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**PLUMAS COUNTY  
PLANNING COMMISSION**

Minutes of the Meeting of March 15, 2012

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**PLANNING COMMISSION MEMBERS**

**Mark Dotta**, *Commissioner* (District 1)

**Betsy Schramel**, *Chair* (District 2)

**Richard Rydell**, *Commissioner* (District 3)

**Larry Williams**, *Commissioner* (District 4)

**John Olofson**, *Vice Chair* (District 5)



**I. CALL TO ORDER**

The Plumas County Planning Commission (*the Commission*) convenes in a meeting on March 15, 2012, at 10:02 a.m. in the Planning and Building Services Conference Room, Quincy, CA; Chair Betsy Schramel presiding.

**II. SALUTE TO THE FLAG**

**III. ROLL CALL**

**Commissioners Present:** Schramel, Olofson, Dotta, Williams & Rydell (*Rydell attends telephonically at 7310 Winding Oaks Drive, Colorado Springs, CO, a public place where other members of the public can participate in the meeting*)

**Commissioners Absent:** None



**Also in attendance** (Supervisors, Consultants, County Staff):

Randy Wilson, *Director - Planning*

Nancy Fluke, *Recording Secretary*

**IV. CONSENT ITEMS:**

**A. ITEMS TO BE CONTINUED OR WITHDRAWN FROM THE AGENDA**

It is noted that the March 15, 2012, agenda distributed at this meeting is the original agenda and not the *revised* agenda that reflected removal of *Item IV – Election of Officers*, which already took place at the February 16, 2012, meeting.

Schramel asks if there are any other revisions to the agenda. Hearing none, the Commissioners approve the February 16, 2012, agenda by a unanimous affirmative voice vote.

## **B. APPROVAL OF MINUTES**

Schramel calls for a motion to approve the minutes from February 16, 2012. Motion is made by Dotta, seconded by Williams, with a unanimous affirmative voice vote recorded.

## **V. COMMISSIONER REPORTS / COMMENTS**

Williams mentions his concern about the number of supervisorial County personnel leaving.

Rydell asks Wilson about County requirements for off-site signs. Rydell adds that Seneca Hospital is interested in placing a sign on Highway 36 that highlights the emergency services in a more eye-catching manner than the existing Cal Trans signs for the hospital. Wilson states that most likely Seneca Hospital would need to go the route of a variance via a Zoning Administrator Hearing.

Olofson states he has two articles to share. The first article Olofson describes is about the wolf populations since introduction back into wilderness areas. The second article Olofson says concerns a small farm program at Western Nevada College called the *Specialty Crop Institute*.

A brief discussion ensues concerning the current popularity of raising chickens and Wilson states that the subject can be looked at in more detail when the zoning codes are updated. Wilson adds that a possible example for code language pertaining to chickens would be Nevada County.

## **VI. PUBLIC COMMENT OPPORTUNITY**

George Terhune, Chair of the Plumas County Airport Land Use Commission, reports that the State Department of Finance has recently proposed the elimination of all Airport Land Use Commissions with the exception of Los Angeles County and San Diego County. Terhune states he wants to know what the Planning Commissioners think of this proposal, and Terhune mentions that the *California State Association of Counties* (CSAC) is also asking for comments on the subject. Terhune explains that he would like to see a transition whereby the State would phase out ALUCs via a *sunset clause*. Another approach Terhune mentions is a wording change in the Plumas County General Plan to have airport land use matters primarily handled at the Planning/Zoning Administrator and Board of Supervisors levels. Dotta suggests the topic as a future Planning Commission agenda item. Wilson states he will work with the ALUC members to draft a letter for CSAC.

Tracy Ball introduces himself and states he resides at a property on the outskirts of Quincy that borders Forest Service property slated to be a parking area for off-road motorized vehicle trails. Ball continues that he and his wife, Brenda Lantow, have written a letter to the Forest Service asking that they refrain from putting the parking area so close to private residences; and in the letter, Ball/Lantow provide rationale to substantiate their request. Ball shares that the comment period is taking place now. Ball suggests that the County becomes involved in discussion with the Forest Service on the matter. Wilson recommends that Ball brings his concerns to the Coordinating Council which is a body that facilitates discussion between the County and the Forest Service.

## **VII. FEATHER RIVER LAND TRUST**

Paul Hardy, Executive Director of the Feather River Land Trust, provides background information about himself, the organization, and conservation easements. Hardy briefly describes the following conservation easement projects in Plumas County:

- 46 acres of the Leonhardt Ranch in American Valley;
- Maddalena Property in Sierra Valley;
- Heart K Ranch in Indian Valley;
- Taylor Lake Land Exchange with Mammoth Mountain;
- A Genesee Valley Property (not specified);
- Red Clover Valley Property (not specified).

Schramel asks if Hardy could explain in detail what is happening with the Taylor Lake Land Exchange. Hardy provides an in-depth report highlighting the following:

- Partnership with Nature Conservancy;
- Public ownership (Forest Service) could manage recreation aspects the best;
- Land Trust involvement in water rights issues;
- Improvements made to trails and pit toilets.

Dotta asks if the Land Trust would be interested in Transfer Development Rights (TDRs) and/or buying and selling properties. Hardy replies that the Board of Directors would have to consider TDRs carefully; and although buying/selling property has been done by some Land Trusts, it has not been done by the Feather River Land Trust. Hardy mentions that he is working with the Stewardship Council concerning PG&E properties (i.e., Humbug Valley, Mountain Meadows). Hardy follows with a discussion about the positive aspects of the Heart K Ranch project (i.e., events, birding, etc.) and the Maddalena Property (i.e., wildlife viewing, canoeing, etc). Hardy ends by saying he applauds the Planning Commission for the General Plan Update and he is open to collaboration between the Feather River Land Trust and Planning Commission.

## **VIII. PLUMAS VISIONING - 2007**

Schramel provides the following summary of significant benchmarks that have occurred during the process of the General Plan Update thus far:

- June, 2005, Planning Commissioners appointed (Schramel, Dotta, & Rydell are original appointees);
- Three Planning Directors have been involved (McMorrow, Schnal, & Wilson);
- Steve Allen, Planner (now retired), instrumental in updating the Housing Element;
- 2006 Surveys conducted Countywide (the results stress maintaining rural environment, retaining unique towns & communities, managing growth, energy conservation, and retaining/creating jobs);
- 2007 Visioning Sessions gather input for the future direction of Plumas County;
- Commissioners review General Plans from other jurisdictions;
- 2009 Consultant was hired to assist with the General Plan Update;
- 2010 Working Group meetings throughout Plumas County provided input for the General Plan Update;
- Currently – Draft General Plan is the project description for the Environmental Impact Report phase of the General Plan Update process.

Schramel explains that in reviewing the Planning Commission's progress, we can see how lengthy and thorough the process has been to update the General Plan.

**IX. GENERAL PLAN UPDATE PROCESS**

**A. CONSULTANT TEAM'S REPORT**

**1. STATUS ON CONSULTANT PRODUCTS**

Wilson states that the EIR process of the General Plan Update is still taking place and there is nothing to report at this time.

**B. PUBLIC INPUT OPPORTUNITY – *No comments***

**X. INFORMATIONAL ITEMS**

**A. PLANNING DIRECTOR'S REPORT**

**1. BOARD OF SUPERVISORS MEETINGS**

Wilson reports that the Board of Supervisors is closer to approving the Lake Front Subdivision with the final vote scheduled to take place at their March 20<sup>th</sup> meeting.

**2. ON-GOING PROJECT UPDATES – *No Reports***

**3. INTEGRATED REGIONAL WATER MANAGEMENT (IRWM)**

Wilson reports recent efforts in the Planning Department, in conjunction with Kennedy-Jenks Engineering, to finalize and submit the Proposition 84 grant application to update the *Upper Feather River Integrated Regional Water Management Plan*. Wilson explains that previously the plan focused on restoration; however, this time around, the focus will be on disadvantaged communities. Wilson says that he should know this summer if we will be recipients of this grant. Wilson adds that they will be working on other grants that pertain to such things as water systems, wells, sewage treatment, and irrigation. Wilson mentions that he could do a lengthier explanation of the IRWM for the Commission at a future meeting.

A discussion ensues regarding maps that show water re-charge areas in Plumas County. Olofson states he knows of a contact that he believes has such maps and may be willing to share them. Hardy says he believes he has seen maps of that nature in his office and will get them to Wilson to copy.

**XI. CORRESPONDENCE - *None***

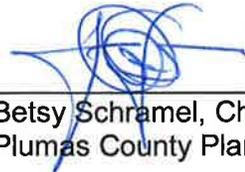
**XII. FUTURE AGENDA ITEMS**

- SMARA (more detailed explanation by Randy Wilson) – April 5<sup>th</sup> meeting
- ALUC (draft letter to CSAC) – April 5<sup>th</sup> meeting
- Biomass article
- Incorporation
- Integrated Regional Water Management Program and Grant (more detailed explanation by Randy Wilson)

**XIII. ADJOURNMENT**

There being no further business, Schramel calls for a motion to adjourn the meeting of March 15, 2012. Motion is made by Olofson, seconded by Williams, with a unanimous affirmative voice vote recorded. The meeting adjourns at 12:25 p.m.

The next regularly scheduled Planning Commission meeting is set for April 5, 2012, at 10:00 a.m., in the Planning & Building Services Conference Room.



Vice-Chair John Olofson  
sitting in for Chair Betsy Schramel

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Betsy Schramel, Chair  
Plumas County Planning Commission



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Nancy Fluke, Recording Secretary  
Plumas County Planning Department