



# COUNTY OF PLUMAS

## PLANNING COMMISSION MEETING MINUTES

### REGULAR MEETING

**DATE:** November 2, 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@countyofofplumas.com](mailto:publicplanningcommission@countyofofplumas.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, Charles Leonhardt, Harvey West

**Absent:** Chris Spencer, Moorea Hoffman Stout

**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.*

Lane Labbe, owner of New England Ranch in American Valley, stated that the traffic on Chandler Road has increased with congestion generally Friday through Sunday due to the popularity of the mountain biking trails in the area including the Mount Hough Trail. Labbe has been in communication with the Plumas National Forest to express his concerns.

Joe Silva, owner of the Black Horse Ranch along Oakland Camp Road, stated that he has concerns with the amount of traffic on Chandler Road and Oakland Camp Road generally Friday through Sunday due to the recreation users in the area. His concerns extend to the speeding on the road he witnesses in front of his property, although the speed limit is 25 MPH, and the unsanitary conditions and trash caused by the large number of people utilizing the Spanish Creek Bridge area. Joe Silva stated that on Oakland Camp Road some of the "No Parking" signs have been removed causing people to park along the road in unsafe conditions.

Greg Hagwood, Plumas County Board of Supervisor District 4, stated that he can attest to the traffic issues on Chandler Road and Quincy Junction Road raised by the other public commentors. His concerns extend to public health and safety and is supportive of conversations with the County, Plumas National Forest, California Highway Patrol (CHP), and the recreation outfitters to come up with solutions to the identified issues.

Note – Commissioner Leonhardt questioned the Planning Commission's role in addressing these concerns. Commissioner Montgomery asked if the recreational outfitters have been approached about how they would suggest reconciling the issues. Commissioner West suggested installation of speed bumps along Oakland Camp Road may be a solution. Tracey Ferguson, Planning Director, with support from Sara James, Interim County Counsel, offered that Planning Department staff could prepare a memo stating the concerns and issues raised during this public comment to the attention of applicable County departments and state and federal agencies such as Public Works, Plumas County Transportation Commission, Environmental Health, Code Enforcement, Plumas National Forest, and CHP, as the Planning Commission does not have direct authority to remedy.

## **V. CONSENT ITEMS**

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

None

B. Approval of Meeting Minutes of October 5, 2023

**Motion:** Approval of Meeting Minutes of October 5, 2023

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

**Vote:** Motion carried.

**Yes:** West, Montgomery, Leonhardt

**Absent:** Hoffman Stout, Spencer

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

Tracey Ferguson, Planning Director, gave an update on the Dixie and Beckwourth Fire recovery phase and stated the following:

- The County continues to work on the public review draft of the recovery plan.
- The FEMA Community Planning & Capacity Building (CPCB) staff provided to the County for additional capacity in recovery have moved to other disasters, but they were a big help in the progress made with recovery.
- The Greenville Town Center Guidebook will be released this month (November) and will serve as a guide as to how the downtown Greenville core area can come together cohesively with land use, design, and planning. The Canyon Dam Summary is also available and describes ways in which the community could recover, primarily focusing on workforce housing development and recreation based commercial uses. Additionally, the American Planning Association (APA) Community Planning Assistance Team (CPAT) is assisting the County to prepare action-orientated implementation

strategies for the Guidebook and Summary.

- *There is potential for a Wolf Creek Community Park in the Greenville downtown core area and the National Park Service is assisting with conceptual planning and design through community outreach and comment.*

*Commissioner Montgomery inquired about the Greenville Town Center Guidebook, asking if it contains specific design guidelines. Ferguson stated that it incorporates designs and offers guidance or recommendations for the look and feel of the Greenville downtown core, in addition to circulation and bicycle and pedestrian routes.*

*Commissioner Leonhardt inquired about the potential overlay for peripheral commercial areas and providing flexibility for some residential units being part of the analysis. Ferguson stated that the CPAT is looking at this to a certain degree.*

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

*Commissioner Montgomery stated that he attended the California County Planning Commissioners Association (CCPCA) conference in Tuolumne County on October 6 and 7, 2023, with the following highlights:*

- *Approximately 35 people were in attendance, although half were from Tuolumne County.*
- *The networking opportunities were helpful.*
- *The “Blue Zones Project” (BZP) looks at areas where residents seem to live happier, longer lives. Such attributes as activity, food, and psychological well-being are considered in this in long term planning for communities.*
- *Habitat for Humanity acquired 3 acres in Sonora and built duplex/townhouses for the mobility impaired with a 3D-concrete printing company.*
- *The CEQA update discussed the need to look at ways to streamline the CEQA process, noting an estimate of 47% of applicant projects (statewide) that are subject to CEQA are withdrawn in the end due to the complexity of the process.*
- *Dave Ruby, from Tuolumne County, presented an informative planning commissioner bootcamp (note, a request was sent to Mr. Ruby to obtain his presentation slides).*
- *The Golden State Natural Resources project proposes a wood utilization and processing plant in Alturas.*

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

### **A. Conservation and Open Space Element Goals and Policies**

*Ferguson read aloud the Soil Resources Policies 7.3.1 through 7.3.5, with the following comments by Planning staff:*

- *Policy 7.3.1 - Soil Data to be digitized in GIS format, may pertain to leach field exclusionary areas.*
- *Policy 7.3.2 – It’s important to look at erosion potential given that the County does not have much drainage infrastructure in place. More vegetation means more intact soil.*
- *Policy 7.3.3 – Speaks to septic and leach fields needed in lower density residential zones where soil conditions don’t allow for sewage disposal.*
- *Policy 7.3.4 – Pertains to erosion potential areas and considers soil type and percentage slope in erosion potential areas.*
- *Policy 7.3.5 – Pertains to agricultural owner practices specifically to reduce soil erosion and increase soil productivity.*

IX. **PLANNING COMMISSION WORKPLAN FOR PLUMAS COUNTY CODE ORDINANCE AMENDMENTS AND GENERAL PLAN ELEMENT UPDATES (Tracey Ferguson, AICP, Planning Director)**

Ferguson presented a table matrix summarizing the various Plumas County Code ordinance amendments (i.e., Camping Ordinance, Floodplain Ordinance, Accessory Dwelling Unit Ordinance, Electrical Vehicle Charging Stations Checklist and Ordinance, and Noise Ordinance) and 2035 General Plan Element Updates (i.e., Housing and Public Health & Safety) that will be part of the Planning Commission workplan over the next 12 months. Planning Department staff are working on the initial stages and tasks for these items by the end of 2023 and will provide the Planning Commission status updates and workplan products in the coming months.

X. **WORKSHOP #4 PLUMAS COUNTY CODE, TITLE 9 PLANNING AND ZONING, CAMPING ORDINANCE REVIEW AND DISCUSSION (Tracey Ferguson, AICP, Planning Director)**

Commissioner Leonhardt stated he has an immediate family member who is affected by the Camping Ordinance and wanted to have a discussion with County Counsel about the potential conflict. County Counsel noted the statement by Commissioner Leonhardt and will speak with him about this before the next Planning Commission meeting. County Counsel noted that because the Camping Ordinance affects all of Plumas County, and its property owners, the reach is broad and all encompassing, and in the workshop setting, for discussion, there would be no conflicts at this time.

A. Plumas County Code Sec. 9-2.417(a) - Temporary occupancy (informational)

Commissioner Montgomery inquired about the camping time limit under Section 9-2.417. He asked if the 18 month and 6 month limits are consecutive or could be interpreted as intermittent. Ferguson stated that it is not stated in the ordinance. Interim County Counsel, Sara James, stated that it is likely that it is consecutive and other code sections may be more specific.

Other questions were raised were regarding How long is a building permit valid for a single-family dwelling, and how many extensions are permitted, and for what time period? How long is a building permit valid for a mobile home, and how many extensions are permitted, and for what time period? What does permitted "building" mean? What does permitted "mobile home" mean? What does "appurtenant building" mean? What is the link to Plumas County Code, Title 6 Sanitation and Health?

Planning Department staff stated they would look into answers to the questions posed by the Commissioners.

Commissioners continued to discuss in detail the informational item and James suggested the item be agendaized on a future Commission agenda, should the Commissioners want to discuss code amendment level recommendations.

B. Plumas County General Plan Housing Element (2019-2024) Program 6 – Camping Time Limit

- i. 120-day calendar days/seasonal vs. 365 days year-round
- ii. Registration or permit process
- iii. Caretakers of people and/or property

Ferguson stated that under the camping ordinance section 9-2.405, it is clear that the 120 calendar days are not consecutive.

James commented on the need to review CEQA and what the requirements and environmental considerations would be for a camping ordinance that allows 365 days.

Commissioner Leonhardt stated that it may be difficult for code enforcement. Code Enforcement (Jennifer Langston) inquired about the start date of the 18-month and 6-month periods. Ferguson stated that it begins on the day the building permit is issued.

County Counsel stated that an RV was interpreted as a tiny home on wheels. Code Enforcement stated that it is considered an RV if it is registered with the Department of Motor Vehicles, and it does not need a special permit to transport. Commissioner West inquired about the tiny homes; he asked Code Enforcement if any of the tiny homes have been seen with the holding tanks still attached. Code Enforcement answered yes.

Ferguson presented an example of an ordinance for caregiver housing from Washoe County in Nevada, stating that it has an environmental health component as well as a physician's signature requirement for justification of the need. Commissioner Leonhardt stated that the verification of the physician may cause a large workload for County staff. Commissioner Montgomery inquired about how many caregivers have been observed in the County. Code Enforcement stated that there have been multiple caregivers observed. County Counsel stated that the term "caregiver" may apply to people who need help with household tasks as well. Commissioner Montgomery stated that there will need to be criteria to avoid abuse [of the term caregiver].

Commissioner Leonhardt stated he would like to see examples from other California counties.

County Counsel stated that the advantage of utilizing tiny homes as either temporary or permanent housing is the standards that can be applied, including snow load on the roof and the aesthetic aspect. Commissioner Leonhardt stated that the use of screenings may be helpful with aesthetics regarding caretakers living in RVs.

**XI. INFORMATIONAL ITEMS/ON-GOING PROJECT UPDATES**

None provided.

**XII. FUTURE AGENDA ITEMS**

Ferguson noted that the following items would be on future agendas:

- Review of the 2023 General Plan Conservation and Open Space Element Goals and Policies
- Workshop #5: Plumas County Code, Title 9 Planning and Zoning, Camping Ordinance Review and Discussion, including Plumas County Code Sec. 9-2.417(a) - Temporary occupancy and relevant examples from other counties for camping time limits and permit process and caretakers
- Status update for Planning Commission Workplan for Plumas County Code Ordinance Amendments and General Plan Element Updates

**XIII. ADJOURNMENT to the regular meeting scheduled on November 16, 2023**

**Motion:** Adjourn to the regular meeting scheduled on November 16, 2023

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

**Vote:** Motion carried.

**Yes:** Montgomery, Leonhardt, West

**Absent:** Spencer, Moorea Hoffman Stout