
COUNTY OF PLUMAS
PLANNING COMMISSION MINUTES
SPECIAL MEETING

DATE: June 18, 2025
TIME: 1:00 p.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

Chris Spencer, Vice-Chair	(District 1)
VACANT	(District 2)
Jack Montgomery	(District 3)
Dayne Lewis	(District 4)
Harvey West, Chair	(District 5)

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.



V. CONSENT ITEMS

A. Items to be continued or withdrawn from the agenda

VI. CONTINUED PUBLIC HEARING FROM THE MEETING OF JUNE 5, 2025 – STANIGER ZONE CHANGE (ZC 9-23/24-10) (Tracey Ferguson, AICP, Planning Director)

Planning Director Tracey Ferguson presented the revised Exhibit "A" map to Planning Commission Resolution Number P.C. 2025-01 with the added buffer of 650 feet from the subject parcel southern property boundary and the amended 150 foot buffer along the western subject parcel property boundary of a 100 foot buffer, resulting in approximately 5.2 acres of the Farm Animal Combining Zone ("F") to the approximately 16.93-acre Suburban ("S-1") parcel zoning allowing no more than ten (10) hoofed livestock, including two (2) of those animals being allowed with their young (one year old or less).

She stated that on June 12, 2025, Staniger met with neighbors at the subject parcel to walk the 9 acres proposed for "F" combining zone in context of the June 5, 2025, the Planning Commission public hearing.

She stated neither staff nor Planning Commissioners were pertinent to what was discussed during the visit. She informed Commissioners the staff report and Planning Commission resolution has been updated to reflect the amendments.

Commissioner Harvey West opened the floor for public comment.

Curt Theriault thanked the Commissioners and Staniger for their dedication to compromise on the matter.

Bill Wickman thanked the Commissioners for their support for an agreeable compromise.

Commissioner West closed the floor to public comment.

There was no further discussion amongst Commissioners.

Motion: To adopt Planning Commission Resolution Number P.C. 2025-01 making recommendations to the Board of Supervisors to: A. Find the Zone Change (ZC 9-23/24-01) approval by Ordinance is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment, making Findings 1 through 20; and B. Adopt the Zoning Ordinance approving the Zone Change as shown in Exhibit "A" to Planning Commission Resolution Number P.C. 2025-01 and direct the Plumas County Planning Director to reflect the zoning as provided for in the Ordinance and pursuant to Section 9-2.302 (Zoning Plan Maps) of the Plumas County Code, Title 9 Planning and Zoning, Chapter 2 Zoning, Article 3 Establishment of Zones.

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

Vote: Motion carried

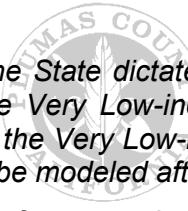
Yes: Montgomery, Spencer, Lewis, West

Absent: None

Ferguson stated that staff would notice a twenty-day public hearing to the Board of Supervisors for an estimated date of July 15, 2025. Should the Board of Supervisors choose to continue, Ferguson stated the potential adoption date as August 5, 2025, and potential codification of the ordinance 30 days thereafter or September 4, 2025.

VII. 2024-2029 HOUSING ELEMENT UPDATE PUBLIC WORKSHOP #6 (Tracey Ferguson, AICP, Planning Director)

Ferguson reminded Commissioners that the Public Review Draft of the 2024-2029 Housing Element 7th Cycle Update would be delivered for a thirty-day public circulation on June 27, 2025. She stated Planning staff will use this time to ensure factual accuracy and completeness of the document. Ferguson presented the idea of public workshops to provide opportunities for stakeholder participation and comment. She stated that staff will have ten business days following the thirty-day public circulation to implement public comments and submit the draft document to State HCD.



Ferguson informed Commissioners the State dictates that Extremely Low-Income RHNA units (below 30% AMI) be included as part of the Very Low-income units. She stated Extremely Low-income is assumed to be approximately 25% of the Very Low-income. She informed Commissioners the Housing Goals, Policies, and Programs would be modeled after Sierra County's Housing Element.

Ferguson directed Commissioners to focus on the Quantified Objects in context of the RHNA. She explained the objectives represent a reasonable expectation of the number of housing units that will be developed, rehabilitated, or preserved over the 2024-2029 planning period. She stated that annual reports of the General Plan typically reflect the County exceeding its goals for new construction under the Above Moderate- and Moderate-income categories.

Commissioner Dayne Lewis asked what the advantage would be to increase the Quantified Objectives for Extremely Low- and Low-income. He explained that development would be dependent on the private sector. Ferguson agreed, pointing out that the State recognizes development is largely driven by the private sector. She stated there was no advantage to increasing the Quantified Objectives for new construction, as the unit count is meant to be a realistic target for construction. Lewis asked if the County would be held accountable to develop what is reported by the State. Ferguson replied, no. Commissioner West asked if the numbers presented are realistic. Ferguson responded they are. She stated the Plumas County Community Development Commission has a robust weatherization program, contributing to the predicted conservation/preservation numbers. Ferguson stated there are no affordable housing units at-risk of converting to market rate in the next five years and beyond.

Ferguson explained that Program 14 of the previous Housing Element had directed the County to pursue opportunities with the Plumas County Community Development Commission to develop a housing rehabilitation program. She informed the Commissioners staff would be discussing the viability of such a program with the PCCDC in the 2024-2029 Housing Element 7th Cycle. She reminded Commissioners that the Dixie Fire Collaborative had provided the PCCDC with \$25,000 in funding to conduct a feasibility study of a downpayment assistance program. Commissioner Spencer asked how the County could provide a number of estimated rehabilitated units if there is a lack of capacity to do so. Ferguson responded that the current numbers are a placeholder of sorts, and if deemed not feasible, alternative methods would be explored. She explained that the State would be looking for a quantified objective for rehabilitated units. Commissioner Harvey West recommended increasing the quantified objectives for Extremely Low- and Moderate-income categories. Ferguson explained it was more likely that a household with moderate income would have the financial means to rehabilitate a dwelling unit. West then recommended increasing the quantified objective for rehabilitated units in Extremely Low-income households given the funding provided to the PCCDC. Commissioner Lewis stated it was program dependent, suggesting that if the household still had to contribute funds towards rehabilitation they may be unable to do so. West explained that the program still needed to be developed, and the quantified objectives would be goals of said program.

Ferguson stated that rehabilitation programs typically consider income as required criteria, meaning a Moderate-Income household may not qualify. Commissioner Jack Montogomery asked if mobile homes were included. Ferguson stated they were, but capturing the data may be difficult. She suggested including the Plumas County Building Department in the process and tracking the number of mobile home permits. She also suggested asking the State for data from the Manufactured Housing Opportunity & Revitalization Program (MORE). Commissioner Montogomery asked how the County would capture the intended use of the homeowner. Ferguson replied that the building type was captured via a building permit, but intended use is not tracked. She brought up the possibility of surveying building permit applicants. Montogomery asked if the Commission was meant to account for possible workforce increases. Ferguson replied yes. Commissioner Lewis stated the program was still non-existent, and it may take years of the 2024-2029 Planning Cycle to develop. Commissioner Spencer announced she had observed insurance companies putting pressure on property owners to rehabilitate dilapidated units to maintain coverage. Commissioner West suggested that a reported decrease in population should be reflected in the Quantified Objectives.



The Commissioner agreed on modifying the Quantified Objectives for rehabilitated units to three for Extremely Low-Income Households, three for Very Low-Income Households, and three for Low-Income Households. Ferguson recommended looking at trends from the previous planning cycles and updating the Quantified Objectives accordingly.

VIII. FUTURE AGENDA ITEMS

1. *Review of goals and policies of the 2035 Plumas County General Plan Agriculture & Forestry Element – meeting of July 17, 2025*
2. *Brown Act Training for Planning Commissioners – meeting of July 17, 2025*
3. *2024-2029 Housing Element Update Check In – meeting of July 17, 2025*
4. *Draft a Planning Commission resolution to the Board of Supervisors recommending to officially recognize the Plumas Housing Council – date to be determined*

IX. ADJOURNMENT

Motion: To the regular meeting scheduled for July 17, 2025.

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

Vote: Motion carried

Yes: Montgomery, Spencer, Lewis, West

Absent: None