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

**DATE:** March 16, 2023  
**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:

Chris Spencer, Jack Montgomery, Charles Leonhardt, Harvey West

**IV. PUBLIC COMMENT OPPORTUNITY**

*At this time, the public has the opportunity to address the Commission concerning any item of interest not listed on this agenda. The Commission may not discuss or take any action on any item presented during the public comment period that is not on the agenda. The Commission may briefly respond to statements made or questions posed by members of the public. Upon recognition by the Chairman, please state your name, county of residence, and subject matter. Discussion of any non-agenda items will be limited to three (3) minutes or such reasonable time as is granted by the majority of the Commission.*

None

**V. CONSENT ITEMS**

*A. Items to be continued or withdrawn from the agenda*

None



*B. Approval of Meeting Minutes of March 2, 2023*

**Motion:** Approval of Meeting Minutes of March 2, 2023

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

**Vote:** Motion carried.

**Yes:** Spencer, Montgomery, Leonhardt, West

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

*Tim Evans, Senior Planner, gave a brief update on the Dixie and Beckwourth Fire recovery phase and stated the following:*

- *The community meeting to obtain public comment on the Long-Term Recovery Plan for Vinton that was rescheduled due to weather will be held in Vinton on March 21<sup>st</sup> from 6:00 – 7:30 PM at the Sierra Valley Grange located at 92203 Highway 70, Vinton.*

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

None

**VIII. PUBLIC HEARING: AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, AMENDING PLUMAS COUNTY CODE TITLE 9 PLANNING AND ZONING, CHAPTER 2 ZONING, ARTICLE 4 GENERAL REQUIREMENTS, SEC. 9-2.405 – CAMPING; AND ARTICLE 13 – SINGLE-FAMILY RESIDENTIAL ZONES (2-R, 3-R, 7-R), SEC. 9-2.1301 – PURPOSE (2-R, 3-R, 7-R); AND ARTICLE 2 DEFINITIONS, ADDING SEC. 9-2.273.5 – “PRIME OPPORTUNITY AREAS” (Tim Evans, Senior Planner)**

- A. *Adopt Resolution Number P.C. 2023-1 making recommendations to the Board of Supervisors to find that the amendments of Sec. 9-2.405 – Camping and Sec. 9-2.1301 – Purpose (2-R, 3-R, 7-R), and the addition of Sec. 9-2.273.5 – “Prime Opportunity Areas” by Ordinance exempt from the California Environmental Quality Act under CEQA Guidelines Section 15061(b)(3) and to adopt the Ordinance.*

*Tim Evans, Senior Planner, presented the draft amendments to the Camping Ordinance and Prime Opportunity Areas Definition as presented in the Staff Report and stated the following:*

- *Plumas County Code (PCC) Sec. 9-2.405 – Camping sets forth where and how the camping use is permitted throughout Plumas County.*
- *The “Prime Opportunity Areas” referenced in Sec. 9-2.405 originated from the Plumas County 1985 General Plan and was not carried over to the 2035 General Plan, creating an inconsistency between PCC Sec. 9-2.405 (a) and (b) and the 2035 General Plan.*
- *To address the inconsistency, the ordinance in Attachment 1 of the Staff Report is proposed by Planning staff.*
- *Planning staff recommended the Planning Commission:*
  - I. *Hold a public hearing for the Ordinance.*
  - II. *Adopt Resolution Number P.C. 2023-1 making recommendations to the Board of Supervisors to find that the amendments of Sec. 9-2.405 – Camping and Sec. 9-2.1301 – Purpose (2-R, 3-R, 7-R), and the addition of Sec. 9-2.273.5 – “Prime Opportunity Areas” by*

Ordinance is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) and to adopt the Ordinance.

After Planning staff's presentation, the public hearing was opened by Chair Charles Leonhardt and, as there were no public comments, the public hearing was closed.

Commissioner Harvey West commented that he was concerned with further development of the Camping Ordinance to review the 120-day time limit, etc., wouldn't end up occurring for years. Evans responded that he planned to address further development of the Ordinance under "Future Agenda Items," but, to keep moving forward with the Camping Ordinance, staff's plan is to bring the Camping Ordinance back to the next meeting to continue to workshop.

**Motion:** Adopt Resolution Number P.C. 2023-1 making recommendations to the Board of Supervisors to find that the amendments of Sec. 9-2.405 – Camping and Sec. 9-2.1301 – Purpose (2-R, 3-R, 7-R), and the addition of Sec. 9-2.273.5 – "Prime Opportunity Areas" by Ordinance is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) and to adopt the Ordinance.

**Moved by** Harvey West, **Seconded by** Jack Montgomery

**Vote:** Motion carried

**Yes:** Spencer, Montgomery, Leonhardt, West

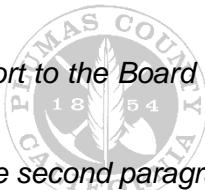
**IX. DISCUSSION AND POSSIBLE ACTION: 2022 GENERAL PLAN ANNUAL PROGRESS REPORT**  
**(Tim Evans, Senior Planner)**

Evans gave a presentation as reflected in the Staff Report and stated the following to the Planning Commission prior to the review of the Annual Progress Report:

- Plumas County is required to submit an annual report on the status of the General Plan and progress in its implementation per Government Code Section 65400.
- The General Plan Annual Progress Report is due on April 1, 2023, and covers the 2022 calendar year.
- Recommended the following actions be taken by the Planning Commission:
  1. Review the Draft 2022 General Plan Annual Progress Report.
  2. Discuss any changes that the Commission wishes to make to the Report.
  3. The 2022 General Plan Annual Progress Report be forwarded to the Board of Supervisors.

During the review, Evans noted the following:

- The last sentence of the second paragraph of Page 6 would be corrected by Planning staff as the Regional Housing Needs Allocation (RHNA) for the "Extremely Low" income category is "2" for the 6<sup>th</sup> Cycle Planning Period RHNA and the total permits issued are "0". Therefore, the last sentence stating "Plumas County has exceeded its 6<sup>th</sup> cycle housing allocation in all income categories" will need to be revised to be consistent with the data.
- All the building permit data in the tables of Appendix C will be transferred to an updated Excel workbook template from the California Department of Housing and Community Development (HCD) as the values in the "RHNA Allocation by Income Level" column of Table B: Regional Housing Needs Allocation Progress – Permitted Units Issued by Affordability were for the City of Portola, not the unincorporated portion of the County.
- Planning staff would review the Report and make any needed revisions (e.g., typos) prior to sending to HCD.



**Motion:** Motion to forward Draft Report to the Board of Supervisors, with the following amendments as noted by staff:

1. Revise the last sentence of the second paragraph of Page 6 to show the income category for "Extremely Low" has not been met as the Regional Housing Needs Allocation for the "Extremely Low" income category is "2" for the 6<sup>th</sup> Cycle Planning Period RHNA and the total permits issued are "0."
2. Transfer the building permit data in the tables of Appendix C to the new tables in the updated Excel workbook template from the California Department of Housing and Community Development (HCD) and include as Appendix C.
3. Review the Report and make any needed revisions (e.g., typos) prior to sending to HCD.

**Moved by** Chris Spencer, **Seconded by** Harvey West.

**Vote:** Motion carried

**Yes:** Spencer, Montgomery, Leonhardt, West

## **X. INFORMATIONAL ITEMS/ON-GOING PROJECT UPDATES**

Evans stated a W-9 form was included in each commissioner's information packet and requested the commissioners complete the form and return it to him after the meeting. Evans explained the purpose of the form is for the County to obtain their correct taxpayer identification number (TIN), which is in relation to the commissioners being paid.

## **XI. FUTURE AGENDA ITEMS**

Evans noted that Planning staff would put the discussion of the Planning Commission Facebook page on a future meeting agenda and the Camping Ordinance would be brought before the Commission at the next meeting to continue workshopping.

## **XII. ADJOURNMENT to the regular meeting scheduled on April 6, 2023**

**Motion:** Adjournment to the regular meeting scheduled on April 6, 2023

**Moved by** Harvey West, **Seconded by** Jack Montgomery

**Vote:** Motion carried.

**Yes:** Spencer, Montgomery, Leonhardt, West