

## Appendix A: Public Participation

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*Additional information to be provided through the public participation process during review and comment of the draft 2024-2029 Housing Element Update documents and post Planning Commission recommendation and Board of Supervisors adoption.*

Opportunity for public comment was invited during six Housing Element workshops that occurred during the 7<sup>th</sup> Cycle planning period, prior to the Public Review Draft circulation. Workshops took place during regular and special meetings of the Plumas County Planning Commission on:

- March 6, 2025 – Planning Commission Workshop #1
- April 3, 2025 – Planning Commission Workshop #2
- April 17, 2025 - Planning Commission Workshop #3
- May 15, 2025 - Planning Commission Workshop #4
- June 5, 2025 - Planning Commission Workshop #5
- June 18, 2025 - Planning Commission Workshop #6

The meeting minutes, including County staff, public, and Commissioner comments, for the above Planning Commission workshops are included on the following pages.

In accordance with AB 215 the first draft of the Housing Element 7<sup>th</sup> Cycle was circulated for a 30-day public comment period beginning June 27, 2025 and ending July 28, 2025.

A hard copy of the June 27, 2025, Public Review Draft Housing Element was made available at the Plumas County Building and Planning department counters in Quincy, and at the County libraries in Chester, Portola, and Quincy, and the document was posted on the Plumas County Planning Department Housing Element Update website for public review (<https://www.plumascounty.us/2629/Housing-Element>).

A press release was published on July 1, 2025, announcing the 30-day public review period and discussing the 7<sup>th</sup> Cycle Housing Element Update, process, State law requirements, and where to access and provide public comment on the document. Hard copies of the press release were posted at the following locations:

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|----------------------------------|---|---------------------------------|
| ▪ Portola Post Office            | ▪ Quincy Hub (Quincy)   | ▪ Greenville Post Office        |
| ▪ Quincy Post Office             | ▪ Inner Light Holistic Studio (Quincy)                          | ▪ The Spot (Greenville)         |
| ▪ Vinton Post Office             | ▪ The Drunk Brush (Quincy)                                      | ▪ Evergreen Market (Greenville) |
| ▪ Taylorsville Post Office       | ▪ Mohawk Community Resource Center                              | ▪ Feather River Co-Op (Portola) |
| ▪ Chester Post Office            | ▪ Plumas Eureka Community Service District (Blairsden)          | ▪ Feather River Co-Op (Quincy)  |
| ▪ Holiday Market (Chester)       | ▪ Mountain Hardware & Sports (Graeagle)                         | ▪ Leonard's Markey (Portola)    |
| ▪ Chester Library (Chester)      | ▪ Graeagle Store (Graeagle)                                     | ▪ Portola Library               |
| ▪ Blairsden Graeagle Post Office | ▪ Crescent Mills Post Office                                    | ▪ Plumas Bank (Quincy)          |
| ▪ Clio Post Office               | ▪ Indian Valley Community Resource District Office (Greenville) | ▪ Canyon Dam Post Office        |
| ▪ The West End Theater (Quincy)  |   |                                 |
| ▪ Sage and Salt (Quincy)         |   |                                 |
| ▪ Higher Elevation (Quincy)      |   |                                 |

During the 30-day public review period, the following 11 County departments and housing stakeholder agencies provided input, which was utilized to amend the Public Review Draft:

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|--|---|
| 1. Plumas County Behavioral Health Department    | 7. Plumas County District Attorney's Office                                     |
| 2. Plumas County Public Health Department        | 8. Plumas County Community Development Commission (PCCDC) and Housing Authority |
| 3. Plumas County Building Department             | 9. Plumas Rural Services (PRS)  |
| 4. Plumas County Environmental Health Department | 10. Plumas Crisis Intervention & Resource Center (PCIRC)                        |
| 5. Plumas County Public Works Department         | 11. Plumas District Hospital (PDH)  |
| 6. Public County Probation Department            |   |

Additionally, the following Plumas County Planning Commission and Board of Supervisors and Plumas Housing Council public meetings took place to seek public and County leadership comments:

- July 15, 2025 – Board of Supervisors Meeting During AB 215 30-Day Public Review and Comment Period
- July 17, 2025 – Planning Commission Meeting During AB 215 30-day Public Review and Comment Period
- July 30, 2025 – Plumas Housing Council Meeting

At the end of the 30-day public review period, AB 215 directs local governments to allow 10 business days to consider and incorporate public comments.

The Public Review Draft was updated between July 28, 2025 and August 13, 2025 to address entities that commented during the AB 215 30-day public comment period, including those 11 housing stakeholder agencies listed above and 51 public comments submitted by 11 different individuals. Comments collected through August 8, 2025, by the public are included on the following pages, with a response. The County considered all comments and incorporated edits into the 7<sup>th</sup> Cycle Housing Element Update, where appropriate.

*Due to a lack of quorum for those present for the meeting of February 20, 2025, this item was continued to the meeting of March 20, 2025.*

*Tracey Ferguson, Planning Director, stated that Commissioner Spencer provided comments on the meeting minutes of the February 20, 2025, prior to today's meeting, which will be incorporated, and amended meeting minutes will be presented for approval at the next meeting of the Planning Commission.*

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

*Ferguson stated that the American Planning Association's California Chapter Community Planning Assistance Team (CPAT) has prepared an implementation strategy for wildfire recovery. She stated that the report is now final and there will be a presentation on the report at the March 18, 2025 Board of Supervisors meeting. She stated that there will also be a presentation to the Dixie Fire Collaborative Steering Committee in April 2025 and a presentation at the Dixie Fire Recovery Greenville Community Saturday meeting on April 12, 2025. She stated that she will bring the report to the Planning Commission on March 20, 2025.*

*Commissioner Montgomery inquired about the State of California suspending some of the requirements for wildfire recovery after the Los Angeles County fires and how that may affect this report. Ferguson stated that it would not affect the report. Ferguson stated that other California county Planning Directors that have been affected by wildfire are interested in conversations to see if any of the benefits can be retroactively applied to wildfires dating back as far as 2016/2017.*

*Ferguson stated that she will be meeting with the County's consultant this week regarding the preparation of the 2021 Wildfires Long-Term Recovery Plan.*

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

*Commissioner West stated that he welcomes Commissioner Dayne Lewis to the Planning Commission.*

*Commissioner Lewis thanked West for the welcome. He stated that he has been interested in planning and development and that he is honored to be present. He stated that the way for the County to be sustainable is to get young people here. He stated that there are a lot of young people who want to be here but they have difficulties finding a livable wage job to support themselves and afford housing.*

*Commissioner Montgomery stated that the Plumas Housing Council is taking a poll to find out if people feel that the Council is on the right track with the types of housing initiatives. He stated that he would like to see successful results with the housing construction financial model and then grow from there. He stated that there are a couple of locations being considered to get going soon.*

*Ferguson stated that there was a Plumas Housing Council high-level overview presentation made by Tyler Pew of LMNOP Design at the Board of Supervisors meeting on March 4, 2025. She also stated that there will be a countywide housing study conducted in 2025 which will be funded through the County's 2022 Planning Community Development Block Grant.*

*Commissioner Montgomery stated that LMNOP's work will be phasing out in the coming months because of the funding streams from The Almanor Foundation and others. He stated that it will be a matter of picking up the planning tasks where they left off and moving into implementation phases.*

*Lewis inquired about the Plumas Housing Council being a public group or private stakeholders. Ferguson stated that it is a public group. She stated that she could ask to have Commissioner Lewis be included on the email distribution list.*

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

*Ferguson stated that the Commission will be going over the Goals, Policies, and Programs, vacant land inventory, underutilized properties, and the Plumas County 7<sup>th</sup> Cycle Housing Element Affirmatively Furthering Fair Housing Analysis Questions.*

*Ferguson provided the Commissioners with a copy of the 2019-2024 Plumas County Housing Goals Policies and Programs, a copy of the Sierra County updated 7<sup>th</sup> cycle Housing Element goals, policies, and actions, and the Housing and Community Development (HCD) Housing Element Completeness Checklist. She stated that the Sierra County Housing Element has been reviewed by HCD.*

*Montgomery inquired about the deadline for the Housing Element. Ferguson stated that the deadline has past and it was June 30, 2024. She stated that the State of California has sent a letter to the County and that the Planning Department has responded with a schedule.*

*Montgomery inquired about the timeframe to get the Housing Element completed. Ferguson stated that the Planning Department will try to circulate the Housing Element in April 2025. She stated that it will be circulated for public review for 30 days. She stated that there is a ten (10) day window for Planning Department staff to revise the Housing Element after public review. She stated that the Housing Element then goes to HCD for 90 days for the official review. She stated that the state will provide a letter listing any deficiencies that the Housing Element might have addressing State Housing Law. She stated the County is assigned a reviewer from HCD for the 90-day review. She stated that she will reach out to HCD to ask who the reviewer is and if the County could get some consultation during the 90-day review period.*

*Deputy County Counsel Sara James inquired about which of the preliminary steps the Planning Commission needs to be involved in. Ferguson stated that the next several meetings will require the attendance of the Planning Commissioners. West stated that he will not be able to attend the April 3<sup>rd</sup> meeting.*

*Ferguson stated that the objective is to bring a stricken version of the Housing Goals, Policies, and Programs before the Commission on March 20, 2025, for review. Continuing, Ferguson stated that the Planning Department will be setting up a website for the Housing Element public review draft.*

*Montgomery inquired about how he should go about reviewing the Housing Element. He inquired about looking at the HCD Housing Element Completeness Checklist, the Sierra County Housing Element, and then comparing to the County's existing Housing Element. Ferguson confirmed that as the correct approach.*

*West inquired about the Housing Element Completeness Checklist changing from the 6<sup>th</sup> to 7<sup>th</sup> Housing Element update cycle. Ferguson stated much of the Element will need to change to meet new State Housing Law requirements.*

*Ferguson read aloud the existing Goals of the Plumas County 2019-2024 Housing Element.*

*Lewis inquired about the State deciding the amount required for the different economic groups in the County versus adopting a Housing Element that fits the Counties needs. Ferguson referred to the Regional Housing Needs Allocation (RHNA). She stated that the State tells the County to provide appropriate zoning and densities with vacant or underutilized land and Accessory Dwelling Units to accommodate each of the economic groups. She stated that larger metropolitan areas have a Council of Governments (COG). She stated that the State, through HCD, is the COG for Plumas County. She stated that the State has passed legislation which requires jurisdictions to recapture a percentage of the units lost in a wildfire in the RHNA. She stated that the new legislation is the reason that the required units is 154 or much higher than prior RHNA's.*

*Ferguson stated that twenty-one (21) Accessory Dwelling Units were built during the 6<sup>th</sup> cycle Housing Element between 2019 and 2024. Montgomery inquired about how ADUs are counted. Ferguson stated that the state looks at the market price of the unit. She stated that the rule of thumb, on a monthly basis, is that nobody should spend more than 30% of their income on housing. Tim Evans, Senior Planner, stated that ADUs are focused on the Very Low and Low income categories. Ferguson inquired about assigning an income level to the units described in the General Plan Annual Report. Evans stated that there is a calculator from HCD which is driven on market value.*

*Ferguson inquired about the price of a one bedroom in Plumas County. Lewis stated that a mortgage would be about \$2,000 dollars for a one- or two-bedroom house.*

Montgomery inquired about the cost of building on the empty lots in Greenville. Ferguson stated that a 1,200 square foot house, at \$350 dollars per square foot, will be a \$420,000 dollar house. She stated that that is the cost to construct and not necessarily what the market value would be. West stated that he doesn't think that a dwelling could be built for \$350 dollars per square foot. Montgomery stated that most people are quoting \$400 dollars per square foot.

Montgomery stated that having a primary dwelling unit and renting out two accessory units still becomes difficult for three earners to meet the mortgage payment.

Lewis inquired about the cost of building the pre-approved ADU plan sets. Ferguson inquired about the number of building permits for those plan sets that have been processed. Marco Velazquez, Associate Planner, stated that two (2) have been processed. Ferguson stated that no engineering estimates were done. Lewis inquired about hiring a contractor to provide a set of cost estimates for the plans. Lewis stated that the estimated costs would go a long way to encourage people to build them. West inquired about using the Planning Commission budget to send a letter to builders who could assist with this task. Ferguson stated that the Planning Commission has a budget for consultants and assistance. West stated that he wanted to try to see if it could be done pro-bono. James stated that it could also be a request for information (RFI).

Montgomery inquired about the County having a specific policy addressing tiny homes. Ferguson stated that the County does not allow tiny homes on wheels as dwelling units. Montgomery inquired about the code specifically stating that it is a recreational vehicle (RV). Lewis inquired about the tiny home on wheels being considered an ADU. Ferguson stated that it is not considered an ADU. Lewis inquired about a way to make tiny homes on wheels allowed to help with housing. James stated that a new ordinance would be needed. Ferguson stated that in the Summer of 2023 some members of the public came forward on this issue and that at the last meeting of the Planning Commission a public comment about tiny homes was provided to the Commissioners. Ferguson stated that Placer County has an ordinance that Plumas has reviewed as a potential model.

James inquired about the Title 25 Limited Density Owner Built Rural Dwellings being related to the pre-approved ADU plans. Ferguson stated that she needs to look to see if the plans meet the metrics.

West inquired about using the ADU plans to build a primary dwelling unit. Ferguson stated that they can be used as a primary dwelling unit.

Montgomery inquired about Reconstruction Recovery Advisors (RRA) having a building costs calculator. Lewis stated that he liked Commissioner West's idea of sending a letter to the construction companies to inquire for help. Ferguson stated that as part of the countywide housing study she would like to interview developers to find out in the Plumas market how many units are required to build at one time to reduce the cost per square foot.

Ferguson stated that single family detached homes are the number one housing unit type in this County. She stated that mobile homes are the number two housing type. She stated that there are about 100 mobile home and recreational vehicle parks in Plumas which account for thousands of units. She stated that the next largest housing type is multifamily residential units. She stated that the attached housing product is typically the more affordable housing product.

Chief Code Enforcement Officer, Jennifer Langston, stated that RV parks regulate the age of RV's that are allowed in the park. She stated that leaves the public in the low-income category with old models that are not allowed in the park. Lewis stated that he also has the rule in his RV park. He stated that the old units are not insulated well and are not comfortable for the people who own them. He stated that there is a difference between an RV park and a mobile home park. He stated that RV parks generally accommodate transient workers like contractors, students, and traveling nurses.

Ferguson read aloud the last goal "maintain the opportunity for individual choices in housing." She stated that this goal may speak to considering tiny homes on wheels as dwelling units.

Ferguson read the policies and programs aloud.

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 15<sup>th</sup> [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 6<sup>th</sup> (2019-2024) Cycle Housing Goal Policies and Programs with 7<sup>th</sup> Cycle (2024-2029) Suggested Edits and a copy of the 7<sup>th</sup> 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.



economies. Ferguson stated two planning studies, a housing study and an economic development study, will be performed through a 2022 Community Development Block Grant (CDBG) secured by Plumas County. She stated CPAT recommends a facility needs assessment in recovering communities to determine what services can be supported by the local population. She stated CPAT has recommended evaluating the potential success of businesses and not promoting a business that cannot be supported by the local population, resulting in closure.

Montgomery stated he was excited to see Seneca Hospital had begun construction. He stated they are expecting approximately 150 workers to stay in workforce housing as part of the project. Ferguson stated the anticipated opening is Spring of 2027.

Commissioner Lewis reported he and Ferguson met with the Recreational Economy for Rural Communities (RERC) committee to discuss the housing component of the plan. He stated a USDA Rural Housing representative from the Oroville office was present to discuss available loan programs including the 502 Direct for purchase and construction.

Ferguson stated the USDA rep is going to inquire about Plumas County submitting preapproved ADU plans through the USDA process to the Division of the State Architect through the 502 Direct Loan program. Ferguson stated the goal is to advertise a free, preapproved engineering plan set in conjunction with the 502 Direct Loan. Montgomery asked if the USDA representative represents the Farm Home Administration (FmHA) as well. Lewis stated he did not believe so. Montgomery stated that FmHA loans would be another avenue for low to very low financing options in Plumas County.

Montgomery stated that Dan Efseaff from Paradise Recreation and Park District would be an asset in utilizing available funding to grow the parks program and to further community health and integration efforts.

Lewis discussed the USDA 504 Home Repair Loan Program. He stated the program has an income threshold, but participants can apply for funding to repair existing homes and improve home efficiency.

Lewis reported he spoke with Clint Koble about the 'Move-In' package being put together to encourage individuals to relocate to Plumas County through incentives like downpayment assistance. Lewis stated Koble anticipates presenting at the Board of Supervisors meeting on May 6, 2025. Lewis brought up the possibility of the Planning Commission drafting a letter of support for the 'Move-In' package, stating he sees value in encouraging relocation to Plumas County. Spencer asked how the plan addressed employment opportunities. Lewis stated much of the plan was based on targeting remote workers. Ferguson stated the Lost Sierra Chamber of Commerce is partnering with Indian Valley Innovation Hub on the 'Move-In' initiative. She stated the Planning Commission could discuss the proposal further following the presentation at the Board of Supervisors meeting. Ferguson confirmed a labor component is included in the initiative. Spencer then stated technology in Plumas County would need to be able to support the incoming population. Ferguson stated that chambers of commerce are incentivizing relocation nationwide with packages up to a cumulative \$20k. She said these packages usually come with requirements to live in the area for a predetermined amount of time. She posed the question "what are the incentives Plumas County can offer as local government?" Lewis stated the nationwide program is called 'Make My Move.' He said individuals can enter specific criteria to be matched with a compatible community. Lewis stated the Plumas County local incentives would likely be starting with a \$5k move-in bonus to the first ten verified families, in addition to offering local Plumas community perks.

Spencer asked Ferguson to report what could be done to ask the Board of Supervisors to continue discussing the 'Move-In' package in Plumas County. Ferguson stated the Board of Supervisors along with the Planning Commission could evaluate the Housing Element programs and the integration of jobs and housing at the policy level.

#### **VIII. CONTINUED FROM THE REGULAR MEETING OF MARCH 20, 2025 – 2024-2029 HOUSING ELEMENT UPDATE PUBLIC WORKSHOP #3 (Tracey Ferguson, AICP, Planning Director)**

Ferguson stated she sent a letter to the Department of Housing and Community Development's Proactive Housing Accountability Senior Manager, Fidel Herrera on April 16, 2025, regarding the late submission of the 7<sup>th</sup> cycle (2024-2029) Housing Element Update.



Ferguson stated the previous schedule determined the Housing Element (HE) would be delivered on April 14, 2025. Ferguson stated she called Housing Policy Analyst Dexter Egleston regarding the late submission. Ferguson informed Egleston of progress being made, including increased staff capacity, but communicated staff have not been able to complete all tasks. Ferguson detailed previous and upcoming HE workshops in her letter. Ferguson reiterated the goal to bring the HE plan to the public in a timely manner to comply with state requirements. She stated the plan would circulate for public comment on June 27, 2025. Ferguson stated that the HE needs to be discussed at every Planning Commission meeting, that Plumas Housing Council staff should be invited to future HE workshops, and that Planning Commission staff may attend Plumas Housing Council meetings to meet the deadline. Ferguson stated that following the HE circulating for public comment, the HE will be submitted to the Department of Housing and Community Development (HCD) in early August 2025. Ferguson stated following the review cycle, a compliance letter from the state could be expected in April 2026. Ferguson stated HE updates typically take twelve to eighteen months, and the Planning Commission has been working since January of 2024 when Velazquez began pulling demographic information for Plumas County.

Ferguson stated that at the previous workshop on April 3, 2025, the Planning Commission looked at Sierra County as an example and subsequent edits were made. HE Program #1 was discussed with the Inclusionary Housing Program and the Affordable Housing Trust Fund.

Ferguson asked if the Planning Commission would prefer to continue working on the HE Goals, Policies, Action/Programs or move on to Vacant and Underutilized Inventory and Analysis. Lewis proposed to begin working on the HE narrative. Montgomery asked for clarification on the Regional Housing Needs Allocation (RHNA) drafted April 3, 2025.

Ferguson pointed to the RHNA target of 154 units at Very Low to Above Moderate-income levels needed to be compliant with state requirements. She stated Plumas County has vacant and underutilized land in inventory. She stated, per state law, Accessory Dwelling Units (ADUs) built in the previous planning cycle can be applied to the Very Low income group. Ferguson stated the state wants reports of properties without constraints preventing habitation. She explained that the County can shoot for 133% of the RHNA requirements – approximately 206 units. Ferguson explained there are 498 units as shown on the Draft Inventory List. She stated the goal is to identify 206 viable units through collaborative efforts.

Montgomery asked if Planning Commissioners were expected to evaluate whether properties in their districts and determine potential issues. Ferguson explained that due to the concentration of viable parcels in Districts 2, 3, and 4, all commissioners are asked to evaluate site constraints to determine realistic capacity. Ferguson explained the state requirement for multi-family residential (M-R) zones in rural communities is a minimum of 10 units per acre. She explained that the maximum density in Plumas County M-R zones is 21.8 units per acre. Montgomery asked if that number accounted for setbacks and zoning requirements. Ferguson said it only accounts for density. Lewis asked if the Density Program Bonus applied to parcels with more than 12 units per acre. Ferguson clarified the program was for parcels building more than 21.8 units per acre. Montgomery asked if a property determined to hold only 12 units per acre would be classified as underutilized. Ferguson explained that vacant means there is nothing on the property and underutilized means there is an existing structure or structures on the property that are not achieving maximum residential unit capacity potential.

Montgomery asked how Ferguson divided parcels into the Very Low- or Low-income groups. Ferguson explained that parcels with greater potential residence capacity could fall into the Very Low income groups.

Spencer asked if the Commissioners wanted to continue discussing the RHNA Draft with limited meeting time left. Montgomery stated he would like to know exactly what was expected of him. Ferguson explained that the Commissioners are asked to help determine realistic residential capacity by visiting parcels in person or discussing them with the Planning Department. She stated some parcels may have plans to build, which would provide realistic capacity. Ferguson asked Commissioners to determine the most viable parcels to count toward the 206 units needed. Montgomery asked about the subjectivity of determining parcel viability. Ferguson stated the criteria for viability are site constraints and proximity to services. She explained some parcels had been crossed off the list due to nonviability. Spencer proposed related Commissioner Lewis and Commissioner Montgomery schedule an appointment with Ferguson to discuss the sites and unit potential. Ferguson noted that most parcels in the Moderate to Above Moderate-

income groups fall within Commissioner West's district. Ferguson stated the County needs 63 Above Moderate units. She suggested bringing the list back during workshop #4.

Spencer directed the conversation HE 7<sup>th</sup> Cycle (2024-2029) Goals, Policies, and Actions/Programs. She asked if the Planning Commission had sent a comment of support for the Plumas Housing Council. Ferguson stated none had been drafted yet by Planning staff and addressed Brechtel explaining the Planning Commission desires to formally acknowledge the Plumas Housing Council with a recommended resolution to the Board of Supervisors. Brechtel agreed and stated the goal of establishing the Planning Commission was to address such matters in detail and present the resulting opinion to the Board of Supervisors.

Spencer stated it was important to establish if the Planning Commission was working with the Plumas Housing Council because they are referenced several times in the HE 7<sup>th</sup> Cycle draft programs. Ferguson stated County support would be needed to tie a responsible agency to the program. Montgomery stated the primary focus of the Plumas Housing Council has been on fire recovery. He asked if the scope of the Plumas Housing Council would need to be expanded to address all housing in Plumas County in perpetuity. Ferguson explained a governance structure must first be established, but the goal of the Plumas Housing Council to exist in perpetuity. She stated it is important to ensure the Plumas Housing Council is a sustainable agency prior to including as a responsible agency in the HE 7<sup>th</sup> Cycle draft programs.

Lewis stated the Planning Commission should explore drafting a letter of acknowledgement on the 'Move-In' package. He stated the package ties directly into the Housing Element goals. Montgomery stated he believes the 'Move-In' package would be more involved with the Plumas Housing Council. Ferguson stated naming the package in a program could be considered. She suggested Clint Koble present to the Planning Commission discussing the connection to the Housing Element programs. She stated she was uncertain if acknowledgement by the Planning Commission would be required. Lewis stated Koble had asked him personally for endorsement. He stated he was unsure if it would be appropriate for him to provide one, and that it would be more appropriate and powerful coming from the Planning Commission. Lewis reiterated it ties into Policy HE 3 – Maintain a continuing program for first time homebuyers. Lewis stated most of the first-time homebuyers he has recently consulted with are also relocating to Plumas County.

Ferguson stated the Commission had previously gone through Policies HE 1 and 2. She asked at what threshold Policy HE 2 regarding an inclusionary housing ordinance would be triggered and whether the measure is more prohibitive than helpful. Spencer questioned County Counsel about what opportunities there are with Policy HE 2. Ferguson stated inclusionary housing in the context of the state checklist requires Plumas County to support affordable housing. She stated Policy HE 2 allows the County to collect revenue from development projects and establish a fund to support affordable housing efforts. Montgomery asked how the HE 7<sup>th</sup> Cycle (2024-2029) would satisfy the state checklist. Ferguson stated that, to her knowledge, inclusionary housing programs are not currently required by the state of local government. She stated the inclusionary housing program would be a proactive measure by Plumas County.

Ferguson asked what number of units would be appropriate to trigger a potential requirement that 10% of units be considered affordable. Lewis stated the goal is to encourage developers to build housing in Plumas County. He expressed concern that an inclusionary housing program may discourage developers due to a potential decrease in profits. He agreed with placing the threshold at a high number of units. He stated that when moderate and above-moderate-income housing is developed, that potentially creates vacancies in lower income housing developments. Ferguson expressed the need for balanced policy so as not to discourage developers while simultaneously supplying a funding stream for affordable housing in Plumas County. Spencer stated that the current language is soft and suggested continuing the conversation. Ferguson stated the Commission can move forward with the initiative as proposed, decline to move forward with the initiative, or find a middle ground considering economic feasibility.

Ferguson stated staff will work on advancing recommendations on programs. She asked Commissioners Montgomery and Lewis to cooperatively evaluate Greenville properties listed on the RHNA. Montgomery stated the need for an itemized timeline to complete the HE 7<sup>th</sup> Cycle (2024-2029) to meet the June 27, 2025 deadline for public circulation.

*Ferguson stated staff will prepare a timeline. She informed commissioners that special meetings of the Planning Commission may be held to complete all tasks.*

**IX. INFORMATION ITEMS/ON-GOING PROJECT UPDATES**

*Ferguson stated the Staniger Zone Change was presented to the Board of Supervisors on April 1, 2025, and on April 8, 2025. Ferguson stated no decision has been made. She stated staff are investigating if the buffer could be increased, at the direction of the Board of Supervisors, subsequently decreasing available acreage and reducing animal carrying capacity. Ferguson stated she will be working with the applicant. She stated she has a scheduled site visit. The application will be brought back before the Board of Supervisors on May 6, 2025. Commissioner Spencer stated her appreciation for the Board of Supervisors attempt at achieving compromise in the matter of the Staniger Zone Change. She stated the discussion seemed primarily concerned with social and economic compatibility whereas the application is concerned with environmental compatibility. Ferguson stated the applicant has been working to communicate with neighbors. She stated the Board of Supervisors intent is to reach a compromise between the applicant and the neighbors.*

**X. 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*

**XI. ADJOURNMENT**

***Motion:*** Adjourn to the regular meeting scheduled on May 1, 2025.

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

***Vote: Motion carried.***

***Yes:*** Montgomery, Spencer, Lewis

***Absent:*** Harvey West

**VIII. 2024-2029 HOUSING ELEMENT UPDATE PUBLIC WORKSHOP #4**

Ferguson reviewed the Regional Housing Needs Allocation (RHNA) vacant and underutilized land inventory with the Commission. She informed the Commissioners that parcels continued to be reviewed by staff and more parcels need to be removed to narrow the list down more closer to the 154 unit RHNA. She reiterated the target is 206 units. Ferguson directed Commissioners to focus on the “very low” and “low” vacant and underutilized land lists at this meeting. She stated staff would research and remove parcels from the “moderate” and “above moderate” income lists. She stated the vacant lots chosen for the “moderate” and “above moderate” income categories were located primarily in Whitehawk, Plumas-Eureka Estates, Walker Ranch, and Grizzly Ranch.

Commissioner West asked what the income threshold for “Moderate” is. Commissioner Montgomery responded that the Area Median Income (AMI) was used to determine income brackets. Ferguson agreed and stated that “Moderate” is 80-120 AMI and above 120 AMI is “Above Moderate” income. Ferguson announced new income limits for 2025 had been released and stated she would present them at the next meeting. Commissioner West asked if the vacant lands in the City of Portola would be included in the Plumas County RHNA. Ferguson stated Portola’s RHNA is separate from the unincorporated area of Plumas County.

Ferguson reiterated the RHNA includes both vacant and underutilized parcels for each income bracket. She stated there are two (2) parcels in Quincy/East Quincy and two parcels in Greenville. She informed the Commission that the two parcels in Greenville are owned by the Plumas County Community Development Commission (PCCDC), they yield potentially four units and are vacant parcels. She stated the parcels in Greenville are located adjacent to existing subsidized housing. Ferguson stated staff will be contacting the PCCDC to assess the realistic capacity of the parcels. She stated the PCCDC is currently examining their owned properties and evaluating if any can be added into the vacant lands inventory. Ferguson stated the Plumas Housing Council is in discussions with the PCCDC to bring subsidized housing to the County. Ferguson summarized state Housing and Community Development’s (HCD) requirements for rural Plumas County to yield a minimum of ten (10) housing units per acre in higher density housing developments. She stated Plumas County is currently at 21.8 units per acre in maximum density housing developments in the “M-R” Multiple-Family Residential zoning. She stated some parcels may not meet the state minimum of ten (10) units per acre and those cases will require explanation to the state. She described density constraints as topography, environmental considerations, or factors that reduce the overall developable acreage.

Commissioner Montgomery asked how this relates to the Peppard Flat parcel. Ferguson explained the parcel is 7.47 acres. Commissioner Lewis stated he had visited the parcel. Lewis stated the majority of the Peppard Flat site is mountainside. Ferguson described the site constraints as topography as well as the parcel being heavily forested. Ferguson discussed citing site constraints to reduce parcel acreage to determine the realistic density of the parcel. County Counsel Sara James asked if the Rural Communities Housing Development Corporation (RCHDC) or Plumas County Behavioral Health (PCBH) had inquired about developable parcels. Ferguson stated there was not presently a viable parcel for PCBH’s permanent supportive housing initiative. She stated PCBH was in possession of a parcel inventory list based on specific criteria including access to amenities and distance from specific service providers.

Ferguson then discussed a parcel on Claremont Way. She stated the parcel would require a two-story development. Lewis stated two property owners had presented interest in selling parcels to developers interested in building multi-family residential housing.

Lewis stated he was in contact with the owner of a parcel near Cemetery Hill on the south side of the highway that may be suitable for development due to location and access to services. Lewis stated the parcel may have site constraints due to the sloped topography of the parcel and is zoned for commercial and residential. Ferguson stated it would be possible to include a program to rezone parcels to multi-family residential as part of the Housing Element review. She encouraged the Commissioners to consider the viability of a re-zoning program. Lewis stated it would be beneficial to know what is and is not developable based on parcel viability. He stated there was value in maintaining commercially zoned parcels in addition to adding multi-family residential zoned parcels.

Ferguson stated fifty (50) units is the target for the “very low” income category in the RHNA. She stated staff will evaluate the parcels and present the most viable properties. Ferguson stated thirty-two (32) parcels is the target for the “low” income RHNA. She referenced a parcel on Jackson Street with a proposed two-story development. Spencer pointed out the RHNA listed the parcel has having “soils/Geotech” site constraints. Ferguson stated that the development may require an innovative foundation to support a multi-level structure on the parcel. She stated an engineer was currently assigned to determine a viable path forward. Ferguson stated there were two vacant lands in Chester. Commissioner Montgomery stated the property owner is likely to submit a permit for a mobile home/RV development with forty (40) units. He stated he was uncertain how that would qualify according to state requirements. Ferguson stated the current zoning of Recreational Open Space and Multiple-Family Residential would not permit an RV park. She stated the property owner should confer with the Planning Department. Regarding another property, Montgomery stated the parcel owner was interested in developing “upscale” townhomes rather than low-income housing.

Spencer asked if the mobile-home expansion in Vinton would qualify as additional housing units in the RHNA. Ferguson confirmed that the project, consisting of fifty (50) units, should be included. West asked where the project was in the process. Associate Planner Marco Velazquez reported the property owners were obtaining a special use permit amendment through the Planning Department to facilitate the park expansion. Ferguson discussed conversing with HCD staff on how to determine “very low” versus “low” income bracket parcels. Lewis asked if RVs would be counted as housing in the RHNA. Ferguson confirmed mobile homes in a state-licensed mobile home park will be counted. Lewis asked if the expansion in Vinton was adding mobile homes or RV spaces. Ferguson confirmed the property was adding mobile homes. Ferguson stated non-viable properties would be removed from the vacant lands list.

Ferguson reviewed two parcels owned by Indian Valley Community Services District (IVCSD) for which there were plans for development. She stated the IVCSD Board is currently discussing whether to develop housing assets. Lewis asked what the intention of obtaining the parcels was. Ferguson stated the intention was to build housing. Montgomery asked if the housing being considered was part of the RRA Plumas County Council initiative. Ferguson confirmed it would be a part of the Plumas Housing Council initiative.

Senior Planner Tim Evans stated the mobile home expansion in Vinton was originally excluded from the list because it required a discretionary action. Ferguson asked if HCD had a rule prohibiting such properties from being included. Evans stated the Planning Department had previously discussed not including properties that required a Planned Development Permit or any discretionary actions. Ferguson stated rezoning a parcel is also considered an entitlement action. Ferguson stated she would also ask HCD about discretionary actions. Ferguson discussed listing projects in need of discretionary actions separately from the RHNA. She stated each parcel would be accompanied by an appendix, a photograph, and a narrative. Spencer commented that the list should be included as it demonstrates the ability of Plumas County to strategize layered solutions. Lewis agreed the additional list of alternatives would be proactive.

Ferguson reviewed previous edits made to the Housing Element 7<sup>th</sup> Cycle goals, policies, and actions/programs, including edits made to the Housing Trust Fund Program, Inclusionary Housing Program, and the inclusion of the Plumas Housing Council as a responsible party. Ferguson asked the Commissioners to decide on whether to include the Inclusionary Housing Program and potential metrics. Lewis recommended maintaining a high threshold to trigger the program so as not to dissuade developers. He recommended a threshold of 100 units. Ferguson explained the policy dictates an analysis be conducted prior to adopting an Inclusionary Housing Program to mitigate potential negative impacts. Lewis inquired if the program was asking whether or not to create an Inclusionary Housing Program. Ferguson responded yes, the process of creating an inclusionary housing ordinance would require a feasibility study. She presented the Commission with the options to eliminate the policy completely or to maintain the policy with feasibility study requirement.

Lewis asked if the program would not be addressed until an interested developer presents. Ferguson stated the analysis would be done prior, and the ordinance would be written with the agreed upon requirements. Montgomery asked if the threshold would be established case by case. Ferguson stated the threshold with a required percentage of affordable units would be written into an ordinance following an analysis. She mentioned the possibility of developers increasing prices on standard units to

compensate for financial loss on affordable units. Montgomery asked how to establish incentives to prevent that outcome. Ferguson included the Board of Supervisors could act on, for example, an incentive of zero property tax for one year. She stated part of the analysis would yield information on County-controlled incentives for development and developers. Montgomery asked if the Inclusionary Housing Program was required. Ferguson replied that she did not believe so but would inquire with HCD.

Spencer provided the example of Truckee, stating the lack of strategic housing development resulted in limited housing for the local workforce. Montgomery stated the current language was vague enough to allow for future planning without imposing strict metrics. Lewis concurred. Ferguson stated the end goal would be to generate revenue in a housing trust fund for construction of affordable housing. She stated developers also could have the option to pay into the fund in lieu of creating affordable housing units. Montgomery asked if a local organization like Chico's Community Housing Improvement Program (CHIP) would be the intermediary responsible for facilitation. He questioned how detailed the Planning Commission needed to be in developing this policy at present.

Spencer asked what the downside is to leave the policy in. Ferguson informed the Commission that the state is wary of housing elements that turn over the same policies without action. She explained that reports on policy actions are sent to the state, and prior cycles show nothing has been done with the Inclusionary Housing Program. Spencer stated the program was important, but the demonstrated indecision through two housing element cycles may be ill advised. Lewis agreed. He stated a project has not come about that would trigger this policy. He recommended removing the Inclusionary Housing Program. Spencer agreed. Montgomery agreed, stating there are no projects in the near future relevant to this policy. Lewis agreed with Spencer's anecdote about Truckee. Montgomery stated the issue in Truckee is being driven by high end development, which is not necessarily occurring in Plumas County. Lewis stated it could be a possibility but is unlikely to occur at the same level. The Inclusionary Housing Program was recommended to be removed by the Commissioners. Ferguson stated the Affordable Housing Trust Fund ties directly into the Inclusionary Housing Program and would be removed. Spencer asked how the Plumas Housing Council ties into the development of the Housing Element 7<sup>th</sup> Cycle. Ferguson stated the Plumas Housing Council is evaluating several different housing strategies. Ferguson recommended adding a program recognizing the efforts of Plumas Housing Council.

Ferguson reviewed Policy 4 – Development Review and Processing Procedures and stated the fee schedules needed to be reviewed annually. She stated the Building and Planning departments are currently working to transition to Cloudpermit, an online permit submittal and management platform, to increase accessibility to the community. Ferguson Reviewed Policy 5 – Building, Planning, and Zoning Codes. She stated that Titles 8 and 9 of the Plumas County Code would be subject to review to ensure compliance. Ferguson brought up the previous discussion of extending the allowed camping time of 120 days to 180 days. Montgomery asked if “non-structural” should be removed in reference to tiny homes because they are considered RVs by the County. Ferguson clarified that “non-structural temporary shelters” are tents. She discussed the potential of developing a new ordinance to allow tiny homes on wheels as dwelling units. Montgomery recommended designing an ordinance specifically for tiny homes on wheels as temporary shelters separate from RVs to alleviate confusion. Ferguson stated the definition of “camping” could be amended to include tiny homes on wheels. She referenced similar ordinances in Placer County, where tiny homes on wheels can be considered permanent residences, provided they meet structural and health and safety requirements. Lewis stated that tiny homes on wheels coming from a manufacturer would be subject to Recreation Vehicle Industry Association (RVIA) regulations that could be written into an ordinance. Ferguson referenced Appendix Q of the building code that is specific to tiny homes on a permanent foundation. James stated that, as written, tiny homes on wheels are considered RVs in Plumas County and a specific exemption would need to be written for them to be considered anything else.

Ferguson brought up the possibility of Planning Commission special meetings to workshop the Housing Element to meet the deadline of June 27, 2025, for the public review draft release. She stated scheduled meetings are June 5, 2025 and June 19, 2025. She asked if commissioners had any conflicts with upcoming special meetings. Spencer, Lewis, and Montgomery confirmed they would be present. Spencer asked what needed to be accomplished in the two meetings prior to the release. Ferguson stated the Goals, Policies, and Actions needed to be finalized. Lewis stated the June 5, 2025, meeting would



*potentially be busy with opportunities for public comment on the Staniger Zone Change. James presented the idea of extending the time of scheduled meetings in lieu of adding special meetings. Spencer, Montgomery, and Lewis agreed to extend the time of scheduled meetings with a recess. Ferguson encouraged the commissioners to read through all programs to understand which need further consideration.*

## **IX. REVIEW OF 2035 GENERAL PLAN**

- A. Agriculture & Forestry Element Introduction, Setting/Existing Condition, Agriculture Resources, Forest Resources, Values and Issues, Legal Basis and Requirements, Relationship to Other Elements, and Plans and Planning

*Ferguson discussed the Agriculture & Forestry Element, stating it is a proactive element of the General Plan due to the County's prevalence of agriculture and forestry and is not required by the state. She read through the Introduction statement. She stated the intention of this element is to protect and promote the sustainable use of agriculture and forest resources to balance economic development and sustainability. Lewis expressed appreciation for the statement "fundamental component of the rural character, historic use, and way of life" in reference to agriculture from the introductory statement. Lewis recommended adding a section on predator reintroduction to this Element. Montgomery asked if the concept of transitional zoning between agriculture, forested lands, and development needed to be included as a statement or if it was inherent in listed values and issues. He stated he believed there will be growing concerns of individuals moving near agricultural lands who may not be familiar with historic practices.*

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

- A. Staniger Zone Change (ZC 9-23/24-10)

*Ferguson informed the Commissioners that the Staniger Zone Change is being noticed for the June 5, 2025, Planning Commission meeting. She informed the Commissioners that a new state law effective January 1, 2025, requires a 20-day notice before a planning commission holds a public hearing on an ordinance affecting the permitted uses of real property. She stated she and the Board of Supervisors became aware of this law on April 18, 2025, and determined it necessary to re-notice the public to ensure compliance. Lewis asked if the previous law required 10 days. Ferguson stated it was 10 days, and the 10-day requirement still stands for other notices not concerning an ordinance affecting the permitted uses of real property.*

- B. The Office of the State Fire Marshall has recommended new levels of Fire Hazard Severity Zones (FHSZs) within Local Responsibility Areas (LRA) affecting unincorporated Plumas County in the Town of Chester, Town of Quincy, Town of East Quincy, and Sierra Valley. Prior to adopting an ordinance that designates 2025 LRA Moderate, High, and Very High FHSZs map, information is available for public review and comment on the Plumas County Planning Department website under "LRA Fire Hazard Severity Zones (FHSZ) Map." <https://www.plumascounty.us/3354/LRA-Fire-Hazard-Severity-Zones-FHSZ-Map>. County Board of Supervisor public hearings will be held on June 3, 2025, and June 10, 2025, at 11AM (time certain) in the Board of Supervisors Chambers, 520 Main Street, Room 308, Quincy to receive public comment in person, virtually by live streaming, or by phone.

*Ferguson asked Commissioners to follow the link provided in the meeting agenda on Fire Hazard Severity Zones (FHSZ) affecting the Local Responsibility Area (LRA) in the unincorporated areas of Plumas County, including Chester, Quincy, East Quincy, and Sierra Valley. She stated public hearings will be held during the Board of Supervisors meetings at 11AM on June 3, 2025, and June 10, 2025. She stated she is currently developing the ordinance based on a template from the Office of the State Fire Marshall. She informed the Commission that the state will allow counties to be more restrictive in categorizing FHSZs, but they cannot be less restrictive. She stated staff has been in communication with the Beckwourth Peak Fire Protection District, Peninsula Fire Protection District, and Quincy Fire Protection District as they would be responsible for responding to wildland fire in the LRA.*

IX.

**2024-2029 HOUSING ELEMENT UPDATE PUBLIC WORKSHOP #5**

- A. Ferguson informed Commissioners that staff had reviewed programs from Housing Element 6<sup>th</sup> Cycle. She explained that staff will be referencing Sierra County's Goals, Policies, and Actions and identifying what may be relevant to Plumas County.

Ferguson recapped the Inclusionary Housing Program and the Affordable Housing Trust fund had been removed from the Housing Element 7<sup>th</sup> Cycle (HE). Under Program 8, Development Review and Processing Procedures, West recommended changing the review cycle from annually to biannually. Ferguson stated it would be taken into consideration in accordance with State requirements. Montgomery inquired about the amount of time an annual review typically takes. Ferguson responded that department procedures are regularly being evaluated and updated to be more efficient.

Ferguson summarized previous discussions update the time limits in Program 6, Camping Time Limits, from 120 days to 180 days. The previous HE cycles proposed the removal of the time limit to allow living in a Recreational Vehicle (RV) full time, provided health and safety conditions are met. She questioned the appropriateness of this allowance outside of a registered mobile home park. Montgomery asked if Program 6 could be amended to cite the Plumas County Camping Ordinance (PCC 9-2.405). Ferguson recommended updating the language to reflect the intent to modify the Camping Time Limit. Ferguson asked Langston if Code Enforcement was able to use a calendar function in Cloudpermit to enforce camping time limits. Langston replied that the capability to use a calendar is currently limited but suggested the possibility of using a permitting system through the Building Department using dates. Lewis commented that would be reliant upon an honor system. Ferguson replied that the existence of a paper trail would proactively help Code Enforcement ensure compliance and track non-registered camps. Montgomery suggested a written warning for those identified as unregistered. Langston stated there is an ongoing issue of unpermitted RVs accessing water resources without compensating the community services districts. Lewis stated he appreciates the idea of a structured permitting process for camping.

Ferguson stated the definition of "family" had been updated to comply with Federal and State requirements under Program 8, "Reasonable Accommodation and Housing for Persons with Disabilities." She stated that the County still needs to adopt a written procedure regulating reasonable accommodations for housing.

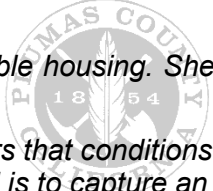
Regarding Program 9, "Transitional and Supportive Housing and Navigation Centers," Ferguson stated the North Star Navigation Center is a qualifying entity. She stated the County is currently up to compliant with Program 10 "Accessory Dwelling Units" (ADUs) through 2024, but new regulations on ADUs are regularly released. She advised updating the language to "ensure consistency with State law."

Program 11 "Density Bonus Program" could incentivize developers to build at one-and-a-half times the allowable density. Montgomery asked if the Zoning Ordinance had been updated based on the previous HE. Ferguson replied, it has not been updated to-date.

Under Program 13 "Preserve Assisted Units" Ferguson stated the units examined are under 55-year covenants, none of which are presently at risk of expiring. Lewis asked if upon expiration, the units could be sold. Ferguson explained they could be sold and adjusted to market-rate.

Under Program 14, "Rehabilitation program" Ferguson explained the Plumas County Community Development Commission (PCCDC) may have a housing rehabilitation program. She stated staff would communicate with PCCDC to obtain status. Lewis asked if interested parties could inquire with PCCDC. Ferguson responded interested parties may visit the PCCDC office in Quincy on Main Street.

Under Program 16, Ferguson stated "Fair Housing," the County will support and cooperate with the PCCDC to ensure federal requirements are met and to distribute information to the public. Ferguson informed Commissioners that the PCCDC Board of Directors allocated 35-40 Project Based Vouchers



to aid the development of affordable housing. She recommended adding a program to memorialize the Project Based Vouchers.

Ferguson informed Commissioners that conditions for Program 19, "Housing Condition Survey," had not been met. She stated the goal is to capture an inventory of dilapidated and substandard housing units. Lewis asked if residents could be connected with rehabilitative services. Ferguson responded yes, that is a goal of the program. Ferguson notified the Commissioners she received a Community Development Block Grant (CDBG) to conduct a countywide housing study. Montgomery asked if the Building Department could help facilitate. Ferguson agreed they could. Ferguson asked Langston about the state of housing stock in Plumas County. Langston notified the Commission there are 40 unsafe, red-tagged and 14 substandard documented housing units that are open and occupied in Plumas County. Spencer raised the issue of non-owner-occupied units where owners lack either interest or capacity to update properties. Montgomery asked if the program is primarily to identify dangerous dwelling structures. Ferguson replied it would be a public health and safety practice. Langston stated Code Enforcement has been working with the Plumas Crisis Intervention and Resource Center (PCIRC) to aid individuals in unsafe housing. She stated for the County to revitalize dilapidated buildings without owner consent, a court order would be required and the cost would be directed to the owner. She stated failure to pay would result in the property being sold. Spencer stated rural communities attract unique individuals who typically desire greater separation from governance. Spencer stated employee housing on Sierra Valley ranches has been beneficial.

Under Program 20 "Employee Housing," Ferguson explained employee housing is permitted by right in zones Agricultural Preserve and General Agricultural and cannot be considered different than any other agricultural use. She added employee housing must include agricultural workers who do not work on the property where the employee housing is located. She recommended inspecting employee housing within Plumas County for health and safety compliance.

Ferguson discussed government incentives to ensure affordable housing under Program 21, "Housing for Lower Income and Extremely Low-Income Households." She discussed the possibility of transitioning old motels into Single Room Occupancy (SROs). Montgomery asked if the concept was similar to condo conversions from short term to long term residency. Ferguson explained the conversion would be to long-term rentals. She explained to be occupied longer than thirty days, each room would require a kitchen, potentially requiring renovation. Montgomery asked if funding would be provided by the County for conversions. Ferguson replied there is the potential for allocated grants and alternative funding sources from HCD. Montgomery asked if Plumas County needed to provide specific criteria for the conversion. Ferguson replied that property owners would need to comply with Plumas County Code and the definition of a "dwelling unit." She recommended keeping the program and directing staff to continue research on the matter.


Ferguson announced Program 22, "Emergency Shelter Development," had been removed because it had been completed.

Ferguson discussed collaborating with the PCCDC to educate local landlords on Section 8 to develop additional housing options in Plumas County under Program 23, "Housing Choice Voucher Program."

Under Program 24, "Water and Sewer Infrastructure," Ferguson announced staff were looking into actionable projects for which staff could apply for funding. Spencer recommended the current language "seek funding" be made more specific. Ferguson recommended including language to specify projects that have been through Integrated Regional Water Management (IRWM).

Ferguson updated language in Program 25, "Community Development Block Grant Funding," to reflect the County is applying for CDBGs in addition to supporting PCCDC in their applications. Lewis asked what the purpose of CDBGs is. Ferguson responded projects can pertain to planning, economic development, and infrastructure.

Ferguson reviewed the goals, policies, and actions from the Sierra County Housing Element with Commissioners. She explained Commissioners are to extract the related policies and implementation



measures required by the State for Affirmatively Furthering Fair Housing (AFFH). Ferguson recommended adding an overall housing goal to the Housing Element 7<sup>th</sup> cycle. Commissioners agreed.

Commissioners agreed to not impose additional constructions requirements beyond those mandated by the State to ensure health and safety. Commissioners agreed to evaluate how the County may draft a policy meant to promote consideration of providing additional land for residential development through re-zoning or surplus lands. Ferguson explained the State requires no net loss for residentially zoned land.

County Counsel Josh Brechtel replaced Sara James for the remainder of the meeting.

Ferguson stated the County's Geographic Information Systems (GIS) Division recently organized a list of County-owned properties. Brechtel stated County Counsel is working with HCD to surplus a County-owned property to Plumas District Hospital. Ferguson evaluated how the County may develop programs to increase the supply of permanent rental housing. She discussed recruiting more landlords to accept Section 8 and partnerships with local initiatives like the Lease to Locals program. Lewis reinforced the importance of educating local landlords on Section 8.

Ferguson confirmed the County considers manufactured homes to be no different than any single-family residence. Ferguson confirmed the County allows and promotes Accessory Dwelling Units (ADU) in accordance with State law. Ferguson discussed Policy 2.5, stating the County shall allow, by right housing developments with at least 20 percent affordable housing parcels zoned Multiple-Family Residential. Lewis asked if this related to the recently removed Inclusionary Housing Program. Ferguson stated it did not. West asked if the verbiage "by right" required an ordinance. Ferguson confirmed there is usually an additional implementation measure, but the policy dictates the County will "allow," not "require." Ferguson confirmed the County promotes employee housing.

The Commission agreed that the County will support low income and special needs housing development through helping to identify appropriate sites, applying for funds that will include the cost of permit fees and inspections on behalf of housing providers, and offering incentives like density bonuses to developers for affordable housing. Ferguson confirmed the State required informational handouts be available online and at County office, libraries, and public agencies. Lewis questioned the practicality of placing handouts targeted at developers in libraries, stating the Planning Department office is the nexus for information. Ferguson reiterated these were the minimum requirements from the State.

Commissioner Montgomery had to leave the meeting early.

Ferguson stated staff needed to draft HE policies zoning code amendments and check for compliance. Ferguson discussed the possibility of allowing employee housing on parcels zoned for single family residential. She discussed a possible allowance through the ADU ordinance. Lewis brought up the need for employee housing for the Forest Service as well as agricultural employees.

Ferguson discussed the feasibility of a no-cost tentative map amendment to allow for the development of higher density affordable housing. She confirmed that Plumas County had already adopted an ADU ordinance. She stated the State is continuously releasing ADU requirements, and staff will work to keep policies in compliance. Ferguson confirmed policies are in place to ensure the County continues to enforce building and safety codes. She stated staff needed to reconnect with the representative from the USDA Rural Development Single Family Housing Rehabilitation Program to aid in securing funding for home rehabilitation. Ferguson discussed the possibility of focusing Code Enforcement efforts in areas of greater need.

Ferguson highlighted the County measure to mitigate the impacts of fire and flood particularly on vulnerable communities. She recommended staff further research into the implementation measure.

Ferguson recommended adding a hazard mitigation program, stating the County already meets certain measures through implementation of the Local Hazard Mitigation Plan.

- B. Ferguson presented the 2025 State Income Limits. The Area Median Income for Plumas County as of 2025 is \$95,300 for a family of four.

X. **REGULAR MEETING OF THE PLANNING COMMISSION ON JUNE 19, 2025, CANCELLED DUE TO COUNTY HOLIDAY; SCHEDULE SPECIAL MEETING OF THE PLANNING COMMISSION IN JUNE 2025 (Tracey Ferguson, AICP, Planning Director)**

**Motion:** To schedule a Special Meeting of the Planning Commission for 1PM on Wednesday, June 18, 2025, and cancel the regularly scheduled meeting for July 3, 2025.

**Moved by:** Chris Spencer **Seconded by:** Dayne Lewis

**Vote:** Motion Carried

**Yes:** Spencer, Lewis West

**Absent:** Montgomery

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

- A. Ferguson informed Commissioners the Local Responsibility Area (LRA) Fire Hazard Severity Zones (FHSZ) ordinance would be presented to the Board of Supervisors for adoption on June 10, 2025. Ferguson stated the primary concerns of the public are the potential for increased insurance rates and the modeling methodology that resulted in areas being classified moderate, high, or very high FHSZ. She stated there are shared concerns by the public and the Board of Supervisors that hazard levels can be increased but not decreased. Ferguson stated she included a clause within the ordinance expressing frustration at the lack of discretion at the local level. She stated that she will also be drafting a letter to the State advocating for a bill that allows for greater autonomy in local discretion. West asked if the website contained a comparison of the old LRA FHSZ map and the revised version. Ferguson replied, yes.

XII. **FUTURE AGENDA ITEMS**

1. 2024-2029 Housing Element Update Public Workshop #6 – schedule special meeting on June 18, 2025
2. Review of goals and policies of the 2035 Plumas County General Plan Agriculture & Forestry Element – meeting of July 17, 2025
3. Brown Act Training for Planning Commissioners – 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

XIII. **ADJOURNMENT**

**Motion:** To a Special Meeting scheduled for June 18, 2025.

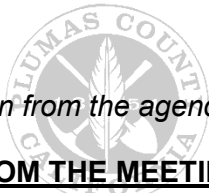
**Moved by:** Chris Spencer **Seconded by:** Dayne Lewis

**Vote:** Motion Carried

**Yes:** Spencer, Lewis West

**Absent:** Montgomery





**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

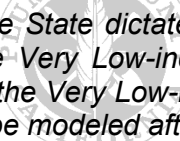
**Absent:** None

*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 7<sup>th</sup> 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.*





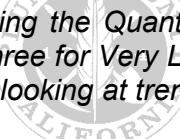
Ferguson informed Commissioners the State dictates that Extremely Low-Income RHNA units (below 30% AMI) be included as part of the Very Low-income units. She stated Extremely Low-income is assumed to be approximately 25% of the Very Low-income. She informed Commissioners the Housing Goals, Policies, 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 7<sup>th</sup> 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 Montgomery 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 Montgomery 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. Montgomery 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*



PLUMAS COUNTY PLANNING DEPARTMENT  
555 MAIN STREET, QUINCY, CA 95971

# PRESS RELEASE

FOR IMMEDIATE RELEASE – JULY 1, 2025

## 2024-2029 HOUSING ELEMENT UPDATE – 30 DAY PUBLIC REVIEW AND COMMENT

The Plumas County 2024-2029 Housing Element is circulating for public review and comment from June 27, 2025, through July 28, 2025. Pursuant to Assembly Bill 215, the Planning Department will then have 10 business days (July 28, 2025, through August 8, 2025) to incorporate public comment prior to submitting to the California Department of Housing and Community Development (HCD) for the State's mandatory review. This reflects the statutory recognition that the availability of housing is a matter of statewide importance and that cooperation between all levels of government, non-governmental organizations, and the private sector is critical to attainment of the State and County's housing goals.

The Plumas County 2024-2029 Housing Element (7<sup>th</sup> cycle planning period beginning June 30, 2024, and ending June 30, 2029) is one of the seven State-mandated elements of the Plumas County General Plan and provides a comprehensive assessment and framework to address existing and projected housing needs of all economic segments of the unincorporated area of Plumas County and provides clear policy direction for decision making. The draft Vision of the 2024-2029 Housing Element is, as follows: *“Adequate supply of safe and livable housing types with opportunities for individual choices that accommodate all socioeconomic segments of the unincorporated County area, leading to housing possibilities that meet the needs, protect the environment, and are consistent with a jobs-housing balance based on future population and economic conditions.”*

The Housing Element must accommodate the County's Regional Housing Needs Allocation (RHNA) of 154 dwelling units, including 9 extremely low-income, 29 very low-income, 24 low-income, 29 moderate-income, and 63 above moderate-income dwelling units.

State law (Government Code Sections 65580 through 65589) mandates the content to include an analysis of existing and projected housing needs; an inventory of resources and constraints that are relevant to meeting the needs; a statement of the County's goals and policies relative to affirmatively furthering fair housing (AFFH) needs; quantified objectives to the maintenance, preservation, improvement, and development of housing; and programs that set forth actions to address existing and projected housing needs.

To access the 2024-2029 Public Review Draft Housing Element and for more information, please visit the Plumas County Planning Department counter at 555 Main Street, Quincy, or on the website at:

<https://www.plumascounty.us/2629/Housing-Element>

To submit public comment, please contact:

Amanda Harmon, Assistant Planner  
Plumas County Planning Department  
530-283-6213 / [amandaharmon@countyofplumas.com](mailto:amandaharmon@countyofplumas.com)



### **Board of Supervisors**

Dwight Ceresola, 1st District  
Kevin Goss, Chair, 2nd District  
Thomas McGowan, 3rd District  
Mimi Hall, Vice-Chair, 4th District  
Jeff Engel, 5th District  
Allen Hiskey, Clerk of the Board

### **MEETING MINUTES**

## **ADJOURNED REGULAR MEETING OF THE BOARD OF SUPERVISORS COUNTY OF PLUMAS, STATE OF CALIFORNIA HELD IN QUINCY ON JULY 15, 2025**

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### **STANDING ORDERS**

#### **Live Stream of Meeting**

Members of the public who wish to watch the meeting, are encouraged to view it [LIVE ONLINE](#)

#### **ZOOM Participation**

Although the County strives to offer remote participation, be advised that remote Zoom participation is provided for convenience only. In the event of a technological malfunction, the only assurance of live comments being received by the Board is to attend in person or submit written comments as outlined below. Except for a noticed, teleconference meeting, the Board of Supervisors reserves the right to conduct the meeting without remote access if we are experiencing technical difficulties.

The Plumas County Board of Supervisors meeting is accessible for public comment via live streaming at: <https://zoom.us/j/94875867850?pwd=SGlSeGpLVG9wQWtRSnNUM25mczlvZz09> or by phone at: Phone Number 1-669-900-9128; Meeting ID: 948 7586 7850. Passcode: 261352

#### **Public Comment Opportunity/Written Comment**

Members of the public may submit written comments on any matter within the Board's subject matter jurisdiction, regardless of whether the matter is on the agenda for Board 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 using e-mail address [Public@countyofplumas.com](mailto:Public@countyofplumas.com)

#### **CALL TO ORDER**

##### **Roll Call.**

**Present:** Supervisor - District 1 Ceresola, Supervisor - District 2, Chair Goss, Supervisor - District 3 McGowan, Supervisor - District 5 Engel, Supervisor - District 4, Vice-Chair Hall

**Motion:** Approve and authorize Plumas County Behavioral Health to pay Plumas County Office of Education \$59,604.40 invoice from fiscal year 2023/24. PCOE had staffing issues and the invoice was not sent to our office for payment; (No General Fund Impact) Mental Health Services Act - Prevention and Early Intervention funds; discussion and possible action., **Action:** Approve, **Moved by** Supervisor - District 1 Ceresola, **Seconded by** Supervisor - District 5 Engel.

**Vote:** Motion Passed by unanimous roll call vote (**summary:** Yes = 5).

**Yes:** Supervisor - District 1 Ceresola, Supervisor - District 2, Chair Goss, Supervisor - District 3 McGowan, Supervisor - District 5 Engel, Supervisor - District 4, Vice-Chair Hall.

- 3) Approve and authorize supplemental budget transfer(s) of (\$370,000.00) from Mental Health Acct 70570 (10100 Cash-Balance) to (Professional Services #521900) to cover the over-budget costs; approved by Auditor/Controller. **Four/Fifths roll call vote**

**Motion:** Approve and authorize supplemental budget transfer(s) of (\$370,000.00) from Mental Health Acct 70570 (10100 Cash-Balance) to (Professional Services #521900) to cover the over-budget costs; approved by Auditor/Controller. **Four/Fifths roll call vote, Action:** Approve, **Moved by** Supervisor - District 5 Engel, **Seconded by** Supervisor - District 1 Ceresola.

**Vote:** Motion Passed by unanimous roll call vote (**summary:** Yes = 5).

**Yes:** Supervisor - District 1 Ceresola, Supervisor - District 2, Chair Goss, Supervisor - District 3 McGowan, Supervisor - District 5 Engel, Supervisor - District 4, Vice-Chair Hall.

**Kyle Hardee presents**

**Supervisor Hall comments**

## **B. PLANNING - Tracey Ferguson**

- 1) **11:00 AM. RE-NOTICED PUBLIC HEARING.** Introduce and waive the first reading of an **ORDINANCE**, Staniger Zone Change (ZC 9-23/24-01) Zoning Ordinance, approved as to form by County Counsel; discussion and possible action; Roll call vote.

Tracey Ferguson (Planning Director) is present and addresses the Board with an overview of the matter before them.

The Chair opens the public hearing. There being no further comment, the hearing is closed.

\*Motion\*

**Motion: 11:00 AM. RE-NOTICED PUBLIC HEARING.** Introduce and waive the first reading of an **ORDINANCE**, Staniger Zone Change (ZC 9-23/24-01) Zoning Ordinance, approved as to form by County Counsel; discussion and possible action; Roll call vote., **Action:** Approve, **Moved by** Supervisor - District 3 McGowan, **Seconded by** Supervisor - District 1 Ceresola.

**Vote:** Motion Passed by unanimous roll call vote (**summary:** Yes = 5).

**Yes:** Supervisor - District 1 Ceresola, Supervisor - District 2, Chair Goss, Supervisor - District 3 McGowan, Supervisor - District 5 Engel, Supervisor - District 4, Vice-Chair Hall.

The title of the Ordinance is read and continued to August 5, 2025 for adoption.

**Tracey Ferguson presents**

**There were no public comments heard during this hearing.**

**Supervisor Hall comments**

**Supervisor Engel comments**

**Supervisor McGowan comments**

- 2) Plumas County 2024-2029 Housing Element Update 30-Day Public Review and Comment Period; June 27, 2025 through July 28, 2025; discussion only; receive Board and public comment.

The Board received a presentation on the Plumas County 2024-2029 Housing Element Update.

Tracey Ferguson presents  
Supervisor Hall comments  
Supervisor Engel comments  
Plumas Sun comments  
Supervisor Ceresola comments  
Linda M. comments  
Nick Collin comments

#### 4. BOARD OF SUPERVISORS

- A. Correspondence and weekly reports by Board members of meetings attended, key topics, project updates, standing committees and appointed Boards and Associations

Reported by Supervisor Hall regarding matters related to County Government and included attending Budget Meetings, and RCRC 7/17/25

Reported by Supervisor Goss regarding matters related to County Government and included attending Budget Meetings.

Reported by Supervisor Ceresola regarding matters related to County Government and included attending Water Board Meetings, Fire Protection Meetings.

- B. Accept Letter of Resignation from Director of Social Services, Laura Atkins, effective August 4, 2025, and direct Human Resources to begin recruitment to fill the position; discussion and possible action.

**Motion:** Accept Letter of Resignation from Director of Social Services, Laura Atkins, effective August 4, 2025, and direct Human Resources to begin recruitment to fill the position; discussion and possible action., **Action:** Approve, **Moved by** Supervisor - District 4, Vice-Chair Hall, **Seconded by** Supervisor - District 1 Ceresola.

**Vote:** Motion Passed by unanimous roll call vote (**summary:** Yes = 5).

**Yes:** Supervisor - District 1 Ceresola, Supervisor - District 2, Chair Goss, Supervisor - District 3 McGowan, Supervisor - District 5 Engel, Supervisor - District 4, Vice-Chair Hall.

#### 5. CLOSED SESSION

##### **ANNOUNCE ITEMS TO BE DISCUSSED IN CLOSED SESSION**

- A. Conference with Legal Counsel - Anticipated Litigation: Significant exposure to litigation pursuant to subdivisions (d)(2) & (e)(4) of Government Code §54956.9 (1 case)


The closed session is based on documents publicly available and included in the Board Packet for Item 2.C.1 (Departmental Matters/Treasurer-Tax Collector) on the March 18, 2025, Board of Supervisors Regular Meeting Agenda.

- B. Personnel: Public Employee Performance Evaluation - Planning Director

- C. Personnel: Public Employee Discipline/Dismissal/Release - Complaints against the Director of Social Services pursuant to Government Code Section 54597

- D. Conference with Labor Negotiator regarding employee negotiations: Sheriff's Administrative Unit;



 Commissioner Foster asked why there were so few applications. Commissioner West responded that many households either purchased a different home or relocated out of the area. Ferguson agreed and also stated there was general frustration and skepticism of the government program in addition to rigorous requirements of the grant application process. Lastly, Ferguson informed Commissioners that the single-family mitigation program will be funding approximately 19 households. Commissioner Dayne Lewis asked if the program was for exterior home hardening. Ferguson replied yes, and it also includes performing defensible space work around the home.

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

Montgomery reported that the Plumas Housing Council (PHC), during its last meeting, discussed the vision of the group which is shaping up to focus on serving the various housing stakeholders in the County as a nexus for housing resources, connections, and information. Ferguson reiterated the PHC is working to serve in a cooperative and supportive role in the community. Montgomery stated PHC has also hired a part-time administrative staff member to assist in the Council's operations.

West reported the State was now allowing the County's volunteer fire departments to be compensated for what he called 'pre-positioning' as a preventive measure during times of increased fire risk. He stated the Plumas County volunteer fire prevention districts will be called upon and paid for time to strategically deploy resources that will stand ready as a preventative measure with the goal of reduced response times to three to four minutes.

Foster introduced himself as the new Planning Commissioner for District 2.

## **VIII. PLUMAS COUNTY 2024-2029 HOUSING ELEMENT UPDATE 30-DAY PUBLIC REVIEW AND COMMENT PERIOD: JUNE 27, 2025 THROUGH JULY 28, 2025 (Tracey Ferguson, AICP, Planning Director)**

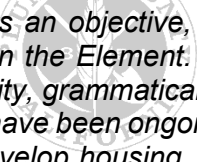
### **A. Discussion to receive Commissioner and public comment.**

Ferguson noted the 2024-2029 Housing Element Public Review Draft was originally due June 30, 2024. Foster asked if there are consequences for late submittals of an adopted 7<sup>th</sup> Cycle Housing Element. Ferguson replied that loss of grant funds can be a consequence and reported that the Plumas County Behavioral Health Department has been disqualified from a round of funding from the Permanent Local Housing Allocation (PLHA) grant program. She stated the Behavioral Health Department will be eligible for future rounds in 2026 once the Element is adopted by the County and certified by HCD. Continuing, Ferguson explained the largest data and information gap in the narrative is within Appendix C, Affirmatively Furthering Fair Housing, under the Local Knowledge sections and that community housing stakeholders will be consulted to fill in the gaps. She informed Commissioners that Appendix A – Public Participation will evolve as public comments and feedback are added into the document.

Ferguson reviewed the 2024-2029 draft Vision statement for the Housing Element 7<sup>th</sup> Cycle Update. Commissioners appreciated the reference to preserving individual choices. Foster and Lewis expressed concern the public may not understand the meaning of the technical term "jobs-housing balance." Ferguson agreed to define the term in the document to ensure public comprehension.

Ferguson explained the 7<sup>th</sup> Cycle Update contains seven goals, each with subsequent policies and programs, which is an improvement from the prior Element's goals, policies, and program format. Ferguson explained the Housing Element goals are prescriptive and meet State Housing Element Law requirements while addressing the specific housing needs of Plumas County. Ferguson addressed how the County will achieve Goal #1, or to accommodate the County's Regional Housing Needs Assessment (RHNA), citing policies committing the County to preserve multi-family residentially zoned parcels, not imposing additional requirements on single or multi-family dwelling units, and supporting community service and utility districts.

She explained the County will achieve policies through the associated programs.



Ferguson stated the State requires an objective, timeline, responsible agency or agencies, and a funding source for each program in the Element. She requested Commissioners review the goals, policies, and programs for readability, grammatical correctness, and feasibility and provide feedback to staff. Ferguson explained there have been ongoing conversations surrounding how the County can incentivize the private sector to develop housing. She confirmed the Inclusionary Housing program and the Housing Trust Fund program had been removed pursuant to the direction from the Planning Commission. She stated the Housing Condition Survey continues in the 2024-2029 7<sup>th</sup> Cycle Housing Element. She explained that the Affirmatively Furthering Fair Housing sections are now required by Government Code 8899.50(a)(1). Ferguson explained that, as the Housing Authority in Plumas County, the Community Development Commission is the authority for fair housing laws and practices.

Montgomery asked if “no net loss” referred to the RHNA. Ferguson replied it refers to when a residentially zoned site is identified in the vacant land inventory and is then rezoned, for example, or not utilized to the unit potential stated in the inventory, a therefore a replacement site with equal realistic capacity must be identified within 180 days. Ferguson then reviewed the vacant and underutilized sites for each income category included in the Element. Ferguson informed Commissioners that only vacant land and no underutilized parcels are being considered for Moderate or Above Moderate-income groups. Ferguson reviewed the income categories limits based on the \$95,300 AMI for Plumas County with the Commissioners. She stated 2023 Census information reported 16.5% of households in Plumas County are classified as Extremely Low-Income. Foster stated this indicates Plumas County is among the top counties for poverty.

Ferguson reiterated the vacant lands inventoried meet the RHNA requirements and that the underutilized sites are additive to accommodate the RHNA and identifies multi-family residential sites that could be redeveloped to include additional housing density in the County. She explained accessory dwelling units (ADUs) built in the previous planning cycle can be accounted for in meeting the Very Low-Income RHNA in the current planning cycle. Foster asked if there were restrictions on who could live in an ADU. Ferguson replied there are no restrictions for who occupies ADUs. Foster asked if homeowner associations (HOAs) could prevent ADUs from being built. Ferguson explained that ADU State Law prohibits HOAs from restricting or prohibiting ADU construction. West mentioned individuals who build an ADU may be subject to the County Assessor’s re-evaluation and increased property taxes.

Ferguson reviewed the Element’s Quantified Objectives and projected new construction, rehabilitation, conservation/preservation units for the 2024-2029 planning cycle. Ferguson noted as the Plumas County Community Development Commission does not have an existing and active rehabilitation program, the County will be relying on the USDA Rural Housing program, part of the USDA Rural Development, for home repair to accommodate the County’s housing rehabilitation needs. Ferguson reminded Commissioners of the webpage for the Housing Element, being:

<https://www.plumascounty.us/2629/Housing-Element>

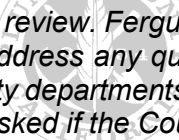
Ferguson reminded Commissioners that Assistant Planner, Amanda Harmon, is the point of contact for Housing Element comments, with her email and phone number:

[amandaharmon@countyofplumas.com](mailto:amandaharmon@countyofplumas.com) / 530-283-6213

Montgomery asked how staff will know if a unit is undergoing rehabilitation and will count toward the 7<sup>th</sup> Cycle Housing Element Quantified Objectives. Ferguson explained the Planning Department will begin to proactively collaborate with the Building Department to intentionally track incoming building permits and type of work being performed.

#### **B. Recap Housing Element Update schedule.**

Ferguson reiterated the 2024-2029 Housing Element Public Review Draft is circulating for public comment June 27, 2025, through July 28<sup>th</sup>, 2025. She stated public comments will continue to be accepted after the circulation period, through August 8, 2025. Staff will incorporate public comments and the initial HCD review draft will be submitted to HCD on August 11, 2025.

  
The State will then have 90 days to review. Ferguson stated she will request to communicate with the assigned reviewer to proactively address any questions. She stated staff will continue to meet with community stakeholders and County departments involved with housing to solicit feedback during the HCD review period. Montgomery asked if the County would be working with the same HCD reviewer throughout the entire process. Ferguson stated, yes, and that she expects to receive the HCD comment letter sometime in early November 2025 and then work with HCD into 2026 on the necessary revisions to meet Housing Element State Law, with subsequent State reviews. The HCD Element is anticipated to be presented to the Plumas County Planning Commission for recommendation to the Board of Supervisors for adoption in spring 2026.

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

A. No discussion. The Agriculture & Forestry Element Goals and Policies was continued to the regular meeting of August 7, 2025.

**X. INFORMATION ITEMS/ON-GOING PROJECT UPDATES**

A. Ferguson reported the Local Responsibility Area (LRA) Fire Hazard Severity Zones (FHSZ) Ordinance, Resolution, and Official Hazard Map were adopted by the Board of Supervisors on June 10, 2025, and codified on July 10, 2025. Ferguson described the letter from the Board of Supervisors sent to the State Fire Marshal's Office expressing dissatisfaction with only being able to increase, not decrease, the FHSZ on any given LRA parcel. She stated Supervisor Mimi Hall commented during the LRA adoption hearing that the County has retained a lobbying firm to help Plumas work with State representatives such as Senator Dahle and Assemblymember Hadwick to draft new legislation that would propose amendments to the California Government Code to address LRA process and implementation issues.

B. Ferguson stated the Staniger Zone Change (ZC 9-23/24-10) to allow the "F" Farm Animal Combining Zone was re-noticed to the Board of Supervisors for public hearing on July 15, 2025. She stated that on July 15, 2025, the Board motioned to waive the first reading and unanimously scheduled the potential adoption for August 5, 2025 of the Ordinance by Resolution, permitting 10 hooved livestock for personal use on 5.2 acres of the 16.93-acre parcel.

**XI. FUTURE AGENDA ITEMS**

1. Brown Act Training (Sara James, Deputy County Counsel) – scheduled for August 7, 2025.
2. Review of 2035 General Plan Agriculture & Forestry Element Goals and Policies – continued to August 7, 2025.
3. Draft a Planning Commission resolution to the Board of Supervisors recommending to officially recognize the Plumas Housing Council – date to be determined.

**XII. ADJOURNMENT to the regular meeting scheduled for August 7, 2025.**

**Motion:** Adjourn to the regularly scheduled meeting of August 7, 2025

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

**Vote: Motion Carried**

**Yes:** Montgomery, Lewis, Foster, West

**Absent:** Spencer

# 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
1	7/2/2025	Facebook	Greg Ranger	<i>What are the total fees a person should expect to pay if they want to build a new home in Plumas County? Please include all the fees the school district and other public agencies charge.</i>	Planning and Building permit fees are included on pages 97-99. Development fees, including total building permit fees, for single-family and multiple-family housing are on page 100. The County does not have any impact fees, including school district impact fees, at this time.
2	7/6/2025	Facebook	Rayna Hermo	<i>We also need to accommodate more jobs in the communities, we need more businesses to make Plumas County prosperous.</i>	The draft 2024-2029 Housing Element Vision on page 11 includes context of a jobs-housing balance, which is further discussed on page 48.
3	7/6/2025	Facebook	Mary Sims	<i>Funny but it seems to me that certain entities are trying to run us out of these mountains... yet here this is. What is really going on here? And how do they propose building when we are now in red-zones? Can anybody explain this to me?</i>	Red-zones, or Very-High Fire Hazard Severity Zones (FHSZs) in the Local Responsibility Area (LRA) and State Responsibility Area (SRA) include areas of residentially zoned land for housing. The "Building Standards" section on pages 100-101 describes, for example, the Wildland Urban Interface (WUI) or "Chapter 7A" State building code standards that apply in Very-High FHSZs in the LRA and SRA. "Chapter 7A" State building code requirements may be seen as a governmental constraint. Although federal and state agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this Housing Element.

2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX					
#	Date	Method	Name	Comment	Response to Comment
4	7/6/2025	Facebook	Mary Sims	<i>Our County is losing businesses... yet they propose more housing. This makes no sense.</i>	Comment noted.
5	7/18/2025	Email	Clint Koble	There was no mention of the CA Fair Plan and how that affects housing in Plumas County. The Fair Plan has a profound impact on housing affordability in rural areas, especially those areas close to public lands that are heavily wooded.	An "Availability of Insurance" section has been added, starting on page 105.
6	7/18/2025	Email	Clint Koble	<i>With a Median Household Income MHI of only \$64,946, Plumas County ranks 48th out of 58 counties, meaning that 47 counties have a higher MHI than Plumas. The Fair Plan and the low MHI coupled together, are a major deterrent to housing starts in Plumas County. After comparing 6 counties with Plumas, I found a direct correlation between the MHI and: Median Age, Housing Starts, Student Enrollment, and most likely - retail sales. Higher MHI equated into lower the Median Age, higher housing starts, higher student enrollment, and generally higher retail sales. Case in point: In Placer County the MHI is: \$114,678, Median Age is 4.24, and 1400+ housing starts. In Modoc County, the MHI is: \$58,648, Median Age is 49, and there is an average of 5 housing starts per year. In Plumas, the MHI is: \$64,946, Median Age is 52.1, and historically, I think we average 25 housing starts per year. I can send you my 7-county analysis if you want it.</i>	Comment noted.

## 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
7	7/18/2025	Email	Clint Koble	<i>I'm confused by the Housing Element Vision of 342 new construction starts and the RHNP of 154 new construction. How is it when we have an average of 25 housing starts per year or 125 every 5 years, that we are going to have 342 new constructions in our Housing Element Vision in 5 years (2024-2029). How is it that we are going to vision that many new construction starts when we are actually losing people ever year? Table 5 (Employment Sector) says we have lost 1921 employees between 2010 and 2023. Ouch, that really affects our workforce capacity.</i>	The 2024-2029 RHNA is based on future growth projections for the County, and accounts for the recent housing unit loss from wildfire. Quantified objectives represent a reasonable expectation of the maximum number of housing units that will be developed (i.e., new construction), rehabilitated, or conserved/preserved and the number of households that will be assisted over the next five-year planning period. Footnote 1 in Table 2 has been edited to clarify the moderate and above moderate new construction objective.
8	7/18/2025	Email	Clint Koble	<i>Furthermore, there was no reference to the CA Department of Finances 'Demographic Research Unit', that we are to lose 30% of our 2020 population by 2060, a whopping 6900+ people. The Demographic Research Unit projects that Plumas will lose <u>174</u> people for 40 years, when actually, according to the U.S. Census, we have lost approximately 1000 people in the last 4 years - a loss of <u>250</u> people per year.</i>	California Department of Finance statistics for population estimates was added on page 45 under "Population Trends."
9	7/18/2025	Email	Clint Koble	<i>I think we can all agree that the last 1000 people to leave Plumas County didn't take their houses with them. You would think that with a shrinking population, we would have a housing shortage, but stats say that the low MHI is why we can't afford to build or buy a house in Plumas County. Our Multiple Listing Service shows there are plenty of houses available, but the prices is out of our range.</i>	Comment noted.



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10	7/18/2025	Email	Clint Koble	<i>I'm happy that we are putting emphasis on LMI when it comes to housing, but it is the unaffordability of our average wage owners that is our problem. Building more homes for LMI people and a lower income workforce will only continue to keep our homes affordable to LMI residents. Until we find ways to raise our MHI, we won't move the needle much when it comes to affordable and accessibly housing, especially for young families.</i>	Comment noted.
11	7/18/2025	Email	Clint Koble	<i>I noticed that our ordinance preventing Tiny Homes on Wheels as full-fledged housing wasn't mentioned as a detriment to housing, when counties around us are now accepting them as full-fledged housing. Any detriments we can eliminate might be beneficial, especially those that are affordable.</i>	Tiny homes on wheels in Plumas County are considered RVs and are not permanent housing when located outside of a HCD licensed RV/mobile home park. The Planning Commission discussed tiny homes on wheels as dwelling units as part of the Housing Element Update workshops, but did not direct staff to include a program to amend the County's Zoning Code to allow. Conversations can be re-initiated with the Planning Commission and begin with the Board of Supervisors to explore adding a program in a future draft Housing Element version to address this comment.
12	7/18/2025	Email	Clint Koble	<i>In the 2019-2024 Housing Element, it stated that "Two thirds of the county's housing stock is over 30 years of age or more, making it ripe for rehabilitation. Your new report says about 1/3 of our housing stock is 30 years of age or more. Which is it? And if 2/3 of our housing stock is 30+ years of age, then perhaps we should look stronger at rehabilitation programs. (Housing Age and Conditions section).</i>	Data reconciled. Amendments made to address this comment.

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#	Date	Method	Name	Comment	Response to Comment
13	7/18/2025	Email	Clint Koble	<i>I'm convinced that we won't solve our housing crisis until we solve our Median Household Income crisis. Until that changes, we will be a cellar dweller when it comes to building affordable and accessible housing for all ages. Our low MHI drives new and younger people away, it explains why we have a terrible time attracting County employees and other workforce personnel, it explains why we are aging out, why we have declining school enrollment, why our retail sales are declining, and why our largest demographic is 65+ years. Will it be hard? Yes, it will be the hardest thing we have ever done. It will require industry diversification, more non-tourist and more non-seasonal businesses, business recruitment, and business incentives.</i>	Comment noted.
14	7/18/2025	Email	Clint Koble	<i>Leadership with vision, commitment, and boldness is all we need! Until then, we will only build a couple dozen homes a year while another 175-250 people will leave the county for somewhere else where it's easier to make a living.</i>	Comment noted.
15	7/21/2025	Email	Dayne Lewis, Planning Commissioner District 4, response to Clint Koble email	<i>Thank you for your in depth comments and analysis of the Housing Element Draft. I agree that yes, our need for more housing will never be solved if people simply can't afford it based on the MHI being so low and building costs being so high. It is my understanding this document is to document, understand, and provide for ample inventory of lands that could be developed and what populations need to be served or housed- be that low income families based on our MHI. We need to encourage developers or non-profit entities to build attached product housing developments that would provide this needed sector of housing. This document serves as a guide to show those developers and the state that we have identified, protected, and encouraged that kind of thing. Anyway, I will be sure to discuss your comments with the other commissioners and staff that have worked hard at preparing this draft when they are presented for review at the Planning Commission meeting.</i>	Comment noted.

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#	Date	Method	Name	Comment	Response to Comment
16	7/21/2025	Email	Dayne Lewis, Planning Commissioner District 4, response to Clint Koble email	<i>Rehabilitation is a great direction to focus in to get more people housed at a lesser cost than building new!</i>	Comment noted.
17	7/25/2025	Email	Katie Brown	<i>To Whom It May Concern, I am a single mother living and working in Plumas County, and I wanted to share my experience and concerns as part of the public review process for the 2024–2029 Housing Element. I’ve been actively looking to purchase an affordable 3-bedroom home in Quincy for some time, but I’ve found that: Listings are extremely limited, especially for homes suited for families. The few homes available are often priced far beyond what a single-income household can afford. Rental options for larger homes are not only scarce but priced at or above what a monthly mortgage would be, making it difficult to justify renting — yet buying isn’t accessible either. It’s discouraging and has made it feel nearly impossible to establish long-term housing stability in the town I love and work in.</i>	Comment noted.
18	7/25/2025	Email	Katie Brown	<i>I would strongly encourage the County to consider supporting: More attainable homeownership options, like small-lot single-family homes or townhomes.</i>	Program H 1.4 promotes the County's pre-approved no-cost accessory dwelling unit (ADU) plans that range from 705 square feet to 1,200 square feet and can also be built as small-lot primary single-family homes.
19	7/25/2025	Email	Katie Brown	<i>Incentives for workforce housing that help local families, especially single parents, buy and stay in the area.</i>	Program H 2.5 supports lower income workforce housing development.

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20	7/25/2025	Email	Katie Brown	<i>Mixed-income developments that allow for a range of affordability while keeping families in town and contributing to the local community.</i>	Program H 4.5 supports the development of a permanent supportive housing project with diverse lower income levels, including extremely low-, very low-, and low-income households. Program H 1.6 supports market rate middle income households.
21	7/25/2025	Email	Katie Brown	<i>Ensuring Quincy, as the county seat, receives strong attention for future housing projects. Thank you for the opportunity to participate in this process. I hope the County continues to prioritize local working families in future housing plans.</i>	Appendix B - Vacant and Underutilized Land Inventory identifies 5 parcels in Quincy and East Quincy that are zoned for higher density multiple-family housing and could accommodate future housing projects.
22	7/28/2025	By Phone	John Sheehan	<i>Review Program H 2.3 and page 65 as the PCCDC does not own all of the affordable housing units in the County. Reconcile to include the other affordable housing properties and owners.</i>	Amendments made to address comment.
23	8/6/2025	Email	Darren Beatty (Plumas District Hospital)	<i>Our district would be open to considering the redevelopment of both Greenville properties for housing or healthcare. However, it is my opinion, that the highest and best use for the old hospital property would be additional skilled nursing beds. I believe skilled nursing would also serve to add to the county's housing inventory for our ageing population and it would seem to conform to the multifamily residential density usage as outlined in the plan. In full transparency the district does not have the financial resources to complete any project on the Greenville properties, including demolishing the old hospital. Again, I would entertain any serious proposal that includes additional housing or healthcare related projects. My comments on the properties are imagining a world in which resources are not finite. I support keeping your plan as is so long as it does not constrain the district to pursue healthcare related opportunities if financial conditions allow.</i>	Appendix B - Vacant and Underutilized Land Inventory includes both options in the narrative, with redevelopment potential for housing and/or healthcare, such as the skilled nursing beds to meet the needs of the County's aging senior special needs population.

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#	Date	Method	Name	Comment	Response to Comment
24	8/8/2025	Email	Deb Hopkins	<i>I am so grateful for your work. I have pitch to make in the direction of serious consideration of the aesthetics of what you build. What you build is going to become part of the canvas of each individual's perception of our spaces; the "feel" of our communities. Beyond the fact that what is built will be there for a long time, why is this important? The future of our county depends largely on our economy and population. Plumas County has had have a significant demographic shift over the past decades. We are losing families and gaining seniors. This hurts our schools, and our overall tax base. WE NEED FAMILIES TO MOVE TO PLUMAS COUNTY. We finally have the infrastructure to support remote work so IF we had housing, we could attract remote workers with families who have good salaries. More of these people moving to Plumas would support local business which would provide local jobs and revitalize our Main Streets. Having enough housing and DIVERSE housing available to meet the needs of multiple socioeconomic groups is essential to revitalization. We have a beautiful County that has already suffered too much from building and development without long range vision. We need to attract families and shift our demographic. With remote work and option in many rural areas we are competing with many other communities.</i>	The draft Vision of the Housing Element is, "Adequate supply of safe and livable housing types with opportunities for individual choices that accommodate all socioeconomic segments of the unincorporated County area, leading to housing possibilities that meet the needs, protect the environment, and are consistent with a jobs-housing balance based on future population and economic conditions." Goal H 2 - Provide Affordable, Attainable Housing for All, reads: The County shall support the production of attainable housing that is affordable to serve the needs of lower income households and encourage housing opportunities for all.

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#	Date	Method	Name	Comment	Response to Comment
25	8/8/2025	Email	Deb Hopkins	<i>Offering attractive housing that complements the aesthetics of our historic buildings, and the character of our villages is important. We must think of the future, who we want to attract, and be competitive. While unattractive or “passible” housing can provide more homes it will not attract people with higher incomes. We need those people with higher incomes as well. Our median income is low. Our tax revenues are low. We NEED some people who have middle class and upper-class incomes to join our communities to lift our entire economy. Furthermore, Plumas County has suffered from having difficulty filling County jobs, teaching and school system administrative jobs, etc. Many times, these have been high paying important positions. We struggle to compete, and positions have unfilled (according to Supervisor Hall 30% of the county jobs are currently not filled. Plumas County’s lack of competitiveness has also resulted (in my opinion) in our hiring subpar workers who have led the County into costly lawsuits. Some of your housing should appeal to middle- and higher-income folks, even if it is temporary housing they move into while they build a custom home here. I have been to numerous BOS meetings and efforts have been made, steps taken to raise salaries to make us more competitive but then we fall short because the individuals can’t find suitable housing. The aesthetics of ALL the housing you build is immensely important.</i>	Pages 96-97 describe individual design (architectural review) guidelines in the communities of Quincy, Chester, Johnsville, and LaPorte and Little Grass Valley.

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26	8/8/2025	Email	Deb Hopkins	<i>I am advocating for housing for ALL socioeconomic groups with consideration of aesthetics that is fitting to the who we intend to attract to use the home. And as much as we need to house those in lower income brackets, we need those in higher ones to bring revenue to our County. The context of each build area should be considered. But even if you build in a low-income area surrounded by low income housing the data shows that when the housing is well designed and pleasing to the eye, residents take pride and care for their homes better. The big push back against aesthetics is cost. I have not had time to research how to do it without driving costs up, but I am happy to keep working on this if the data and examples are helpful. For now, I am sharing some AI generated points. I think they are relatable and relevant. I apologized for not having this pared down and including links to research etc. Thank you for your work and for considering my thoughts.</i>	The Housing Element plans for all economic segments of the community including moderate- and above moderate-income households. Program H 1.6 supports market rate developers to build multi-family middle income housing.



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#	Date	Method	Name	Comment	Response to Comment
27	8/8/2025	Email	Deb Hopkins	<p><i>Several approaches can help integrate aesthetics into housing development without substantially driving up costs: *Prioritize functional beauty: Focus on simple, functional layouts and building forms that are inherently appealing without excessive ornamentation. *Utilize efficient design and materials: opt for streamlined designs, standard dimensions, and durable, low-maintenance materials like vinyl siding or mass timber, which can offer cost savings compared to more expensive alternatives. *Integrate sustainable features: Energy-efficient windows, insulation, and appliances can reduce long-term costs through lower energy bills, while also offering aesthetic benefits and potentially qualifying for incentives. *Leverage mass timber construction: Mass timber, like glulam and cross-laminated timber (CLT), is lightweight and offers a cost-effective alternative to traditional steel and concrete construction, potentially saving 30-40% on structural costs for a four-story building, according to ThinkWood. Mass timber also lends itself to prefabrication, which can reduce labor costs and expedite construction. *Embrace "gentle density" or "missing middle housing": These approaches involve building multi-unit housing that blends seamlessly with the appearance of existing single-family homes, potentially allowing for more units on a lot without significantly altering the aesthetic character of a neighborhood. This can make housing more affordable by increasing supply in desirable locations.</i></p>	Comment noted.

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28	8/8/2025	Email	Deb Hopkins	<p><i>*Consider the use of recycled materials: Recycled glass, for example, offers an eco-friendly and cost-effective alternative that can be used in concrete for visually striking facades and walkways. Corrugated metal for skirting or siding is another example. Important Considerations. *Context matters: The appropriate aesthetic approach will vary depending on the specific location, existing neighborhood character, and target demographic. *Long-term vs. initial cost: While some aesthetically pleasing features might have a higher upfront cost, they might lead to long-term savings through increased durability, energy efficiency, or enhanced property value. *Collaboration and expertise: Engaging with experienced designers, local builders and suppliers can help find creative solutions that balance aesthetics, functionality, and cost-effectiveness.</i></p>	Comment noted.

2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX					
#	Date	Method	Name	Comment	Response to Comment
29	8/8/2025	Email	Deb Hopkins	<p><i>1. Smart design choices and material selection: *Focus on the building envelope: Paying attention to the building's exterior, including its massing, shape, and window placement, can create a positive visual impact without requiring expensive ornamental features. *Utilize cost-effective yet appealing materials: Exploring innovative building materials and prefabricated components can offer both aesthetic and functional benefits at a lower cost compared to traditional construction methods. *Prioritize durable and low-maintenance materials: Selecting materials that are both visually appealing and long-lasting can reduce long term maintenance costs and improve the perceived value of the housing units. 2. Thoughtful integration with the environment: *Consider "disguised density" or "gentle density": Creating multi-unit housing that blends seamlessly with the surrounding neighborhood can increase housing density without negatively impacting the community's aesthetic. *Embrace sustainable design principles: Features like green roofs, courtyards, and well-designed landscaping can enhance the aesthetics of affordable housing while also promoting sustainability and energy efficiency, potentially increasing long-term value and desirability. *Maximize natural light and ventilation: Strategic placement of windows and design elements can optimize natural light and airflow, creating a more pleasant and comfortable living experience while potentially reducing energy costs, according to Homesfy.</i></p>	Comment noted.

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#	Date	Method	Name	Comment	Response to Comment
30	8/8/2025	Email	Deb Hopkins	<p><i>3. Community engagement and collaboration: *Understand community preferences: Engaging with residents and stakeholders to understand their aesthetic preferences can help designers create housing that is both appealing and integrated into the existing community fabric. *Partner with local artists or designers: Collaborating with local talent can introduce unique and culturally relevant artistic elements into the design without necessarily increasing costs significantly. 4. Prioritizing essential design elements: *Focus on thoughtful layouts and functionality: Designing efficient and practical floor plans can enhance the livability and appeal of affordable housing, potentially attracting a wider range of tenants or buyers. *Emphasize a welcoming atmosphere: Features like well-designed entrances, common areas, and landscaping can create a sense of community and pride among residents, notes <a href="http://www.simplehomesimplelife.com">www.simplehomesimplelife.com</a>. *Improved aesthetics in affordable housing is a game-changer. *Historically, affordable housing has been associated with unattractive, utilitarian designs that often stood out negatively in neighborhoods. The focus on improved aesthetics aims to counteract this stigma by creating housing that residents can be proud of and that blends seamlessly with the surrounding community.</i></p>	Comment noted.

2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX					
#	Date	Method	Name	Comment	Response to Comment
31	8/8/2025	Email	Deb Hopkins	<p><i>3 reasons why this trend is transforming communities: 1. Countering Stigma *Affordable housing is now stylish. *Residents feel pride, not shame.</i></p> <p><i>2. Neighborhood Enhancement * Well-designed homes uplift areas. *Property values can rise.</i></p> <p><i>3. Shifting Public Perception *Better designs lead to acceptance. *More support for inclusive projects.</i></p> <p><i>By improving the visual appeal of affordable housing, developers and policymakers hope to change public perception and increase community acceptance of these projects. This shift in perception is crucial for reducing NIMBY (Not In My Back Yard) opposition and fostering more inclusive communities.</i></p> <p><i>Key aspects driving this trend: 1. Architectural Innovation * Creative designs at low cost. *Example: Broadway Affordable Housing in Santa Monica. 2. Integration with Surroundings *Blends with neighborhood style. *Enhances local character. 3. Quality Materials * Durable, appealing materials. * Low maintenance, high impact. 4. Attention to Detail *Thoughtful color schemes and landscaping. *Features like private balconies and green roofs. *This trend is reshaping affordable housing, making it attractive, sustainable, and community-friendly.</i></p>	Comment noted.

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#	Date	Method	Name	Comment	Response to Comment
32	8/8/2025	Email	Tyler Pew	<i>Page 5 - &lt;DATE&gt; missing, guessing will be added in the future</i>	Will be completed in the future once information is available.
33	8/8/2025	Email	Tyler Pew	<i>Page 5 - Mid Page - &lt;INSERT&gt; Should that be there or?</i>	Will be completed in the future once information is available.
34	8/8/2025	Email	Tyler Pew	<i>Pg 14 - H 2.5 - Looks good, thanks for including</i>	Comment noted.
35	8/8/2025	Email	Tyler Pew	<i>Pg 18 - H 4 - Where would the emergency ordinance from the 2021 Wildfires allow use of a RV on a single family lot as shelter will eventually run out and enforcement will be needed. This is starting to happen with some sites in Greenville.</i>	Program H 3.2 Code Enforcement has been amended.
36	8/8/2025	Email	Tyler Pew	<i>Is there any space to look at community based solar that could bring down the per home construction costs. We had discussed this in theory with the Master Infrastructure Plan, not sure if there is a way to codify and start to put it in motion.</i>	Pages 107-108 describe "Energy Conservation Resources" including solar. Conversations can be initiated with the Planning Commission and Board of Supervisors to explore adding a program in a future draft Housing Element version to address this comment.
37	8/8/2025	Email	Tyler Pew	<i>At the PHC Meeting - The concern for aesthetics was brought up. Not sure how we address or if it belongs in this document.</i>	Pages 96-97 describe individual design (architectural review) guidelines in the communities of Quincy, Chester, Johnsville, and LaPorte and Little Grass Valley.



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#	Date	Method	Name	Comment	Response to Comment
38	8/8/2025	Email	Cory Turner (Legal Services of Northern California	<i>The County Must Plan for Meeting the Housing Needs of Acutely Low-Income Households of up to 15% AMI. Beginning with the seventh revision of the housing element, the RHNA must also assess the needs of acutely low-income households. (See Gov't Code § 65584(d)(1).) Health &amp; Safety Code section 50063.5 defines acutely low-income as households with incomes up to 15% of AMI.(Gov't Code § 65583(a)(7)(B) and see Gov't Code § 65582(b) defining "acutely low income.") The County must assist in the development of adequate housing to meet the needs of acutely low-income households. (Gov't Code § 65583(c)(2)(B).) The County's inventory of land suitable for residential development must also include sites that are sufficient to provide for the RHNA's share of acutely low-income housing. (See Gov't Code § 65583.2.) Here, the County's housing element does not plan at all for acutely low-income housing as required above. The RHNA, analysis of housing needs, programs, and Vacant and Underutilized Land Inventory do not include acutely low-income households.</i>	Acutely low-income households have been added to the RHNA, programs, and sites analysis.

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#	Date	Method	Name	Comment	Response to Comment
39	8/8/2025	Email	Cory Turner (Legal Services of Northern California)	<i>The County Should Remove Inappropriate Parcels from the Sites Inventory. The Housing Element must identify and zone enough appropriate sites for the County to accommodate its need for housing over the planning period. (Gov't Code § 65583.) The sites inventory that should be used for low- and very low-income sites is on pages B-2 to B-4. Plumas County's share of the Regional Housing Needs Allocation ("RHNA") is 62 low- and very low- income units. The County must identify sites by parcel number and indicate the number of units that can be realistically accommodated on the site. (Gov't Code § 65583.2, subd. (c).) The County identified 7 parcels in Quincy, East Quincy, and Greenville. Practically speaking, lots under two acres are exceedingly difficult to develop, and are not attractive to potential investors or developers. Out of the seven 7 sites identified for lower-income housing, 4 sites are under 2 acres. The County must identify sites that can realistically be developed, and we recommend the County identify sites large enough to be realistically developed for affordable housing.</i>	HCD states under their building blocks "Analysis of Sites and Zoning" a parcel smaller than one half acre or over 10 acres is considered inadequate to accommodate housing affordable to lower income households, unless the housing element demonstrates development of housing affordable to lower income households on these sites is realistic or feasible. Narratives have been added to demonstrate viability of the sites under two acres.

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#	Date	Method	Name	Comment	Response to Comment
40	8/8/2025	Email	Cory Turner (Legal Services of Northern California)	<i>Affirmatively Furthering Fair Housing. Each jurisdiction must take steps to “Affirmatively Further Fair Housing” (AFFH) in its housing element. The purpose of this requirement is to undo patterns of segregation and create opportunity for communities of color and other protected classes. The County relies heavily on sites that are near one another or near existing housing for low- and very low-income households. All 4 sites for very low-income households are concentrated in East Quincy. The largest and most viable site is next to Valley Heights Apartments. Valley Heights is affordable for very low- and low-income households through the HUD project-based Section 8 program. The only site for housing for low-income households in Quincy is across the street from Mountain View Manor, which is affordable housing subsidized by the USDA's Rural Housing Service and the Low-Income Housing Tax Credit Program. Finally, the two sites in Greenville are next to one another and next to Green Meadows Apartments, a public housing development for very low- and low-income households that is owned and operated by the Plumas County Community Development Commission. Rather than distributing the housing more equally in these areas or in other parts of the County, the County is concentrating its low-income housing to particular areas of Quincy, East Quincy, and Greenville. Using only these sites for housing for very low- and low-income households affirmatively undermines fair housing instead of furthering fair housing.</i>	In rural Plumas County, where 65% of the land area is federally owned public lands and another 6% of the land is owned by other public entities including the state and County, parcels zoned for by right higher density multi-family housing are located in towns, such as Quincy, East Quincy, and Greenville where goods, amenities, and services (water/sewer) are readily available and located and are not a constrain; these are the areas where the County has determined viability of sites for housing for lower income households. While the County is doing everything to take steps to affirmatively further fair housing, the reality is higher density by right "M-R" zoned parcels are located in the County, as directed by the 2035 General Plan, through zoning, to be infill parcels leading to the patterns shown in the vacant and underutilized analysis.

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#	Date	Method	Name	Comment	Response to Comment
41	8/8/2025	Email	Cory Turner (Legal Services of Northern California)	<i>Second, the County is required to do more to affirmatively further fair housing. The analysis and plan to affirmatively further fair housing lacks any real engagement with the topic and no concrete plans to alleviate the effects of concentrated poverty and segregation other than the identification of sites, many of which would actually exacerbate the concentration of poverty near existing sites of low-income housing. Appendix C of the current Draft lays out data and mapping demonstrating concentrations of segregation, poverty, and levels of opportunities. The Draft does not, however, provide any meaningful analysis of the contributing factors as is required by Government Code section 65583(c)(10)(A)(iii). The Draft says that those factors are listed in Table 14, but Table 14 is blank. It is not surprising, then that the actions and programs identified do not contain actionable steps that would address contributing factors because those contributing factors are not identified.</i>	Appendix C, or the Affirmatively Furthering Fair Housing Assessment, has been completed with the incorporation of the local knowledge sections. The resulting needs are then addressed in programs.
42	8/8/2025	Email	Cory Turner (Legal Services of Northern California)	<i>The County should do further analysis to identify contributing factors of concentrated segregation and poverty and assess concrete programs that can address them. The Draft states there have been significant changes in the percentage of residents who are below the poverty level, while there has been a significant increase in the city of Portola. The draft does not analyze what may have contributed to this change, especially as the overall population of the county has decreased. We suggest that the County analyze whether economic factors or factors related to the environment, insurance, and wildfires, including the destruction of structures in the Dixie Fire, could have contributed to these outcomes and how the Housing Element could plan for housing to address these changes. Additionally, the Housing Element does not analyze whether the reduction in the percentage of households below the poverty line is due to improved economic status or due to displacement. The Housing Element should analyze the contributing factors to these trends.</i>	Appendix C, or the Affirmatively Furthering Fair Housing Assessment, has been completed with the incorporation of the local knowledge sections. The resulting needs are then addressed in programs.

# 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
43	8/8/2025	Email	Cory Turner (Legal Services of Northern California)	<i>Analysis of Existing Assisted Housing eligible for Conversion to Market Rate Housing. The inventory of existing affordable housing is missing properties. Program H 2.3 ("Preserve Assisted Units") incorrectly states "[t]he Plumas County Community Development Commission as the County's Housing Authority owns all of the subsidized properties in Plumas County." Page 65 lists the 5 properties: Valley Heights (Quincy), Green Meadows (Greenville), Pine Meadows (Chester), Sierra Meadows (Chester), and Wildwood Village (Chester). There are two additional subsidized housing developments in Quincy that are not owned by PCCDC. Mountain View Manor at 116 Circle Drive has 46 units subsidized through the USDA's Rural Housing Service and the Low-Income Housing Tax Credit Program. Quincy Garden Apartments at 20 East Central Avenue has 28 units subsidized by the USDA's Rural Housing Service. The subsidy for Quincy Garden Apartments is scheduled to end 10 years from now in 2035. It is also possible that the owner may be allowed to prepay and end the subsidy in less than 10 years.</i>	Information has been corrected and Program H 2.3 has been modified.
44	8/8/2025	Email	Cory Turner (Legal Services of Northern California)	<i>Government Code Section 65583(a)(9) does not require the County to list all subsidized properties, but the County must identify and analyze "existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use." We want to make the County aware of existing affordable housing projects not owned or operated by PCCDC both to assist with planning considerations as described above and because the County cannot analyze and monitor the expiration of subsidies it is not aware of. Government Code Section 65583(c)(6) then requires the County to create a program for preserving subsidized units that, like Quincy Garden Apartments, will become eligible within 10 years to end their low-income housing program and become market rate housing. "The program for preservation of assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs" (Id.)</i>	Information has been corrected and Program H 2.3 has been modified.

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45	8/8/2025	Email	Cory Turner (Legal Services of Northern California	<i>The Draft does not identify that Quincy Garden Apartments will be eligible to end their low-income housing subsidy in ten years or less and does not have its own preservation program. Program H 2.3 states PCCDC will monitor all affordable housing projects and funding sources. The Program only requires the County to “cooperate” and does not include any responsibility for the County to independently monitor whether low-income housing may convert to market rate or for the County to utilize necessary and available financing and subsidy programs to preserve that housing. Government Code Section 65583 and HCD require the County to do both. LSNC recommends the County review the excellent HCD Building Blocks website, “Preserve Units at Risk of Conversion to Market Rates”.<sup>1</sup> The site provides further information, sample programs, and a sample letter to notify qualified entities of the opportunity to purchase affordable low-income housing in Plumas County and prevent it from converting to market rate housing.</i>	Information has been corrected and Program H 2.3 has been modified.



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#	Date	Method	Name	Comment	Response to Comment
46	8/8/2025	Email	Cory Turner (Legal Services of Northern California)	<p><i>Housing Element Programs Should be Concrete and Actionable</i></p> <p><i>According to HCD's Building Blocks and Government Code Section 65583(b), the programs in the County's housing element draft must: (1) include specific action steps the County will take to implement its policies and achieve its goals and objectives; (2) include a specific timeframe for implementation; (3) identify the agencies and/or officials responsible for implementation and the County's role, and (4) identify specific, measurable outcomes wherever possible.<sup>2</sup> Based on this LSNC suggests the following to improve the programs discussed below. Program H 1.5 contains three separate innovative and promising actions to encourage the development of housing for low-income and extremely low-income households. It proposes to (1) provide regulatory incentives and reduce development fees, (2) conduct outreach to affordable housing developers and assist with funding applications, and (3) explore the feasibility of preserving single-room occupancy (SRO) units in the County. The timeframe for Program H1.5 lists a bi-annual review and outreach and assessment of the feasibility of preserving SROs by 2026. It is not clear which of the three separate actions of this program are subject to the bi-annual review and if 2026 is a separate deadline only for the SRO program. LSNC recommends that the County divide Program H 1.5 into three separate programs with specific, measurable goals and deadlines for each one. This will make clear what is expected for each program and whether they have achieved the goals that have been set.</i></p>	Program H 1.5 has been amended.

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#	Date	Method	Name	Comment	Response to Comment
47	8/8/2025	Email	Cory Turner (Legal Services of Northern California	<i>Program H 4.2 states the County will comply with Government Code Section 65583(a)(4) by adopting development and managerial standards in its zoning ordinance for by-right emergency shelters. Government Code Section 65583(a)(4) provides that emergency shelters shall only have the following written, objective standards for: (i) the maximum number of beds or persons, (ii) sufficient staff parking, (iii) the size and location of onsite waiting and intake areas, (iv) onsite management, (v) proximity to other emergency shelters but no more than 300 feet apart, (vi) length of stay, (vii) lighting, and (viii) security. Program H 4.2 says it will create these standards, including those listed in Section 65583(a)(4), but does not outline what those standards will be to demonstrate that they will comply with state law. This program should provide more information about what specific standards that County intends to adopt to comply with state law.</i>	Program H 4.2 has been amended, although the specific development and managerial standards will need to be vetted and developed through the ordinance process.

# 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
48	8/8/2025	Email	Cory Turner (Legal Services of Northern California)	<i>Program H 5.3 provides the County will refer all fair housing complaints to service providers, including California Rural Legal Assistance (CRLA). Legal Services of Northern California is the qualified legal services provider and Legal Services Corporation grantee for Plumas County. Every year, LSNC assists low-income households, households with senior citizens, and households with people who have disabilities with a variety of fair housing complaints. These complaints include people with disabilities who request and/or are wrongfully denied reasonable accommodations and modifications; people with government housing assistance like Section 8 Housing Choice Vouchers who are being wrongfully denied housing; and people who are wrongfully being treated differently based on belonging to or being associated with a protected class like age, race, gender, religion, family size, marital status, military or veteran status, sexual orientation, gender identity/gender expression, ancestry, and more. It is our belief that CRLA does not handle fair housing cases for residents of Plumas County. In the process of preparing these comments, we asked them to confirm whether this was the case, but we have not received a response. If we learn otherwise, we will provide updated information. CRLA is the qualified legal services provider and Legal Services Corporation grantee for other Northern California counties, but not for Plumas County. They would have to refer such complaints to Legal Services of Northern California, and the County should do the same. LSNC is happy to meet with the County and to provide further information about our services, fair housing presentations, and materials to distribute to the public. Our website, <a href="http://www.lsn.net">www.lsn.net</a>, contains further descriptions of the range of civil legal services we provide in Plumas and 22 other Northern California counties.</i>	Program H 5.3 has been amended.
49	8/8/2025	Email	Cory Turner (Legal Services of Northern California)	<i>Program H 5.4 says the County will refer people to the "California Fair Housing and Employment Council." This agency no longer exists. The state agency that receives fair housing complaints is the Civil Rights Department. The program should be updated to reflect this.</i>	Program H 5.4 has been amended.

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#	Date	Method	Name	Comment	Response to Comment
50	8/8/2025	Email	Cory Turner (Legal Services of Northern California	<i>The previous Housing Element included Program 2, an Inclusionary Housing Program to “require developers to include a certain percentage of rental or for-sale units that are affordable to lower-income households as a condition of development.” The current Draft Housing Element deletes this program, because “it is unlikely that a project of the scale needed for an inclusionary ordinance would be developed in Plumas within the 7th cycle planning period.” We recommend the County retain a similar program in this draft as an inclusionary zoning ordinance can be an important tool to develop affordable housing and may become appropriate during the 5-year planning period.</i>	This Program has been in the Housing Element for the past two cycles. To-date, it has not been a priority and therefore no local inclusionary housing program has been established. Comments from the Planning Commission support the removal of this program, as it is unlikely that a project of the scale needed for an inclusionary ordinance would be developed in Plumas within the 7th cycle planning period.
51	8/8/2025	Email	Cory Turner (Legal Services of Northern California	<i>Conclusion. We appreciate the hard work the County, its staff, and its project contractors have put into the Housing Element update process. We hope to work with the County to ensure the Housing Element meets the legal requirements and facilitates the construction of affordable housing to meet the substantial needs of the County. If you have any follow-up questions or to discuss this matter, I can be reached at the contact information below.</i>	Comment noted.



PLUMAS COUNTY PLANNING DEPARTMENT  
555 MAIN STREET, QUINCY, CA 95971

# PRESS RELEASE

FOR IMMEDIATE RELEASE – AUGUST 14, 2025

## 2024-2029 HOUSING ELEMENT UPDATE – HCD INITIAL REVIEW DRAFT SUBMISSION

The Plumas County 2024-2029 Housing Element completed circulation for public review on July 28, 2025. In total, the Planning Department received 51 comments from 11 individuals by phone, email, and social media and met with 11 County departments and housing stakeholder agencies that provided input. Comments primarily concerned the availability and affordability of housing and the diversity of homeownership options and housing types, as well as the need to provide housing opportunities to families in Plumas County.

Pursuant to Assembly Bill 215, the Planning Department then had 10 business days (July 29, 2025, through August 11, 2025) to incorporate public comment prior to submitting to the California Department of Housing and Community Development (HCD) for the State's mandatory review. This reflects the statutory recognition that the availability of housing is a matter of statewide and local importance and that cooperation and direct involvement between all levels of government, non-governmental organizations, and the private sector is critical to attainment of the State and County's housing goals.

The Plumas County 2024-2029 Housing Element (7<sup>th</sup> cycle planning period beginning June 30, 2024, and ending June 30, 2029) is one of the seven State-mandated elements of the Plumas County General Plan and provides a comprehensive assessment and framework to address existing and projected housing needs of all economic segments of the unincorporated area of Plumas County and provides clear policy direction for decision making. The draft Vision of the 2024-2029 Housing Element is, as follows: *"Adequate supply of safe and livable housing types with opportunities for individual choices that accommodate all socioeconomic segments of the unincorporated County area, leading to housing possibilities that meet the needs, protect the environment, and are consistent with a jobs-housing balance based on future population and economic conditions."*

The Housing Element must accommodate the County's Regional Housing Needs Allocation (RHNA) of 154 dwelling units, including 2 acutely low-, 8 extremely low-, 28 very low-, 24 low-, 29 moderate-, and 63 above moderate-income dwelling units.

State law (Government Code Sections 65580 through 65589) mandates the content to include an analysis of existing and projected housing needs; an inventory of resources and constraints that are relevant to meeting the needs; a statement of the County's goals and policies relative to affirmatively furthering fair housing (AFFH) needs; quantified objectives to the maintenance, preservation, improvement, and development of housing; and programs that set forth actions to address existing and projected housing needs.

To access the 2024-2029 HCD Initial Review Draft Housing Element and for more information, please visit the Plumas County Planning Department counter at 555 Main Street, Quincy, scan the QR code below, or find the document on the Planning Department website at:

<https://www.plumascounty.us/2629/Housing-Element>

For questions or to submit a public comment, please contact:

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