
**PLUMAS COUNTY
PLANNING COMMISSION**
Minutes of the Meeting of January 21, 2010

The Plumas County Planning Commission convenes in their regular meeting on January 21, 2010, at 10:02 a.m. in the Permit Center Conference Room, Quincy; Vice Chairwoman, Elizabeth "Betsy" Schramel, presiding. Members appointed are as follows:

1. Mark Dotta, Chairman (District 1);
2. Elizabeth "Betsy" Schramel, Vice Chairwoman (District 2);
3. Richard Rydell, Commissioner (District 3);
4. Larry Williams, Commissioner (District 4); and
5. John Olofson, Commissioner (District 5).

Staff in Attendance: Randy Wilson, Planning Director; Dennis Miller, GIS Coordinator; Rebecca Herrin, Senior Planner; and Becky Osborn, Planning Technician/GIS (*Recording Secretary pro tem*).

I. CALL TO ORDER AND SALUTE TO THE FLAG

Vice Chairwoman Schramel calls the meeting to order followed by the salute to the flag.

II. ROLL CALL

Present: Elizabeth "Betsy" Schramel, Larry Williams, and John Olofson
Absent: Richard Rydell, and Mark Dotta

III. APPROVAL OF AGENDA

Commissioner Williams requests to table item 5 (subset items A and B) to the February 4, 2010, Planning Commission meeting due to the absences of Chairman Dotta and Commissioner Rydell. Chairwoman Schramel calls for a motion. Motion is made by Commissioner Williams to approve the agenda as submitted and move to table item 5 (subset items A and B) to the February 4, 2010, meeting. Commissioner Olofson seconds the motion with a unanimous affirmative voice vote recorded.

IV. APPROVAL OF MINUTES

Minutes were not available for approval at this time.

V. COMMISSIONER REPORTS / COMMENTS

Agenda Item 5, subset item A, '*Election of Officers*' and subset item B, '*Rules of*

Conduct', was tabled to the February 4, 2010, Planning Commission meeting.

Vice Chairman Schramel inquires about the current status of the revised *'Planning Commission's Draft Goals for the General Plan Update'*, submitted to the Board of Supervisors for their finalization. Randy Wilson, Planning Director, advises that he will research the status and advise the Commission at a later date.

Commissioner Olofson comments that he understands that Williamson Act subvention funds may not be funded to the counties and wonders if Plumas County is still receiving the annual subvention funds. Senior Planner, Rebecca Herrin, advises that \$103,000.00 is pending allocation from the State. Director Wilson interjects to explain that the California Land Conservation Act, referred to as the Williamson Act, was enacted to encourage agriculture and open space wherein landowners receive a property tax reduction in exchange for contractually restricting their land to agricultural and open space uses for a rolling 10-year term. The County agrees in return to tax the land based on the agricultural use of the land rather than its "highest and best use." The state then reimburses the County for the lost property tax revenue. Brief discussion follows.

Commissioner Olofson questions the renewal process for the landowners contractually under the Williamson Act. Herrin responds that the County can choose to renew or not renew contracts on an individual basis. While only a landowner may cancel a contract, both a landowner and the County may non-renew a contract. If the County non-renews the contract, the County will not receive subvention payments during the non-renewal period of about 10 years, while the landowner will continue to receive the Williamson Act property tax relief in stages, gradually increasing to the land assessment based on "market value." In depth discussion follows amongst the Planning Staff, the Commissioners, and the public.

No other Commissioner reports or comments presented.

VI. PUBLIC COMMENT OPPORTUNITY

Elizabeth "Betsy" Schramel, Vice Chairwoman, opens the Public Comment period.

Randy Wilson, Planning Director, advises that he will not be present at the February 4, 2010, Planning Commission meeting; however Plumas County's consultant for the General Plan Update, Colleen Shade, of Design Workshop, will be present to give an update of the current progress of the General Plan Update. Wilson informs the Commission he has provided the Commissioners a copy of the current edition of the *'California Planning and Development Report'* and advises he will make sure the Commissioners continue to receive the current reports in the future.

Senior Planner, Rebecca Herrin, interjects that the dates for the General Plan Working Groups (Working Groups are comprised of five groups of 8-10 people representing each of the five supervisorial districts within the County) have been scheduled for the end of February (February 22-24, 2010). Commissioner Williams inquires how the public can ascertain an application to become part of one of the

General Plan Working Groups. GIS Coordinator, Dennis Miller, responds that the public can access Planning and Building's new website at www.plumascountyplanningandbuilding.com and download an application. Discussion follows on how to access the web and general information about the Working Groups.

Vice Chairwoman Schramel questions Director Wilson if there will be legal ramifications if the Commissioners are present at any of the General Plan Working Groups. Wilson responds that the Working Groups are not bound by the Brown Act as advised by County Counsel; however, the Commissioners should not interact with the Working Group and only be present for observation only. Discussion follows between the Planning Staff and the Commissioners regarding the application process and possible Proposition 84 grant money to augment additional General Plan Working Group meetings.

With no further public comments, Chairwoman Schramel closes the public comment period.

VII. GENERAL PLAN UPDATE PROCESS

Agenda item discussed during item 6 - *Public Comment Opportunity*.

VIII. COMMUNITY DEVELOPMENT COMMISSION PROGRAMS

Vice Chairwoman Shramel introduces David Keller, Executive Director of Plumas County Community Development Commission and Housing Authority (PCCDC).

Keller begins by providing some background information about PCCDC. PCCDC originally was the Plumas County Housing Authority which was established in 1969 when there was a perceived need to manage housing issues within the County. As the years passed, the scope and breadth of the work indicated a need for organization that could encompass the larger issues the County was facing rather than just housing. In 1981, the Plumas County Housing Authority transformed into the Plumas County Community Development Commission and now has a wide portfolio of services offered throughout the County including Lassen and Tehama Counties. *(Commissioners and public are provided several brochures on the services PCCDC provides.)*

Keller continues by explaining each of the services offered:

- **Home Energy Assistance (HEAP) Services (Plumas and Sierra Counties)**
 - Eligible households can receive a payment for wood, propane, fuel oil, or electricity expenses made to directly to the utility company or vendor.
- **PG&E – Electric Rate Reduction Program**
 - Eligible PG&E households can receive a 20% reduction in their electric rate.
- **Weatherization Services (Plumas and Sierra Counties)**

- Eligible households (owners and renters) can receive energy efficiency improvements installed at no cost, such as weather-stripping, insulation, storm windows, and other energy-related home repairs.
- **Housing Choice Voucher Program also known as Section 8 (Plumas, Lassen and Tehama Counties)**
 - Eligible households can receive a housing assistance payment made directly to a landlord for a privately-leased rental unit.
- **Affordable Rental Housing Program (Plumas County)**
 - The PCCDC owns and operates affordable housing apartments in Quincy, Greenville and Chester and for qualified households; rent is generally no more than 30% of their income.
- **Home Repair Program (Plumas County)**
 - Eligible households (owners and renters) can receive a low interest loan (some with no monthly payments) for health and safety home repairs.
- **Economic Development Services**
 - **Loans to Business in Plumas County** – Eligible businesses can receive a customized loan based on their unique circumstances to start up a new business, help stabilize or expand an existing business.
 - **Community Facility Development and Infrastructure Assistance** – Local governments, special districts and other local agencies that provide basic municipal services to Plumas County residents, can receive technical assistance to help with a variety of issues.
 - **Specialized Assistance and Community Economic Development Programs** PCCDC has conducted feasibility studies and assisted in program development for a wide variety of activities.
 - **Lassen, Plumas, Sierra Community Action Agency (LPSCAA)** – PCCDC governs a Tri-County Community Action Agency wherein LPSCAA provides federal funds to a broad array of community based organizations in the three counties that specialize in special assistance services.

Active general discussion follows between the Planning Staff, the Commission, Keller, and the public about PCCDC's role, funding, federal and state agency involvement, feasibility studies, infrastructure, stimulus funding, non-profit involvement, fire suppression/protection complexities, infill development, and integrating services and infrastructure into the General Plan.

IX. INFORMATIONAL ITEMS

- **Planning Director's Report:** Randy Wilson briefly reports on the following:
 - At the January 12, 2010, Board of Supervisor's meeting; the Board denied the applicant Brayshaw's appeal and upheld the Zoning Administrator's decision to approve a variance of the front yard setbacks for the construction of a garage for the property owner/project proponent, Grieze, located in Lake Almanor.

X. CORRESPONDENCE

No correspondence presented.

XI. FUTURE AGENDA ITEMS

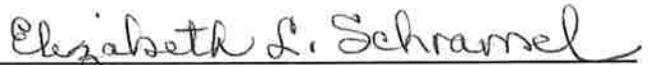
A few items were noted as possible future agenda items as follows:

- Possibility of having a presentation in the near future from John Sheehan, Executive Director of Plumas Corporation.
- Affordable Housing Strategies in the General Plan.
- California Land Conservation Act, referred to as the Williamson Act, subvention funds discussion.

XII. ADJOURN

There being no further business, Vice Chairwoman calls for adjournment. The meeting adjourns at 12:10 p.m.

The next regularly scheduled meeting is set for February 4, 2010, at 10:00 a.m. at the Permit Center Conference Room located at 555 Main Street in Quincy.



Elizabeth "Betsy" Schramel, Vice Chairwoman
Plumas County Planning Commission



Becky Osborn, Planning Technician/GIS
(Recording Secretary pro tem)