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

DATE: August 21, 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

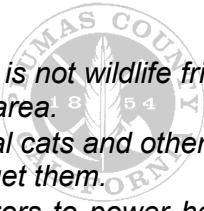
III. ROLL CALL

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

IV. PUBLIC COMMENT OPPORTUNITY

Selena Jayo, a resident of Genesee Valley, read aloud a public comment stating that the Plumas General plan is not being implemented with the rigor needed to protect the values as identified and set forth within the County General Plan. She stated she had numerous concerns about a property owner in Genesee Valley. Jayo stated this property owner has violated the County General Plan because:

- *Made roads across the valley flood plain and down to Indian Creek riparian area.*
- *Cut many of the remaining large, live trees that survived the Dixie Fire and provide shade for habitat viability.*



- Erected 6-foot-tall fencing that is not wildlife friendly in a historic fawning area where wildlife has historic access to the riparian area.
- Announced her tracking of feral cats and other wildlife we don't know about that she will dispose of unless someone comes to get them.
- Uses extremely noisy generators to power her house, to the disturbance of human and other nocturnal patterns.
- Spread non-native species that inhibit wildlife movement across the ground.
- Caused fire that had it been windy, could easily have spread to all of Genesee Valley and more.

She stated that the property owner's actions are in direct violation of the County General Plan and Appendix V, the Genesee Valley Special Management Area Plan, and is directly interfering with other neighbors' Right to Farm.

Planning Director Tracey Ferguson read allowed two public comments submitted to the Planning Commission email.

Comments from Daniel Kunches cited potentially punitive landscape and social impacts by the Genesee Valley Farm & Retreat on neighboring properties. He wrote that the last remaining large healthy trees in the eastern most field of subject parcel were dropped. He expressed this had been a concern of neighbors. He stated that, during the previous weekend, a sign had been placed close to the road, indicating there was to be a prescribed burn on the Genesee Valley Farm & Retreat property. He stated there was no public notification as is typical during the permitting process for a prescribed fire. He wrote that the sign caused some community members to prepare for evacuation. He concluded by writing these actions have a significant negative impact on our valley.

Comments from Elisa Adler communicated there is community-wide upset in Genesee Valley about what an adjacent property owner has been doing. She reinforced that this area is an important part of the Feather River Watershed. Adler wrote that she, along with other community members, contributed through public comments to the 2035 Plumas County General Plan update. She noted the current plan states that subsequent plans must be equal if not superior to the plan in terms of environmental protections. She detailed the importance of land stewardship and farming for the future. She expressed concerns that the adjacent property owner's violations of the General Plan could potentially destroy what is good and needed for the greater good. She expressed that the removal of the large green trees that had survived the Dixie Fire, will mean Genesee Valley will be hotter and dryer, and raptors will miss their perch.

Dave Kinateder stood for public comment and stated he was witnessing a lot of changes in Genesee Valley. He stated he appreciated the opportunity to familiarize himself with the Plumas County General Plan and the Genesee Valley Special Management Area Plan as it relates to his work as a fuels planner for the United States Forest Service. He expressed he is a proponent of forest thinning for fire management, but some of the activity occurring in Genesee Valley is worth a good, hard look.

Planning Commissioners agreed to move to Item X. – “INFORMATION ITEMS/ON-GOING PROJECT UPDATES – August 7, 2025, Public Comment by Leila Jean Levi – status on Planning Department staff follow up,” for the convenience of members of the public wishing to contribute comment.

V. INFORMATION ITEMS/ON-GOING PROJECT UPDATES

A. *August 7, 2025, Public Comment by Leila Jean Levi – status on Planning Department staff follow up*
Ferguson directed Commissioners to the Planning Commission Meeting Minutes from August 7, 2025, which includes Leila Levi's public comment. Ferguson read aloud the 4 recommendations from Levi's comments, as follows:

1. *We need to establish protections against repeated complaints on the same issues based on best practices. Presently the County must come out for every reported violation which continuously harasses the landowner.*
2. *Ensure public access to clear, update information on grandfathering dates for pre-existing structures.*

3. I believe the Planning Commission absolutely must make recommendations to the Board of Supervisors that allows for fire breaks and especially in areas where I live. There is no water source out there for the fire departments. I recommend that you recommend that in high fire severity areas that people are allowed to put in tanks that are clearly marked with a fire hydrant for fire departments and that those become non-fee permits because people are putting something in for the betterment of the County and they shouldn't be charged for it.

4. To adopt a policy that reflects [Public Resources Code] 4290 and 4291.

In response to recommendation #3, Ferguson stated policies addressing community firebreaks currently exist in the Public Health and Safety Element of the 2035 Plumas County General Plan. She stated the matter of no-fee permits for residential water tanks to combat fire would need to be discussed by the Board of Supervisors. She stated the Planning Commission may agendize the item to make a recommendation to the Board.

In response to recommendation #4, Ferguson explained the Plumas County Code does contain information as to defensible space and firesafe regulations. She stated she is looking into the code in greater detail and will bring said code sections to the Planning Commission. She explained State law is enforced within Plumas County.

A public comment was made by Elisa Adler. She expressed her shared concerns about wildfire in Genesee Valley. She stated that the 6 foot fence Levi has erected would prevent access to the property to combat wildfire. She stated the firebreaks Levi installed on her property are roads.

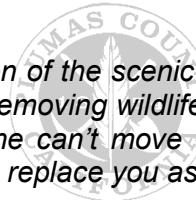
Commissioner Foster asked for clarification on the code enforcement complaint on the subject parcel in Genesee Valley. Ferguson informed the commissioners that Code Enforcement and the Planning Department have followed up on the complaint and a Correction Notice has been issued to Levi. Foster asked if the notice and subsequent action taken could be shared with the Commissioners. Ferguson responded that she would follow up with Code Enforcement for clarification on policies regarding the public sharing of information on a complaint.

Commissioner Montgomery asked what was within the purview of the Planning Commission. Ferguson explained the Planning Commission operates from Title 9, Planning and Zoning, within the Plumas County Municipal Code and the 2035 Plumas County General Plan Goals, Policies, and Implementation Measures. She stated the Planning Department is evaluating potential violations in the context of Title 9 and the 2035 General Plan, including the Genesee Valley Special Management Area Plan (Appendix V), the Indian Creek Scenic Corridor, and the Genesee Road Scenic Road Corridor. Commissioner Lewis asked if the aforementioned fence would be within the purview of the Planning Commission. Ferguson clarified that, per California Building Code, a fence up to 7 feet tall does not require a permit. She stated Plumas County does not have restrictions on fencing materials, but the fence ordinance under Title 9 'recommends' wildlife friendly fencing but does not 'require' it.

Elisa Adler stood for a public comment and pointed to the introduction of the County 2035 General Plan. She stated the purpose of General Plan is to promote health and safety, including environmental health, for residents and visitors of Plumas County. She stated the violations are not of Appendix V, but of the whole vision that is your task to be leaders in. Ferguson stated that staff will continue to refer to the County General Plan and will bring to the Commissioners potential violations. Montgomery asked how long it would take to return an analysis of the General Plan and potential violations to the Planning Commission. Ferguson replied that she intends to provide an update at every Planning Commission meeting.

Spencer asked if the Planning Commission was the most appropriate and efficient agency to present their concerns. Ferguson replied, it would be, as issues relate to Title 9 – Planning and Zoning.

Elisa Adler stood for a public comment and stated she had sent three emails to her representative, Supervisor Kevin Goss, and had not yet received a response. She stated this is a difficult situation, because people want to narrow their thinking and follow rules as they are made in black and white, but sometimes, we need to broaden our thinking and think about all people and, for example, the fencing issue. It's not about wildlife friendly, the Appendix V Genesee Valley Special Management Plan talks about



the scenic corridor, so that's a violation of the scenic corridor but one would have to be familiar enough with this entire document to see that removing wildlife from that area is a violation. She continued this is a really complicated situation, and one can't move too quickly. A computer is not going to solve this problem and artificial intelligence can't replace you as Commissioners. So, I'm begging you, please.

Ferguson deferred to Foster, District 2 Planning Commissioner, as to whether or not to speak to Supervisor Goss. Ferguson encouraged attending community members to cite specific code sections in violation to assist. She reiterated that the General Plan is written in a broad sense and not on a parcel specific basis, so it is a complex situation.

Foster expressed concern over whether a prescribed burn or fire took place on the subject parcel. Ferguson stated she emailed with Joe Walton, CAL FIRE Assistant Chief – Lassen Modoc Unit and informed him the sign was put up and a prescribed fire may be occurring. Joe Walton reportedly communicated the current suspension on burning as well as burn permit requirements to the property owner. Ferguson reported the sign was taken down thereafter and no burn occurred.

Dave Kinateder stood for public comment and stated he also contacted CAL FIRE regarding the sign. He stated he believes the sign is still up but is turned away from the street.

Foster asked if property owners are permitted to fell a tree upon their property. Ferguson replied, yes generally, it is.

Lewis asked attending members of the public about the proximity of their property to the subject parcel. Elisa Adler responded that her house is just across the creek from Levi's parcel.

Adler continued that she hears a generator and that on June 1, 2025 when a trailer started burning, she was the one that called 911 because of screams and explosions. Continuing, she stated she was basically the first people to respond to her fire emergency.

Adler stated she has also been in contact with the Sheriff's Department.

Lewis asked if the attending public would be as concerned if Levi was not their neighbor.

Adler responded, this is not a NIMBY issue, this is a General Plan Plumas County issue because this is the watershed, this belongs to California. I've had the privilege to live where I live for fifty years, but what I've done with that privilege is to steward the land for air, for water, for soil, for water quality, for the watershed. I'm also, as Rick Foster knows, an instructor. I full-time farm and I still teach. No, this is a concern to everybody in the County, because this is a little piece of the world's sponge that is providing the values that the General Plan is trying to protect. Not just for us, but for the world right now, we need it.

Ferguson informed Commissioners of strict language within the Genesee Road Special Management Area – Scenic Roads documentation, including "maintain natural vegetation within scenic corridor areas and prohibit excessive scarification, thinning, and limbing of roadside trees."

Ferguson stated that the property owner was directed by the Planning Department to cease cutting down trees along Genesee Road, within the scenic road corridor, until she hired a registered professional forester or licensed arborist with professional capability to assess the health of the remaining trees. She stated the opinion of the professional would be the authority in the removal of hazardous or diseased, dead, and dying trees along Genesee Road.

Ferguson further explained that, per the Plumas County Public Works Department, the trees along the Genesee Road right-of-way belong to the property owner and are not within the scope of the Public Works Department's responsibility. She stated that Public Works only has prescriptive rights to maintain the road's surface but does not have ownership of the right-of-way, including the trees. She stated that the property owner understands the Public Works Department cannot assist in the removal of hazardous trees within the Genesee Road right-of-way but can offer traffic control measures should the removal process of said trees present health and safety issues to drivers.



VI. CONSENT ITEMS

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

None

B. Approval of Regular Meeting Minutes of August 7, 2025.

Motion: Approval of Regular Meeting Minutes of August 7, 2025, as amended.

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

Vote: Motion Carried

Yes: Lewis, Montgomery, Foster, Spencer

Abstain: West

VII. 2021 WILDFIRES LONG-TERM RECOVERY PLAN STANDING UPDATE

Ferguson stated that the Plumas County Planning Department is implementing the 2021 Dixie Fire Grant Program to aid for-profit businesses within a qualifying area impacted by the Dixie Fire with economic recovery. She stated businesses may qualify for \$20,000 in recovery monies, or up to \$22,700 if some items are purchased locally. Funds are meant to assist with operating expenses and equipment and supplies. Eligible businesses include those that experienced both direct and indirect impacts of the Dixie Fire and post-Dixie Fire start-up businesses. Ferguson stated there are total available funds amounting to \$567,500 with a goal of awarding funds to 25 businesses. She stated that, at present date, 16 businesses have been awarded funding. Commissioner Lewis asked where interested parties may apply. Ferguson replied that businesses may contact the Planning Department or visit the Planning Department's website for more information. Ferguson explained applications take approximately eight to ten weeks to process.

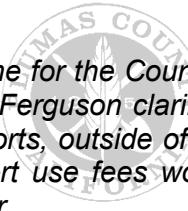
VIII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

Commissioner Spencer reiterated the daily challenges caused by Grey Wolves. She explained there are struggles in identifying confirmed wolf kills versus presumed wolf kills. She announced that Sierra County Sheriff Mike Fisher will be meeting with Governor Gavin Newsom and representing both Plumas and Sierra counties on this matter. She stated Sheriff Fisher has been a fantastic advocate for ranchers in Sierra Valley. She stated there has been miscommunications between ranchers and the California Department of Fish and Wildlife (CDFW) in part due to differing interpretations, backgrounds, and perspectives. Spencer went on to explain that Tracy Schohr, UC Cooperative Extension Natural Resource and Livestock Advisor, has supported and held trainings for ranchers in the community. Spencer explained that outdated GPS technology and a limited window in which to install tracking devices on wolves has resulted in ranchers being unable to track wolf locations in real time. She stated the death toll in Sierra Valley is daily and requires more urgent action. Montgomery asked if the ranchers have access to the GPS location of wolves. Spencer stated they do but reiterated the location information is not real time.

Commissioner Foster asked how involved he may be in the concerns between Genesee Valley neighboring property owners as the representative for District 2. Ferguson replied that Foster may be as involved as he wishes under the direction of Supervisor Kevin Goss. West suggested Foster look into the situation in greater depth and report back to the Planning Commission. All Commissioners agreed with West's recommendation to investigate and report back to the Planning Commission. Ferguson reiterated the Commissioners may contact her at any time regarding the matter.

Commissioner Dayne Lewis recognized the efforts of the Plumas County Facility Services Department for their beautification and amenities work in Gansner Park in Quincy.

West explained he had recently been informed that the fuel tank at the Beckwourth Airport (Nervino) has not been functioning for an extended period of time. He expressed concerns about the County losing potential revenue. Ferguson stated the points of contact would be Nick Collin, Facility Services Director and Airport Manager as well as Brenden Herbert, the onsite Airport Manager for Nervino. Commissioner Foster stated he had heard of planes being parked at the airports without paying parking fees. He cited



this as another potential loss of income for the County. He asked if this fell under the Airport Land Use Commission's (ALUC) responsibility. Ferguson clarified that ALUC examines land use compatibility of parcels adjacent to the County's airports, outside of the airport boundaries. She stated the issue of tie down fee payment or updating airport use fees would fall under the purview of Nick Collin, Facility Services Director and Airport Manager.

IX. PLUMAS COUNTY GENERAL PLAN HOUSING ELEMENT 7TH CYCLE 2024-2029 UPDATE

A. August 14, 2025, Department of Housing and Community Development (HCD) Initial Review Draft Submittal

Ferguson issued Commissioners a copy of the Initial HCD Draft Housing Element 7th Cycle 2024-2029, which was submitted to the Department of Housing and Community Development (HCD) on August 18, 2025. She informed Commissioners the draft is in the 90-day state review process, and that Planning Department staff hope to work with the assigned reviewer through the process.

Ferguson pointed to the comment matrix in Appendix A of the document and to Appendix B – Vacant and Underutilized Sites Inventory, which now contains narratives added for each site. Ferguson pointed out that workshops, Board of Supervisors meetings, and public agency comments were added to Appendix A – Public Participation. She stated Appendix C – Affirmatively Furthering Fair Housing had been completed with the relevant information.

She informed Commissioners the Regional Housing Needs Assessment (RHNA) remained 154 units, but that housing for “acutely low-income” households (15% or less of the area median income) was required pursuant to California Government Code. Staff recommended 5 percent (2 units) of the “Very Low-Income” category would be assigned Acutely Low-Income. Ferguson reminded Commissioners that 16.5% of Plumas County residents were included in the “Extremely Low-Income” category, and now, half of the “Extremely Low-Income” population is considered “Acutely Low-Income.”

Ferguson pointed to the draft vision statement and informed Commissioners that “jobs-housing balance” had been defined for clarification on page 58 of the document. She stated the Community Development Block Grant (CDBG) would be used to fund a housing study in Plumas County and will improve the County’s understanding of a local jobs-housing balance. Ferguson stated that, likely, Plumas County has more jobs than housing units, but there may be more than one job required per household. Ferguson referred Commissioners to the wildfire narratives and damaged/destroyed housing unit metrics added to page 53 of the document.

Ferguson informed Commissioners that additional programs were added or made more robust based upon conversations and recommendations from stakeholder agencies. She stated 11 County departments and stakeholder agencies were consulted by Planning Department staff. Ferguson stated that staff also received 51 total comments from 11 individual members of the public. She listed two comments that were identified for discussion by the Planning Commission: 1) the discussion of tiny homes on wheels as dwelling units, and 2) community based solar to reduce the per-home construction costs.

Commissioner Foster requested the matter of tiny homes on wheels as dwelling units be added to the agenda for a future meeting. West expressed concern about other more pertinent matters to be addressed. Ferguson replied that the discussion may be in the context of adding a program to the Housing Element. Commissioner Montgomery asked if Ferguson had consulted on matters of this nature with the HCD reviewer. Ferguson replied she could potentially bring to their attention. She stated there are programs that are required by the State, and then there are programs that are elective to the County, subject to comment by the State. Montogomery expressed concern that adding programs may delay the 90-day review period and eventual adoption of the Housing Element 7th Cycle. Ferguson stated she would be proactively collaborating with the reviewer to prevent delaying the process any further.

Ferguson discussed with Commissioners the feasibility of establishing community based solar facilities to reduce per-unit construction costs. Foster asked what Ferguson meant by “community.”

Ferguson clarified, in this context, a "community" would generally equate to a town, e.g., Quincy or Greenville. Montgomery asked if a community based solar facility would be operated through a public utility district. Ferguson agreed there would need to be discussions of responsibility and ownership as well as developing a network for delivering power based on a collective solar power system. Ferguson informed Commissioners of the existing Greenville/Indian Valley Infrastructure Master Plan that addresses all forms of wet and dry utilities as a potential reference for future discussions.

Ferguson discussed the addition of public agency comments into Appendix C "Local Knowledge." She stated much of the information required by the State relates more to urban/suburban areas, but staff factually outlined the information including context of the rural nature of Plumas County. Commissioner Foster asked how Air BnB's effect fair housing. Ferguson replied that a focused housing study still needs to be conducted to answer that question. Commissioner Lewis stated that he is working with two clients, one of whom submitted a public comment, who are unable to procure housing on a single income in Plumas County. Commissioner Montgomery emphasized the need for workforce housing for developers to build housing in the County. Ferguson pointed to Program H 2.5 and Program H 4.3 to address these issues, as well as Program H 4.5 to direct the County to incentivize housing development.

Ferguson directed Commissioners to Appendix B – Vacant and Underutilized Sites Inventory. She cited a barrier to development being water and sewer connection fees. Ferguson stated she would be researching connection fees with various special district, such as American Valley Community Services District, and the feasibility of reducing fees for multi-family housing developers under Program H 6.3.

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

A. *Agriculture & Forestry Element Goals and Policies*

Continued to the regular meeting of September 18, 2025.

XI. FUTURE AGENDA ITEMS

1. *Draft a Planning Commission resolution to the Board of Supervisors recommending to officially recognize the Plumas Housing Council – date to be determined.*

Ferguson reported that the Plumas Housing Council has established their mission statement. Commissioners were provided with links to all Plumas Housing Council documents.

Motion: *Cancel the regularly scheduled meeting of September 4, 2025*

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

Yes: *Spencer, Lewis, Montogomery, West, Foster*

No:

Motion Passed

2. *Brown Act Training – September 18, 2025.*

XII. ADJOURNMENT

Motion: *Adjourn to the regularly scheduled meeting of September 18, 2025*

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

Yes: *Spencer, Lewis, Montogomery, West, Foster*

No:

Motion Passed