
COUNTY OF PLUMAS
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING

DATE: October 2, 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, Dayne Lewis, Richard Foster, Harvey West

Absent: Chris Spencer

IV. PUBLIC COMMENT OPPORTUNITY

Daniel Kunches provided public comment encouraging restrictions on the Genesee Valley Farm and Retreat regarding excess noise, light pollution, and fencing impeding the migration of deer.

Elisa Adler provided public comment stating that the General Plan is not being implemented and its principles are being violated in Genesee Valley. She stated that she desires answers from Supervisor Kevin Goss, Supervisor Mimi Hall, and the Planning Department.

Selena Jayo provided public comment, stating four total complaints were filed against a property owner in Genesee Valley and only one was addressed by the Code Enforcement Department. She expressed concern for wildlife and for motorists on Genesee Road stating that fencing through the migration corridor traps deer and prevents escape from oncoming traffic. She stated she is concerned about the potential construction of a pond on the subject parcel and the potential for West Nile virus transmission by mosquitoes. She asked the Planning Commission to evaluate the situation.

Planning Director Tracey Ferguson informed the Commissioners that the concerns are being discussed with staff and County Counsel and that an update will be provided at the regularly scheduled meeting of the Planning Commission on October 16, 2025.

V. CONSENT ITEMS

- A. None
- B. **Motion:** To Approve the Regular Meeting Minutes of August 21, 2025.
Moved by: Richard Foster **Seconded by:** Jack Montgomery
Yes: Lewis, West, Montgomery, Foster
Absent: Spencer
Motion Passed

VI. 2021 WILDFIRES LONG-TERM RECOVERY PLAN STANDING UPDATE

Ferguson presented Commissioners with information on the open house on Saturday, October 4, 2025, for the Welcome Home, Greenville! single-family manufactured home for sale. Commissioner Harvey West asked if this home was built on a lot affected by the 2021 Dixie Fire. Ferguson confirmed there was a house destroyed on the subject parcel and the subject home was built as part of wildfire recovery efforts. She stated the home is a 3-bedroom, 2-bathroom 1,280 square foot home at 166 Hot Springs Road in Greenville priced at \$285,000, and the proceeds from selling this home will go towards building the next dwelling as part of the Welcome Home Greenville! initiative. Commissioner Foster stated that this appears to be a fairly priced and decently sized home that is accessible to a working family.

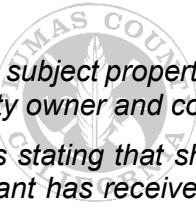
VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

Foster stated he has heard from the community there is an effort by an individual in Crescent Mills to draft an ordinance permitting commercial cannabis dispensaries in Plumas County. Ferguson stated a Code Amendment application has been submitted to the Planning Department, but that the application is currently incomplete. She stated staff are currently working with the applicant on completeness and understanding state law. She stated Plumas County has an ordinance that prohibits the cultivation of commercial cannabis, but the Code is silent as to cannabis dispensaries or distribution. She stated that once the application is deemed complete and a staff report is written, there will be a 20-day notice put out to the public about the scheduled Planning Commission public hearing on the proposed Code Amendment.

Planning Commissioners agreed to move to Item XA. – “INFORMATION ITEMS/ON-GOING PROJECT UPDATES – Status of Planning Department follow up from August 7, 2025, Public Comment by Leila Jean Levi,” for the convenience of members of the public wishing to contribute comment.

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

- A. Ferguson presented the status of the Planning Department follow up from August 7, 2025, public comment by Leila Jean Levi. She read allowed a written response from Jennifer Langston, Chief Code Enforcement Officer regarding comment number one. Langston wrote that when the Code Enforcement Department receives repeated complaints, they evaluate if new evidence has been presented and if additional or recurring violations have occurred. Langston also clarified that Code

Enforcement officers visited the subject property once, and Officer Liliana Ah Wah has maintained communication with the property owner and complaints regarding the code enforcement case.

Elisa Adler provided comments stating that she is one of four known complainants, and to her knowledge, only one complainant has received an update from Code Enforcement. She stated the violations are ongoing. Ferguson expressed that she would convey the comment to Code Enforcement. Foster asked if Code Enforcement could provide documentation of their responses to complainants. Selena Jayo provided comment stating she is one of the complainants and she has not received any response from Code Enforcement. Commissioner Lewis asked if any correction notice or stop-work orders had been issued to the property owner. Ferguson informed the Commissioners a correction notice was issued.

Elisa Adlers stated the update she received from Code Enforcement was about the unpermitted structures. She stated her primary concerns are with the subject property owner's actions and impact on the landscape and environment. Selena Jayo provided comment asking the Planning Department to measure the height of the fence at the subject property and to protect the environment in Genesee Valley. Commissioner Foster stated the Plumas County 2035 General Plan is a vision, much of which has not been codified in the County Code. He stated other state entities have greater authority on many of the matters at hand. Elisa Adler stood and stated she spoke with the California Department of Fish and Wildlife and was informed the most restrictive rules apply and that Plumas County has jurisdiction. Ferguson reiterated the Genesee Valley Special Management Area Plan is being taken to County Counsel for direction on implementation.

Terri Simon-Jackson expressed concern over the previous cancellation of two Planning Commission meetings given the urgency of the issue. Ferguson informed Commissioners they have the option to schedule special meetings.

In response to comment number two regarding the "grandfathering," known in Plumas County code as lawful non-conforming, Ferguson cited Title 9 Planning and Zoning, Chapter 2 Zoning, Article 5 Nonconforming structure and uses. She read from 9-2.502(b), and that lawful nonconforming structures must meet the following criteria:

- Use must be established in a manner conforming with County zoning at the time of establishment.
- The use existed at the time of adoption of any subsequent zoning law that made it lawful nonconforming.
- It is the responsibility of the property owner to demonstrate lawful nonconformance.

Ferguson explained that the Planning Department often assists owners in providing County documentation that may help to demonstrate lawful nonconformance. She stated the Planning Department can perform a formal lawful nonconformance analysis for the property owner and provide a written evaluation. Ferguson explained staff will be analyzing the nonconforming status of structures on this parcel.

Elisa Adler stated she and her family are kept awake at night by noise from generators on the subject property. Daniel Kunches stood and commented on the excessive noise coming from the subject property owner's parcel. Elisa Adler referred to the ambient noise level discussed in the Noise Element of the 2035 General Plan. Ferguson informed the Commissioners that a noise ordinance for Plumas County needs to be developed.

Elisa Adler argued that the fences on the subject property impede firefighting efforts and negate the purpose of the firebreaks.

Regarding comment three, allowing for firebreaks and no fee permits for water storage tanks for firefighting, Ferguson pointed to the 2035 General Plan Health & Safety Element Policy 6.3.9 Fuel Reduction, that requires new construction to include fuel break zones and defensible space. She stated the Public Health & Safety Element is currently under review by CAL FIRE as part of the

update process. Selena Jayo stood and informed the Commission that water tanks have been established on the subject property adjacent to the irrigation lines that have been constructed. She stated Indian Creek is traditionally used as a water source for firefighting by fire agencies and by neighbors. Lewis asked if the Genesee Valley Special Management Area Plan was incorporated into the 2035 General Plan. Ferguson explained the Plan could have been incorporated by reference, but the Planning Department is evaluating whether it was formally included under the 2019 General Plan adopting resolution. Information on the CAL FIRE review and recommendations will be brought forward to the Planning Commission and public under the Public Health & Safety Element amendment process. As part of the update, the Planning Commission could recommend policies and implementation measures for fire suppression tank locations and placement based on high fire severity areas, including on private property, and guidance for the permitting process and inclusion of hydrants and fire department access.

In response to comments four, to adopt a policy reflecting Public Resource Code Sections 4290 and 4291, Ferguson pointed to Title 9, Planning and Zoning, Chapter 9 State Responsibility Area Fire Safe Regulations that includes the integration of state Fire Safe Regulations. She mentioned that the State Minimum Fire Safe Regulations have been updated since the Plumas County code sections pertaining to those state law requirements and the County's Zoning Code needs to be updated, although she went on to state that regardless of the County Code being out of date, Plumas County staff enforces existing state law. Montgomery asked what is the defensible space definition. Ferguson explained that defensible space refers to the space between a structure and 100 feet distance based on state law. As part of the Public Health & Safety Element amendment process and under the CAL FIRE review and recommendations, the Planning Commission could recommend policies and implementation measures to address Public Resource Code Section 4290 and 4291.

Foster asked to agendize the Public Health & Safety Element update workplan for discussion at a meeting of the Planning Commission in December 2025. Ferguson agreed.

**IX. 11:00AM PUBLIC HEARING – PAPANOS GENERAL PLAN AMENDMENT AND ZONE CHANGE
(GPA 3-23/24-01) (Tracey Ferguson, AICP, Planning Director)**

Ferguson introduced the proposed project – General Plan Amendment and Zone Change of a property located at 24158 Highway 70, Twain (APN 002-410-018-000) to modify the Plumas County 2035 General Plan land use designation of “Mining Resource” and primary zoning district “M” (Mining) to a “Resort and Recreation” General Plan land use designation with a “Rec-P” (Prime Recreation) primary zoning district, while retaining the “SP-ScR” (Special Plan Scenic Road – Highway 70) and the “SP-ScA” (Special Plan Scenic Area – Feather River Canyon) combining zones.

Ferguson informed Commissioners a 20-day public notice was circulated announcing the public hearing. However, the property owner and applicant, William and Doreen Papanos, are unable to attend; therefore, the public hearing is continued to the next regularly scheduled Planning Commission meeting of October 16, 2025. Montgomery asked if adjacent property owners had been notified. Ferguson stated property owners within 300 feet had been noticed.

Commissioner Harvey West opened the floor for public comment. No public comments were submitted at this meeting.

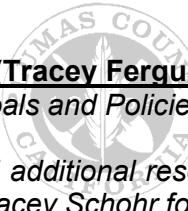
Motion: Continue the public hearing of the Papanos General Plan Amendment and Zone Change to the regularly scheduled meeting of October 16, 2025.

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

Yes: Lewis, West, Montgomery, Foster

Absent: Spencer

Motion Passed

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

A. *Agriculture & Forestry Element Goals and Policies (Continued)*

Ferguson presented a memo and additional resources on conservation easements from Livestock and Natural Resources advisor Tracey Schohr for the benefit of Planning Commissioners. Ferguson explained parcels zoned Agricultural Preserve (AP) are eligible for Williamson Act contracts.

Jane and Dave Roberti submitted a public comment stating that increased predation, especially by grey wolves, needs to be addressed as a part of the Element's commitment to protecting and promoting agriculture. Dave Roberti recommended adding verbiage on protecting livestock and agricultural workers from predators. He stated he had reviewed other general plans for comparison information on the types of policies he's referring to for reference. Ferguson asked that he forward the information for consideration by the Planning Commission. Ferguson informed the Planning Commission that they may recommend to the Board of Supervisors General Plan policy and implementation measure amendments as part of the review of the Agriculture & Forestry Element.

Elisa Adler recommended defining terms "life" and "habitat" for clear future interpretation.

Due to lack of time, the review of the Agriculture & Forestry Element was tabled to the regularly scheduled meeting of November 6, 2025.

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

B. *Ferguson reported that the State Department of Housing and Community Development (HCD) changed the County's reviewer to Jed Hackett, HCD Specialist II - Senior Housing Policy Specialist, for the 2024 – 2029 Plumas County General Plan Housing Element Update. She stated Hackett has experience working in rural communities on 7th cycle updates including Lassen, Modoc, and Trinity counties. Ferguson explained that a meeting between Hackett and staff is expected sometime in October 2025 to discuss the state review and comments.*

XII. **FUTURE AGENDA ITEMS**

1. *Brown Act Training postponed to October 16, 2025*
2. *Continued Public Hearing Papanos General Plan Amendment and Zone Change (GPA 3-23/24-01) to October 16, 2025*
3. *Draft a Planning Commission resolution to the Board of Supervisors recommending to officially recognize the Plumas Housing Council – November 6, 2025*

XIII. **ADJOURNMENT**

***Motion:** to adjourn to the regular meeting scheduled for October 16, 2025.*

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

***Yes:** Lewis, West, Montgomery, Foster*

***Absent:** Spencer*

Motion Passed