

COUNTY OF PLUMAS
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING

DATE: April 3, 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, Chris Spencer, Dayne Lewis

Absent: Harvey West

IV. PUBLIC COMMENT OPPORTUNITY

None

V. CONSENT ITEMS

A. Items to be continued or withdrawn from the agenda

None

B. Approval of Meeting Minutes of January 20, 2025 as amended.

C. Approval of Meeting Minutes of March 20, 2025.

Motion: Approval of the Meeting Minutes of January 20, 2025, as amended, and Meeting Minutes of March 20, 2025, as presented.

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

Vote: Motion carried.

Yes: Lewis, Montgomery, Spencer

Absent: Harvey West

VI. 2021 WILDFIRES LONG-TERM RECOVERY PLAN STANDING UPDATE

Planning Director Tracey Ferguson stated that the Greenville Saturday Community Meeting will be held on April 12, 2025 at the Greenville Elementary School Library at 11:00 am. She stated that the American Planning Association, California Chapter, Community Planning Assistance Team (CPAT) will be present with a presentation on the report they prepared entitled 2021 Dixie Fire Implementation Strategy for the Recovery & Rebuilding of the Town of Greenville and Canyon Dam.

Ferguson stated that there is a Dixie Fire Facebook account which provides updates on wildfire recovery efforts. She stated that the Facebook account forwarded a message from Patrick Joseph, Dixie Fire Collaborative lead, stating "Attention all local business owners, there now is a local business sign grant...this grant provides funding to businesses located within the Dixie fire burn scar area to improve signage and enhance visibility..." She stated that there are also current discussions pertaining to concepts of wayfinding signage and gateway signs at both Highway 89 entrances into the Town of Greenville.

Commissioner Montgomery inquired about the wayfinding signs to be similar to the signs on a freeway that advertise establishments such as gas stations. He stated that installing a billboard the way that freeways do would give permanence to signs. Ferguson stated that Caltrans does not allow advertisement signage in the state right-of-way.

Montgomery inquired about Caltrans paying for the gateway sign, going into Chester, for the Maidu name for Chester. Ferguson stated that it is within the Caltrans right-of-way but she does not know where the funding came from. Montgomery stated that it is attractive enough to possibly provide a template for the rest of the County.

Regarding other areas of the County where signage is in violation of the existing code, Jennifer Langston, Chief Code Enforcement Officer, stated "That sign is in violation, they had a permit, but they changed it and need to resubmit Planning which they never did." Ferguson stated that comment is regarding the Iron Door and Blairsden hardware store off premise signage located near Highway 80 and Highway 70 in the vicinity of the Graeagle Corner Barn.

Commissioner Spencer stated that her understanding is that there is non-compliance with the current code throughout the County and that the recommendation is to move forward with a non-punitive strategy to correct, including modification of the code, where possible, to bring signage in violation into conformance. Ferguson stated that it is a big project to enforce the sign code and that the review of the existing sign code will be added to the list of projects that the Planning Department is working on with the Planning Commission.

VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

Commissioner Spencer stated that she would like some direction on how the Planning Commission may or may not be involved in the wolf issue. She stated that the Sierra County Board of Supervisors made a formal resolution on this matter. Ferguson stated that the Modoc County Sheriff, Sierra County Sheriff, and Lassen County Sheriff have also made statements. Ferguson inquired with Deputy County Counsel, Sara James, about the Board of Supervisors making a statement about the wolves present in Plumas

County. James stated that she is not aware of a letter being drafted at this time.

Commissioner Montgomery stated that there are several properties being developed under some of the housing programs he is involved with. He stated that a manufactured home build will be ready to sell in June [2025] in Greenville. He stated that at the last Plumas Housing Council meeting he found out that one of the determinants of the amount of time to finish the manufactured home build is that it takes additional time for PG&E to provide power which slows down the process.

He stated that the Community Development Commission [Housing Authority] is looking into the downpayment assistance program. He stated that it is nearing the end of the ReCoverCA program under which there is \$500,000 available to rebuild homes on their existing property. Ferguson stated that the deadline to apply for the Single-Family Reconstruction (SFR) and Single-Family Mitigation (SFM) Programs is April 15th [2025] and more information can be found on the California Department of Housing and Community Development website.

Ben Hoffman stated that for the manufactured home under construction in Greenville, all of the funds raised to construct were sourced from private Greenville residents. He stated that it is possible to extend the program to other communities in Plumas County.

Commissioner Lewis stated that he wants to see the community come back and get young people to move here. He stated that the Recreation Economy for Rural Communities (RERC) grant program is looking at downtown Quincy development. He stated that he is in talks with other RV park owners to get an inventory of RV and Mobile Home parks in the American Valley region. Ferguson stated that the Board of Supervisors accepted the RERC Quincy Action Plan in November of 2022. She stated that the County is now working on a grant with Rural Community Assistance Corporation (RCAC) to implement the Quincy Action Plan. She stated that there is a community convening coming up on May 13, 2025.

VIII. CONTINUED FROM THE REGULAR MEETING OF MARCH 20, 2025 – 2024-2029 HOUSING ELEMENT UPDATE PUBLIC WORKSHOP #2 (Tracey Ferguson, AICP, Planning Director)

Ferguson provided the Commissioners with a copy of the Plumas County Housing Element 6th (2019-2024) Cycle Housing Goal Policies and Programs with 7th Cycle (2024-2029) Suggested Edits and a copy of the 7th Cycle Vacant and Underutilized Sites Inventory Draft.

Montgomery stated that the words in the goals are very subjective and may need to be changed. Ferguson stated that everything is up for discussion and change.

Spencer stated that she would like to include action-oriented language rather than language about 'exploring' to doing something.

Ferguson stated that the Plumas Housing Council could provide housing definitions that they are working on for uniformity in language and understanding. Ferguson inquired with Ben Hoffman about housing terminology. Hoffman stated that he would be sending a link to Ferguson with the Plumas Housing Council terminology.

Ferguson stated that when it comes to the 'responsible' entity under some of the programs, the Plumas Housing Council could replace the Community Development Commission. With that said, Ferguson stated that the Community Development Commission will be maintaining the downpayment assistance program.

Commissioner Lewis inquired about getting plugged in with the Plumas Housing Council. Ferguson stated that Ben Hoffman is the admin for the Housing Council. She stated that she can send the Commissioners emails to Hoffman to add to the distribution list.

Ferguson inquired James about drafting a resolution to the Board of Supervisors to officially recognize the Plumas Housing Council. James agreed that it sounded reasonable.

Lewis inquired about the Plumas Housing Council being made up of private stakeholders. Ferguson inquired with Hoffman about a list of participating agencies and entities. Hoffman stated that he will be sending a members list to Ferguson.

Lewis inquired about Plumas County building permit and other fees being comparable to other rural counties. Ferguson stated that she has not done a comparison.

Lewis inquired about where the development fees come from. Ferguson stated that the Building Department has a building permit fee schedule for price per square foot. Ferguson stated that there are development impact fees in the code which are not enforced pursuant to Board of Supervisors direction. Spencer stated that it is Plumas County's tendency to either not charge or to charge very little. Lewis stated that in our current state it would be a good idea and encourage people to develop. Ferguson stated that property tax is the majority of the County's budget and revenue. Lewis stated that if more people came here that we would have a larger tax base.

Spencer stated that a comparison would give a better idea of what is going on.

Ferguson continued to the policies. Under Policy HE 5 "Provide provisions for alternative housing," she stated that accessory dwelling units and tiny homes on wheels are alternative housing types. Montgomery stated that it is a part of adequate housing. He stated that this falls into something along the lines of workforce housing under HE 2. Lewis stated that it directly applies to maintaining the opportunity for individual choice. Spencer inquired about blending items HE 5 and HE 6.

James stated that Nevada County just did a tiny home on wheels ordinance in January 2025. Montgomery inquired about how they differentiate tiny homes from recreational vehicles (RVs). James stated that it cannot be an RV, it must be a tiny home. Lewis stated that there is an agency that certifies them. James stated that it is the RV Industry Association (RVIA) and the American National Standards Institute (ANSI). Lewis stated that HCD considers an RV and a tiny home to be the same thing in an RV park.

Lewis stated that in addition to the ability to get access to water and sewer, proximity to stores and schools should also be considered in the vacant land inventory. Ferguson added "Other considerations proximity to amenities – public transportation, retail, schools, walkable, accessible to law enforcement size/scale and massing/design to be appropriate to rural Plumas County" to Program 1, Monitor Vacant and Underutilized Sites Inventory.

Montgomery inquired about the fair housing aspect of the Housing Element Completeness Checklist being included in the Inclusionary Housing Program. Ferguson stated that there is a section covering fair housing in the Sierra County Housing Element under Chapter 5. She stated that she would cross-check the information.

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

Motion: Continue item IX to a future meeting of the Planning Commission.

Moved by Jack Montgomery Seconded by Dayne Lewis

Vote: Motion carried.

Yes: Montgomery, Spencer, Lewis

Absent: Harvey West

X. INFORMATION ITEMS/ON-GOING PROJECT UPDATES

A. Ferguson stated that the General Plan Annual Progress Report was delivered to the Board of Supervisors on April 1, 2025. She thanked Marco Velazquez, Associate Planner, for helping with the presentation. She stated that there were no questions from the Board of Supervisors and the report was approved to submit to the state. She stated that the state will look at it to ensure that it conforms. She thanked Tim Evans, Senior Planner Extra Help, for helping with the behind the scenes work and the tables that the state requires.

B. Ferguson stated that the first public hearing for the Staniger Zone Change was on April 1, 2025. She stated that there were public comments provided prior to the meeting and public comments during the public hearing. She stated that the Board of Supervisors continued the public hearing to April 8, 2025. Montgomery inquired about the process. Ferguson stated that it is a two-step process, with the waiving of the first reading of the ordinance at the first public hearing, then continuing the public hearing to a second meeting to consider adoption of the ordinance and resolution.

XI. FUTURE AGENDA ITEMS

1. *2024-2029 Housing Element Update Public Workshop*
2. *Amendments to the Resolution Establishing the Rules of Conduct of Business of the Plumas County Planning Commission*
3. *Discussion of Agriculture and Forestry Element of the 2035 Plumas County General Plan*
4. *Brown Act Training for Planning Commissioners*
5. *Draft a Planning Commission resolution to the Board of Supervisors recommending to officially recognize the Plumas Housing Counsel*

XII. ADJOURNMENT

Motion: *Adjourn to the regular meeting scheduled on April 17, 2025.*

Moved by Chris Spencer Seconded by Dayne Lewis

Vote: Motion carried.

Yes: Montgomery, Spencer, Lewis

Absent: Harvey West