

COUNTY OF PLUMAS

PLANNING COMMISSION MEETING MINUTES

REGULAR MEETING

DATE: December 18, 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

Although the County strives to offer remote participation, please be advised that remote Zoom participation is provided for convenience only. In the event of a technological malfunction, the only assurance of live comments being received by the Commission is to attend in person or submit written comments as outlined below. Except for a noticed, teleconference meeting, the Planning Commission reserves the right to conduct the meeting without remote access if the County is experiencing technical difficulties.

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.

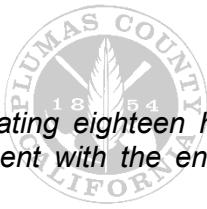
I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

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

Absent: Harvey West



IV. PUBLIC COMMENT OPPORTUNITY

Selena Jayo commented virtually stating eighteen households contributed money to fund the \$926 application fee for a Code Amendment with the end goal of codifying the Genesee Valley Special Management Area Plan.

Daniel Kunches commented virtually stating many of the contributors previously mentioned working on the original draft of the Genesee Valley Special Management Area Plan.

V. CONSENT ITEMS

- A. None.
- B. Approval of Regular Meeting Minutes of December 4, 2025.

Motion: To Approve the Regular Meeting Minutes of December 4, 2025.

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

Yes: Lewis, Spencer, Montgomery, Foster

Absent: West

Motion Carries

VI. 2021 WILDFIRES LONG-TERM RECOVERY PLAN STANDING UPDATE

Planning Director Tracey Ferguson reported twelve responses were received from the request for proposals for the Countywide Housing Assessment and Indian Valley/Greenville/Canyon Dam Economic Development Study. She stated the services agreement for the preferred consultant will be presented to the Board of Supervisors on January 6, 2026, with a project kickoff soon thereafter, and a project grant deadline of May 6, 2026.

VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

Commissioner Dayne Lewis stated the ad hoc committee of the Papanos General Plan Amendment and Zone Change (GPA 3-23/24-01) had recently met and will be discussing their findings with the Commissioners at the regularly scheduled meeting of January 15, 2026.

Commissioner Richard Foster stated he has been in communication with Elisa Adler regarding Genesee Valley by email and requested the email thread be forwarded by Planning staff to all Planning Commissioners. Ferguson commented she would forward the email. Continuing, Foster stated there may be an assumption by Ms. Adler that the Planning Commissioners have more authority than they do, pursuant to Plumas County Code.

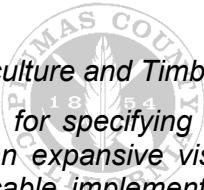
VIII. REVIEW OF 2035 GENERAL PLAN (Tracey Ferguson, AICP, Planning Director)

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

In the context of Goal 8.3 (Health and Competitive Farm, Ranch and Forestry Economy), Commissioner Spencer reiterated that Commissioner Montgomery recommends that policies could be included about the economic development potential of 'mining' sites with the support and exploration of the viability of adding to the County's mining tourism.

Policy 8.3.1 – Agriculture District Overlay

Ferguson mentioned the previous Planning Commission workshop discussions of amending the Zoning Code to allow for 'seasonal employee housing' may be pertinent to this policy. Montgomery pointed out the phrase "aggressively promote" and questioned what it meant in addition to questioning whether skiing and snowshoeing uses would better fall under "recreation." Lewis and Montgomery discussed whether the uses were applicable to private lands zoned for agricultural uses.



Policy 8.3.2 – Uses that Support Agriculture and Timber Resources

Foster questioned the reason for specifying “destination hunting” versus “hunting.” Ferguson explained that the policy is an expansive vision of uses that support agriculture and timber resources and that the applicable implementation measure speaks to amending the Plumas County Zoning Code to address the use of ministerial permitting of agricultural and forest support uses. Montgomery included the implication in incorporating the term “destination” is to increase tourism.

Policy 8.3.3 – Protect Agricultural and Timber Resources Infrastructure

Ferguson questioned if the implementation measures include directions for action specific to this policy. Montgomery asked if terms were defined on an as-needed basis and pointed out that several implementation measures under the Agriculture & Forestry Element do not have responsible parties listed. Ferguson stated that, generally speaking, if there is no responsible party it would fall on the Planning Department to coordinate the applicable parties.

Policy 8.4.1 – Healthy Local Food Supply

Ferguson emphasized the verbiage “encourage” and “protect” within the policy. Commissioners discussed the various local farms and farmstands within the County.

Policy 8.4.2 – Promote the Use of Local Foods and Products

Ferguson pointed to the policy’s mention of “licensed” farmers markets and questioned if the Environmental Health Department would be involved in the licensing process. She stated the Planning Department does not have a permit process for farmer’s markets. Foster raised concerns over the term “promote,” stating that funding for tourism was not supported by the Board of Supervisors in years passed. Spencer explained she interprets “promote” in the context of the Agriculture & Forestry Element to mean eliminating barriers. Montgomery pointed out that the policy does not mention timber, but timber is discussed in the implementation. Ferguson stated the implementation measures will need to be agendaized for discussion, in total, at a future Planning Commission meeting.

Goal 8.5 – Protect the Supply and Quality of the County’s Resources...

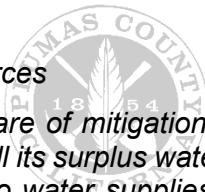
Spencer asked if this policy relates to the Integrated Regional Water Management Plan. Ferguson stated it does as it also relates to the health of the Upper Feather River Watershed.

Policy 8.5.1 – Water for Agricultural Uses

Ferguson explained there are either groundwater resources or surface water resources. Spencer stated Sierra Valley has groundwater management plans in place to protect groundwater resources. Ferguson explained that the Sustainable Groundwater Management Act (SGMA) deemed Sierra Valley a medium priority basin, triggering the need for a Groundwater Sustainability Plan (GSP) for the Sierra Valley Subbasin, which was released in January 2022.

Policy 8.6.1 – Groundwater Recharge Areas

Spencer clarified that the Planning Commission would not be managing groundwater recharge areas but would consider them when potential development projects are proposed in areas of groundwater recharge. Ferguson discussed the recent approval of the expansion of a mobile home park in Vinton to add 50 units, which was evaluated by the Sierra Valley Groundwater Management District. Montgomery asked if a CEQA evaluation would consider depletion of groundwater levels. Ferguson stated it would and checks for adequate water supply as part of the analysis.



Policy 8.6.2 – Preserve Water Resources

Ferguson stated she is unaware of mitigation banks within the County. She explained Plumas County now has the right to sell its surplus water. Foster asked if agricultural producers in Plumas County have priority access to water supplies. Ferguson explained that they have adjudicated water rights and the amount annually allocated depends on the water year determination.

Policy 8.6.3 – Conservation of Productive Agricultural Lands

Commissioners questioned the meaning of "high value and intensive farming practices." Spencer asked how conservation easements relate to this policy. Ferguson explained that the primary purpose of conservation easements is to prevent further subdividing of lands. Spencer mentioned that, in some cases, conservation easements affect the amount of land able to be farmed, resulting in less available acreage for agricultural uses due to environmental constraints or resources, for example.

Policy 8.6.4 – Soil Conservation

Lewis discussed personal experience working with the National Resource Conservation Service to put forth a soil restoration plan to restore an eroded riverbank. Ferguson mentioned the Planning Department's role would be to refer property owners to the appropriate agencies and resources. She reiterated the Department will promote participation in programs to address soil health and conservation. Commissioners discussed the instability of soil brought about by the 2021 Dixie Fire.

Policy 8.6.6 – Habitat Enhancement

Ferguson asked Spencer if Grey Wolf habitat had been part of the discussion in Sierra Valley. Spencer said it had been. Lewis stated he believes this policy was aimed at protecting agricultural producers' ability to operate in the presence of endangered or threatened species, e.g., the spotted owl or the red-legged frog.

Commissioner Foster left the meeting. A quorum of Commissioners remains.

Policy 8.6.7 – Agriculture's Role in Mitigating Climate Change

Commissioner Montgomery and Ferguson mentioned that wildfires have severely negatively impacted the ability of the surrounding forest to sequester carbon. Ferguson asked Commissioner Spencer about the availability of electric farm equipment. Spencer replied that such equipment exists but is largely cost prohibitive. Spencer stated the policy is more a general statement without direction for implementation. Lewis stated he believes the policy itself recognizes the role of agriculture in mitigating for climate change.

Policy 8.6.8 – Renewable Energy from Agricultural Biproducts

Spencer asked how the Planning Commission supports legislation. Ferguson explained that the Planning Commission would write a letter to recommend to the Board of Supervisors advocating for a cause to the County's state and federal representatives. Spencer asked how the Commission should address policies that do not seem currently relevant or applicable. Ferguson replied that amendments can be made to any one element or through a comprehensive update of the General Plan. Montgomery asked if the State will evaluate the Agriculture & Forestry Element for compliance with State policies. Ferguson replied State legislation directs what should be included in General Plan elements, and a consultant will be hired to provide direction on General Plan policy and State requirements.



Goal 8.7 – Education and Awareness

Ferguson pointed out that the Feather River Land Trust and the Sierra Valley Preserve provide education on the role of agriculture. Spencer added education on agriculture is embedded in various educational curriculum. Lewis pointed out that Feather River College offers courses of study in ranch management.

Policy 8.7.1 – Value of Working Landscapes

Ferguson reiterated the Sierra Valley Preserve provides education on the role of agriculture to the general public.

Policy 8.7.2 – Create Partnerships

Lewis discussed the educational programs available through the Lost Sierra Food Project. Ferguson added the Dawn Institute performs community outreach for educational programs.

Policy 8.7.3 – Create Partnerships

Commissioners agree this policy is duplicative and could be combined with policy 8.7.2.

Policy 8.8.1 – Commercial Timber Production Lands

Ferguson noted this policy is to protect Timber Production Zone (TPZ) lands.

Policy 8.8.2 – Avoid Adverse Effects on Timber Production

Ferguson stated this policy may be applicable to telecommunications towers in TPZ lands.

Policy 8.8.3 – Protect Timberlands from Incompatible Uses.

Montgomery asked if bioenergy applied to the Agriculture & Forestry Element, as it is a byproduct of timber production. Ferguson agreed to flag the matter of biofuels for later discussion.

Policy 8.8.4 – Support Innovated Forest and Rangeland Programs

Ferguson noted that biomass energy storage is mentioned in this policy.

Policy 8.8.5 – Support Innovated Forest and Rangeland Programs

Ferguson discussed setbacks for the preservation of timber production and forest and rangeland maintenance activities.

Policy 8.8.6 – Inclusion of New Lands into Timber Resource Lands

Spencer stated this policy seems to refer to rezoning a parcel.

Goal 8.9 – Protect and Conserve Resource Lands...

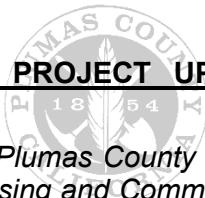
Ferguson informed Commissioners that rezoning a TPZ parcel is largely directed by State law. Lewis asked about building attached product housing for the public on federal lands. Ferguson stated she has heard of examples in the United States such as Colorado where this has occurred but is unfamiliar with the process.

Policy 8.9.1 – Minimum Parcel Size for Timber Resource Lands

Lewis asked why the policy is specific to TPZ lands. Ferguson theorized it was a result of a settlement from litigation against the 2035 General Plan. Montgomery clarified this policy language is codified in the County Zoning Ordinance.

Policy 8.9.3 – Utilization of Wood Waste

Commissioners mentioned the possibility of rendering wood waste a commodity instead of a cost-burden.



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

A. Status of review of 2024 – 2029 Plumas County General Plan Housing Element 7th Cycle Update, with the State Department of Housing and Community Development (HCD) pursuant to the Review Letter dated November 14, 2025

Ferguson stated staff are in process of editing the Housing Element 7th Cycle in accordance with State HCD comments. Based on HCD feedback and State Housing Element Law, she stated staff will be removing the vacant and underutilized sites in the Regional Housing Needs Assessment (RHNA) inventory that were included in previous 5th and 6th Housing Element planning cycles. Continuing, Ferguson stated even with the removal of those sites, the County will continue to meet the RHNA and maintain a surplus of available sites.

B. Franks Code Amendment (CA 6-24/25-02) Public Hearing anticipated to go before the Board of Supervisors on January 6, 2026

Ferguson stated Planning staff will be recommending to the Board of Supervisors to introduce and waiving the first reading the Franks Code Amendment on January 6, 2026. Montgomery asked for a clarification of why the formula was necessary when there is the clause about potentially allowing the minimum area and/or minimum width to be utilized of the 'next densest zoning district' for which the parcel meets the requirements. Ferguson agreed to follow up and discuss with Planning staff.

C. Consideration of Resolution P.C. 2025-03 of the Planning Commission

Ferguson reminded Commissioners that Resolution P.C. 2025-03 of the Planning Commission Recommending the Board of Supervisors Acknowledge the Plumas Housing Council and Support the County in Becoming an Advisory Board Member of the Plumas Housing Council is anticipated to go before the Board of Supervisors on January 20, 2026.

X. FUTURE AGENDA ITEMS

1. Re-agendize for discussion Resolution No. P.C. 2025-02 for reconsideration of the Papanos General Plan Amendment and Zone Change (GPA 3-23/24-01) – January 15, 2026
2. Code Amendment Workshop #1 – Article 41, Telecommunications, Chapter 2 Zoning, Title 9 Planning and Zoning of the Plumas County Code pursuant to Resolution No. 2025-9082 of the Board of Supervisors – February 5, 2026
3. 2035 General Plan Public Health & Safety Element Update Workplan – February 5, 2026

XI. CANCEL the regular meeting scheduled for January 1, 2026, due to County holiday.

Motion: to cancel the regularly scheduled meeting of January 1, 2026, due to County holiday.

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

Yes: Spencer, Lewis , Montgomery

Absent: West, Foster

XII. ADJOURNMENT to the regular meeting scheduled for January 15, 2026.

Motion: Adjourn to the regular meeting scheduled for January 15, 2026

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

Yes: Spencer, Lewis , Montgomery

Absent: West, Foster