verbiage within the policy that states "...as a defining characteristic of the County's quality of life."

Policy 8.1.2 Maintain Land and Agricultural Use – Ferguson explained this policy as supporting private and public owners of land. She stated there are two agriculture zones in Plumas County, Agricultural Preserve (AP) and General Agriculture (GA). She explained AP zones may qualify for Williamson Act contracts for property tax benefit. Montgomery asked if a conservation easement received any tax benefit. Ferguson stated a conservation easement would typically be a private contract between the holder of the easement and the landowner, and generally it's a lump sum payment to the landowner as opposed to a property tax reduction. Public comments emphasized the importance of protecting agricultural lands and productivity in the context of post fire consequences.

Policy 8.1.3 Local Food Supply – Ferguson explained this policy encourages small scale farming practices on non-agricultural lands as a food source. Lewis pointed out that most schools have small growing operations onsite for educational purposes. He questioned how compatibility would be determined. Ferguson replied compatibility falls under the zoning code. Montgomery recommended updating the verbiage to say, "food and horticultural products so as to include ornamental products." Foster questioned how the policy was encouraged by the County. Ferguson replied that the implementation measures of the Element will reveal the action or how the policy is to be implemented.

Policy 8.1.4 Right to Farm – Ferguson explained such an ordinance exists in Plumas County. She stated the County does not have any supplementary measures in addition to what the State mandates. Public comment emphasized the importance of sustainable practices on individual farms so as not to inhibit or harm another individual's right to farm within the context of climate change.



Policy 8.1.5 Public and Private – Commissioners reviewed the Pumas County 2035 General Plan vision.

Goal 8.2 Prevent Conversion to Non-Agricultural Uses – Ferguson pointed to the verbiage "...prohibit uses that are incompatible with long-term agricultural production."

Policy 8.2.1 Maintain Agricultural Production – Ferguson stated the Commercial Social Event Ordinance permitted as a miscellaneous compatible use on agricultural lands is a way to diversify ranch income.

Policy 8.2.2 Agricultural Preserve and Agriculture and Grazing Areas – Ferguson explained the minimum areas for each agricultural zoning. Public comment stated that the historic memory of what was timber producing land is being lost following logging activity, fire, and other human activities. Ferguson announced that much of the timber production and forested areas impacted by wildfire should have reforestation plans over the next several decades.

8.2.3 Clustering of Farm Dwellings – Ferguson explained this policy directs the clustering of dwelling units, include employee housing, on agricultural lands in areas of less productivity to protect agricultural production. She explained the importance of recording the development of employee housing through the permit process. Foster asked if temporary units were included to account for seasonal workers. Ferguson replied they were not included as of yet.

Policy 8.2.4 Maintain Large Lot Zoning. – No commissioner comments.

Policy 8.2.5 Conversions. – Ferguson pointed out that the clustering of home sites on agricultural lands is not a conversion. She explained the only area in the County that the California Department of Conservation maps for farmland is Sierra Valley. Public comment pointed to "significant changes" happening in Genesee Valley timberland production zones. Ferguson stated the Genesee Valley Special Management Area Plan is being reviewed along with the Agricultural & Forestry Element for any concerns with land management.

Policy 8.2.6 Non-Agricultural Uses. – Ferguson pointed out that the County limits non-agricultural uses on agricultural lands to those that are deemed compatible through State law and County Code. Lewis requested the Commercial Social Events Ordinance to review. He stated it is important for agricultural landowners to be able to diversify their income streams.

Policy 8.2.7 Limit Extension of Services and Infrastructure – Ferguson stated this policy is meant to limit encroachment of infrastructure onto agricultural lands. Lewis asked if this referred to installing water and sewer near large agricultural parcels. Ferguson stated yes, so as to prevent infrastructure that could be growth inducing in these areas. Foster asked if this included installing a well house for private use. Ferguson stated no, as water services at that level would not be growth inducing.

Policy 8.2.8 Historic Ranches and Farms – Ferguson pointed out that the County has its own local historic designation process in addition to the State and Federal historic designation processes. Montgomery asked if that was limited to structures. Ferguson replied it includes a variety of things such as residences, outbuildings, and structures of historic significance on a property.

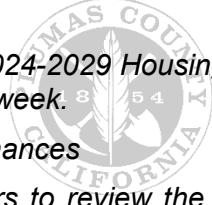
## X. INFORMATION ITEMS/ON-GOING PROJECT UPDATES

### A. Update on Staniger Zone Change (ZC 9-23/24-10).

Ferguson reported the Board of Supervisors adopted the Staniger Zone Change (ZC 9-23/24-10) on August 5, 2025. She stated the ordinance goes into effect 30 days thereafter. Spencer thanked the Almanor community, Commissioner Montgomery, and staff for reaching an agreeable compromise.

### B. Plumas County 2024-2029 Housing Element Update 30-Day Public Review and Comment Period; June 27, 2025 Through July 28, 2025

Ferguson reported the Plumas County 2024-2029 Housing Element Update 30-Day Public Review and Comment Period (June 27, 2025, through July 28, 2025) is on track. She reported staff has received public comments and met with housing stakeholders and County departments for input. She asked for final comments on this version from Commissioners no later than August 8, 2025.



She stated the Plumas County 2024-2029 Housing Element Update Initial HCD Review Draft would be sent to the state the following week.

C. Workplan for Preparation of Ordinances

Ferguson directed Commissioners to review the staff report on the Plumas County Code, Title 9 Planning and Zoning, Ordinance Amendments Workplan related to several prior Planning Commission ordinance workshop discussions such as labor force housing, employee housing, caregiver, caretaker, and temporary occupancy. She informed Commissioners of upcoming ordinance updates required by the State. She informed Commissioners the Public Health and Safety Element of the 2035 General Plan is next in line to be updated. Montgomery asked about the camping ordinance. Ferguson stated staff needs to prepare the Planning Commission recommendations in ordinance form and format to present to County Counsel and the Commissioners to then make a recommendation to the Board of Supervisors.

XI. **FUTURE AGENDA ITEMS**

1. *Draft a Planning Commission resolution to the Board of Supervisors recommending to officially recognize the Plumas Housing Council – date to be determined.*
2. *Brown Act Training – September 18, 2025.*

XII. **ADJOURNMENT** to the regular meeting scheduled for August 21, 2025.

**Motion:** Adjourn the regular meeting scheduled for August 21, 2025

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

**Vote:** Motion Carried

**Yes:** Lewis, Montgomery, Foster

**Absent:** West