
COUNTY OF PLUMAS
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING

DATE: October 16, 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

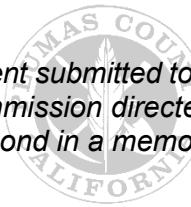
III. ROLL CALL

Present: Jack Montgomery, Dayne Lewis, Chris Spencer, Harvey West

Absent: Richard Foster

IV. PUBLIC COMMENT OPPORTUNITY

Elisa Adler and Selena Jayo submitted a written public comment to the Planning Commission and asked to receive a formal response. She also asked for an explanation of how County Counsel may address issues raised. Deputy County Counsel Sara James reported that County Counsel does not communicate with the public but instead is legal support to County staff only. Adler expressed concern over a need for representation on issues in Genesee Valley. Daniel Kunches reiterated that the noise and light pollution in Genesee Valley has been an ongoing issue. He stated the recently built property boundary fence along Genesee Road and within the deer migration corridor is of great concern.



Selena Jayo stated the written comment submitted to the Planning Commission is relevant to the entirety of Plumas County. The Planning Commission directed staff to review the written comment submitted by Elisa Adler and Selena Jayo and respond in a memorandum.

V. CONSENT ITEMS

- A. None
- B. **Motion:** To Approve the Regular Meeting Minutes of October 2, 2025.
Moved by: Jack Montgomery **Seconded by:** Dayne Lewis
Yes: Lewis, West, Montgomery, Spencer
Absent: Foster
Motion Passed

Ferguson recommended moving agenda item X(A) up in the agenda. Commissioners agreed and moved to discuss item X(A).

VI. 2021 WILDFIRES LONG-TERM RECOVERY PLAN STANDING UPDATE

Ferguson reported the County Board of Supervisors hired a full-time Disaster Recovery Coordinator, Keli Ward, under contract until June 30, 2028. Ferguson stated the new position will allow additional capacity to complete and release the Plumas County 2021 Wildfires Long-Term Recovery Plan Public Review Draft. She also stated Ward will be working to administer current and obtain future grants to support disaster recovery and preparedness efforts in Plumas County.

VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

Commissioner Spencer reported ongoing issues with wolves in Sierra Valley.

Commissioner Lewis commented on the construction on the Caltrans State Route 70 Cromberg to Portola project, explaining the roadway surface was in a state of disarray. He stated that vehicles may have a difficult time traversing the highway, especially in inclement weather. Lewis expressed concern that the construction was preventing people from visiting and traveling through Plumas County. West expressed that due to State Route 70 construction, County Road A15 is experiencing increased traffic.

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

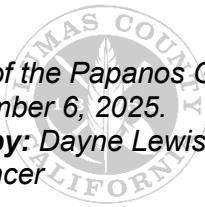
Deputy County Counsel, Sara James, provided training on Brown Act (1953) compliance in the form of a presentation to the Commissioners.

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

Ferguson described the proposed General Plan Amendment and Zone Change of a property located at 24158 Highway 70, Twain (APN 002-410-018-000) (4.27 acres) 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 was continued from the regular meeting of October 2, 2025, due to the unavailability of the property owner and applicant.

Commissioner Harvey West called for continued public comment. No public comments were submitted at this meeting.

Ferguson announced that, due to extenuating circumstances, the property owner and applicant, William and Doreen Papanos, are unable to attend this meeting and recommended the Commissioners continue the public hearing.



Motion: Continue the public hearing of the Papanos General Plan Amendment and Zone Change to the regularly scheduled meeting of November 6, 2025.

Moved by: Harvey West **Seconded by:** Dayne Lewis

Yes: Lewis, West, Montgomery, Spencer

Absent: Richard Foster

Motion Passed

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

A. Commissioners agreed to finalize the memorandum presented by Ferguson on October 2, 2025, and to send it to the commentor, Leila Levi, along with the relevant meeting date minutes.

Ferguson stated that Planning staff met with the Building and Code Enforcement departments to discuss all four formal code enforcement complaints submitted to the Code Enforcement Department against the subject property. She explained that all four were reviewed in context of the one correction notice that has been issued to-date. She stated that Planning staff would review the complaints and issue an additional correction notice, if needed, should there be violations that have not be addressed to-date.

Commissioner Lewis stated the Genesee Valley Special Management Area Plan is specific regarding commercial uses and maintaining wildlife migratory areas. He stated there is a lack of understanding on the meaning of "old growth founder stands." Ferguson explained there is currently no registered professional forester employed by the County. Spencer stated that a registered professional forester would be beneficial to the County.

Ferguson stated she obtained a decision memorandum authored by former Planning Director, Randy Wilson, pertaining to the Genesee Valley Special Management Area Plan. Ferguson read from the memorandum stating paragraph 8 reads the Genesee Valley Special Management Area Plan was incorporated, by reference, into the Plumas County General Plan, but the Genesee Valley Special Management Area Plan was never codified in the Plumas County Zoning Code.

Lewis pointed out that the Feather River Land Trust shares a property boundary with the subject property owner. He inquired about any comments submitted by the Feather River Land Trust. Adler stated she was told that unless there was an immediate encroachment issue, no action would be taken by the Feather River Land Trust.

Spencer asked for clarification on concerns regarding the no climb fence, stating there was no climb fence, in various states of disrepair, throughout Genesee Valley. Adler stated the concerns primarily come from the fact that the current fence is placed within the deer migratory corridor and impedes the ability of deer to cross Genesee Road. Spencer asked if there was a County expert that could provide advice regarding wildlife migratory patterns and best practices. Ferguson replied there is not, and the California Department of Fish and Wildlife is a resource to County staff on the issue.

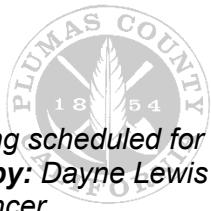
Commission Chair Harvey West moved the meeting back to Item VI.

B. Ferguson discussed the status of the 2024-2029 Plumas County General Plan Housing Element Update and State Department of Housing and Community Development (HCD) review. She stated she had reached out the County's assigned reviewer, Jed Hackett, HCD Specialist II - Senior Housing Policy Specialist, to set a meeting during the 90-day review period to proactively discuss the State's comments and will report back to the Commissioners once a meeting is scheduled.

XI. FUTURE AGENDA ITEMS

1. Continued Public Hearing – Papanos General Plan Amendment and Zone Change (GPA 3-23/24-01) – November 6, 2025
2. Draft a Planning Commission Resolution to the Board of Supervisors recommending to officially recognize the Plumas Housing Council – November 6, 2025
3. 2035 General Plan Public Health & Safety Element Update Workplan – December 4, 2025

XII. **ADJOURNMENT**



Motion: Adjourn to the regular meeting scheduled for November 6, 2025.

Moved by: Harvey West ***Seconded by:*** Dayne Lewis

Yes: Lewis, West, Montgomery, Spencer

Absent: Richard Foster

Motion Passed