
PLUMAS COUNTY
JOINT SESSION OF THE
PLANNING COMMISSION
AND THE
GENERAL PLAN UPDATE WORKING GROUPS
Minutes of the Meeting of May 17, 2012

PLANNING COMMISSION MEMBERS

Betsy Schramel, Chair	(District 2)
John Olofson, Vice Chair	(District 5)
Mark Dotta	(District 1)
Richard Rydell	(District 3)
Larry Williams	(District 4)



I. CALL TO ORDER

The Plumas County Planning Commission (*the Commission*) convenes in a joint meeting with the General Plan Update Working Groups on May 17, 2012, at 10:00 a.m., in the Mineral Building, at 204 Fairgrounds Road, Quincy, CA; Chair Betsy Schramel is presiding.

II. SALUTE TO THE FLAG

III. ROLL CALL

Commissioners Present: Schramel, Olofson, Dotta, Williams

Commissioner Absent: Rydell
(*Due to technical difficulties in the Mineral Building - Rydell was unable to attend telephonically*)

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

Coleen Shade, <i>Consultant</i>	Becky Herrin, <i>Senior Planner</i>
Ray Weiss, <i>Consultant</i>	Jim Graham, <i>Senior Planner</i>
Randy Wilson, <i>Director – Planning</i>	Nancy Fluke, <i>Recording Secretary</i>

IV. CONSENT ITEMS:

A. ITEMS TO BE CONTINUED OR WITHDRAWN FROM THE AGENDA

Schramel asks if there are any revisions to the agenda. Hearing none, Schramel calls for a motion to approve the May 17, 2012, agenda. Motion is made by Dotta, seconded by Williams, and a unanimous affirmative voice vote is recorded.

B. APPROVAL OF MINUTES

Schramel calls for a motion to approve the minutes from April 19, 2012. Motion is made by Williams, seconded by Dotta, and a unanimous affirmative voice vote is recorded.

V. COMMISSIONER REPORTS / COMMENTS - No Comments

VI. PUBLIC COMMENT OPPORTUNITY

Todd Andersen, resident of Crescent Mills, shares information concerning the following two pieces of legislation going through the State Legislature:

- State Senate Bill 1227 - Re-establishes 50% payback from the State to the Water Master Service Districts (has passed committee); and
- State Assembly Bill 1578 - Establishes the Indian Valley Water Master Service District area (next step is rebuttal).

Anderson explains that he is concerned about the wording in AB 1578 (Number 4D) dealing with decrees issued by the court within that service district area, and specifically that Box 123 would not be part of that service district area. Anderson adds that he was assured by Assemblyman Logue that his interest would still be excluded from the Water Masters Service District.

VII. ENVIRONMENTAL IMPACT REPORT (EIR) ALTERNATIVES, PROCESS, AND SCHEDULE DISCUSSION

PRESENTATION AGENDA

- **General Plan Update Status**
- **Environmental Impact Report Alternatives**
 - Presentation of Alternatives (*Handout provided – see Attachment A*)
 - Discussion and Feedback
- **Environmental Impact Report Process**
 - Schedule (*Handout provided – see Attachment B*)
 - Public Input Opportunities
 - Effective Input Approaches
- **Comments and Questions**

Coleen Shade, Consultant, explains the goals of the presentation as outlined in the agenda (above). Ray Weiss, Consultant, reviews the memorandum titled Draft EIR Alternatives which explains the *No Project Alternative* and the *Flexible Growth Alternative* (Attachment A). Discussion ensues and questions and answers are exchanged about the two alternatives.

Shade and Weiss discuss the handout titled; *Environmental and Final General Plan Schedule* (Attachment B). Shade emphasizes that this spreadsheet is focused on the CEQA process, not the public process. Discussion ensues about the schedule and concern is raised regarding the public having an opportunity to comment on the final General Plan. Shade and Weiss explain that the public will have opportunities to comment prior to the final approval by the Board of Supervisors.

Note: See Consultant's notes (Attachment C)

VIII. CORRESPONDENCE - None

IX. FUTURE AGENDA ITEMS

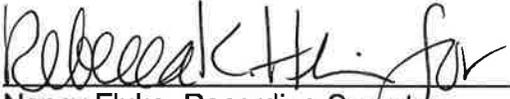
- Bob Marshall – presentation regarding fiber optics (June meeting)
- Alice Berg of the National Oceanic & Atmospheric Administration (NOAA) – presentation on fisheries
- SMARA (more detailed explanation by Randy Wilson)
- Biomass article
- Incorporation

X. ADJOURNMENT

There being no further business, Schramel calls for a motion to adjourn the meeting of May 17, 2012. Motion is made by Williams, seconded by Dotta, with a unanimous affirmative voice vote recorded. The meeting adjourns at 12:47 p.m.

The next regularly scheduled Planning Commission meeting is set for June 7 2012, at 10:00 a.m., in the Planning & Building Services Conference Room.

Elizabeth Schramel, Chair
Plumas County Planning Commission



Nancy Fluke, Recording Secretary
Plumas County Planning Department

memorandum

date May 14, 2012
to Randy Wilson and Coleen Shade
from Ray Weiss
subject Draft EIR Alternatives

In addition to the Proposed General Plan Update the following describes two more alternatives that will be analyzed in the Draft Environmental Impact Report (EIR):

Alternative 1 - No Project Alternative

Section 15126.6(e) of the CEQA Guidelines requires that an EIR evaluate and analyze the environmental impacts of the “No-Project” Alternative. When the project is the revision of an existing land use or regulatory plan or policy, the no-project alternative will be the continuation of the existing plan or policy into the future. Therefore, Alternative 1 (No-Project or Existing General Plan) analyzes the effects of continued implementation of the existing 1981 Plumas County General Plan (Existing General Plan), which would remain as the adopted long-range planning policy document for the County. Consequently, current development patterns would continue to occur in accordance with the existing General Plan, Zoning Ordinance, and established Growth Areas (i.e., Towns, Communities, Rural Places, and Master Planned Community areas). Similar population forecasts (as those assumed under the Proposed Project) are assumed under the No Project Alternative.

The primary difference between the No Project Alternative and the Proposed Project is that the Proposed Project considers existing constraints (i.e., infrastructure, environmental) to development and concentrates population growth within established Growth Areas where infrastructure and services are available, while the existing General Plan has less focus on environmental and infrastructure constraints. In many cases, the existing General Plan does not reflect the carrying capacity of the land or reflect development capacity when biological constraints, steep slopes, groundwater, floodplains, and infrastructure are taken into account. Also, under the No Project Alternative, the existing General Plan elements would remain the guiding documents for development in the unincorporated County. The County would utilize its existing zoning and other regulations to direct development within its jurisdiction. Infrastructure would be constructed under existing plans. Existing General Plan maps, objectives and policies would continue to be in effect.

Alternative 2 – Flexible Growth Alternative

While this alternative would still focus new growth within established Growth Areas, some subdivision development would be allowed outside of established Growth Areas as long as public service and utility

infrastructure requirements could be met with the exception of fire protection. Additionally, on lands designated as "Timber Production Zones" (TPZ under the land use diagram) residential densities would be increased to allow 1 additional dwelling unit/40 acre parcel minimums rather than the 160 acre parcel minimums identified under the Proposed Project. Additionally, these properties may be subdivided into parcels less than 40 acres in order to cluster development and protect timber and other resource values as long as the overall dwelling unit density does not exceed the base density permissible on the original parcel. Anticipated population growth under this alternative may be slightly higher than the Proposed Project. All other aspects of the General Plan Goals and Policies Report would remain the same as the Proposed Project.

Environmental and Final General Plan Schedule

Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9	Column10	Column11	Column12	Column13	Column14	Column15	Column16	Column17
TASKS	1-May	15-May	29-May	5-Jun	19-Jun	3-Jul	17-Jul	31-Jul	14-Aug	28-Aug	11-Sep	25-Sep	9-Oct	23-Oct	6-Nov	20-Nov
Complete Administrative Draft EIR (ADEIR)	May 1st through June 15th															

County Staff Review of ADEIR	June 15 - June 29
Revise ADEIR and Prep Screencheck DEIR	June 29 - July 11
County Staff Review Screencheck DEIR	July 11-13
Release DEIR, Begin 45 Day Public Review	July 16 through Aug. 29
Prepare Administrative Draft Final EIR (ADFEIR)	Aug. 29 through Sept. 21
Revise General Plan Consistent with ADFEIR	Aug. 29 through Sept. 21
County Staff Review of ADFEIR and Revised GP	Sept. 21 - Oct. 5
Revise and Prepare Screencheck FEIR	Oct. 5- 12
Revise and Prepare Screencheck General Plan	Oct. 5 -12
Release Final EIR for 10 day Agency Review	Oct. 12 - Oct. 22
Certification and Adoption	

ATTACHMENT B



Project Name: 2030 Plumas County General Plan Update.

Meeting Date: May 17th, 2012.

Subject: Summary of Meeting Notes from Joint Board of Supervisors/Planning Commission Meeting.

Summary of Meeting Notes

Meeting began with discussion regarding the range of alternatives to be addressed in the Environmental Impact Report (EIR) for the General Plan Update. The following issues/questions were raised in consideration of the alternatives presented.

- It seems that there are two (2) alternatives presented that address the lack of fire protection or the non-requirement of fire protection.
- EIR needs to consider all subdivided lands as part of analysis.
- EIR needs to consider the opposite of a "Flex" Alternative – Tighter controls.
- Need assurances that the General Plan documents do provide guidance and can be easily modified as necessary.
- Important not to destroy recreation – economy in Plumas County.
What about (need to consider) areas that do not have year round access & allowing flexibility in fire protection for these areas?
- What are some of the impacts with the proposed project that would drive an Alternative?
- State and federal rule changes – how does compliance work in proposed General Plan?
- How about areas like Little Grass Lake and Bucks Lake – winter recreation areas being treated differently.
- Will the EIR preparers include financial data on financial effects of alternatives – No; CEQA does not require an evaluation of social or economic impacts.
- Suggestion made to review LAFCO data for infrastructure costs.
- The EIR will set the stage by providing background on a variety of County issues including land ownership, water resources, timber resources, etc.

