
**PLUMAS COUNTY
PLANNING COMMISSION**
Minutes of the Meeting of May 19, 2016

PLANNING COMMISSION MEMBERS:

Dr. Robert Abbott, *Commissioner* (District 1)
Dr. Shauna Rossington, *Vice Chair* (District 2)
Richard Rydell, *Commissioner* (District 3)
Larry Williams, *Chair* (District 4)
John Olofson, *Commissioner* (District 5)

I. CALL TO ORDER

The Plumas County Planning Commission (the *Commission*) convenes in a meeting on May 19, 2016, at 10:00 a.m. in the Planning and Building Services Conference Room, Quincy, CA; Commissioner Dr. Shauna Rossington is absent.

II. SALUTE TO THE FLAG

III. ROLL CALL

Commissioners Present: John Olofson, Larry Williams, Dr. Robert Abbott, Richard Rydell (attending telephonically)

Commissioners Absent: Dr. Shauna Rossington

Also in attendance (Supervisors and staff)
Randy Wilson, Planning Director
Rebecca Herrin, Senior Planner

IV. PUBLIC COMMENT OPPORTUNITY

No public comment is given.

V. APPROVAL OF MINUTES OF APRIL 21, 2016

M/S/C to approve the minutes of April 21, 2016: Abbott/Olofson/4-0.

VI. PLANNING DIRECTOR'S REPORT

Planning Director, Randy Wilson, explains the new microphone and amplification system to the Commission. The system was developed in anticipation of the public hearings the Commission will be holding on the development of the cannabis ordinance.

Update on cannabis regulation: Wilson attended a meeting two weeks ago with Lori Ajack, who is the new head of the Governor's Bureau of Medical Marijuana Regulation ("BMMR"). The new agency had only two employees at that time. The Office of Administrative Law filing requires that regulations be in place within one year (January 1, 2018). There is a recreational marijuana use initiative that has qualified to be on the ballot this November.

The current law involves a dual permitting process. First a local permit is obtained from the city or county that allows the grower/producer to apply for the state license. Wilson advises that this connectivity between the local and the state process be evaluated when developing the County's ordinance. The state permit is required to be renewed each year.

The General Plan Update must be reviewed when developing the County's ordinance, as well. The General Plan Update identifies towns, communities, and rural places that qualify for community/special plans. The cannabis ordinance might develop unique criteria for towns. There may be some places (Graeagle, Gold Mountain, Grizzly Ranch, Whitehawk Ranch, for example) that choose to be designated as "dry towns" for the purpose of cannabis production.

While the state considers marijuana to be an agricultural crop by definition, the County does not consider it to be an agricultural crop for zoning purposes. The County will be looking at taxing opportunities, as permitted by the ballot initiative language.

Wilson advises that growers/producers need to look at the scope of the state regulations and regulatory processes. Multiple permits are required to be obtained from such state agencies as the California Regional Water Quality Control Board for interim discharge requirements for disturbances of 1000 square feet or larger. Disturbance is not permitted adjacent to or within designated wetlands. There may be requirements for such additional studies as biological and botanical surveys and archaeological surveys as part of the environmental review. There are hefty fines for non-compliance. And all these requirements tie into the local permit issued by the County.

Commissioner Olofson comments that he has distributed a "teaser" on cannabis to the Commissioners.

Wilson adds that the less-than-three-acre conversion permits issued by CALFIRE when land is converted to another use have undergone a change in the manner of processing. Planning staff will now be the "authorized designee" of the County for the purposes of reviewing these permits for zoning and general plan compliance. Wilson spoke with Chief Ivan Houser and Planning will now receive these permit applications from the Registered Professional Foresters. The process has not been consistent between all foresters. Wilson comments that this process is associated with cannabis production because of timber harvest requirements.

Update on IRWMP (Integrated Regional Water Management Plan): There will be a meeting of the management committee tomorrow at 1:00 p.m.

Update on budget: Staffing of the Planning department remains an issue with the budgeting process. A status quo interim budget is proposed to be adopted in June with the final budget sometime in September.

Director's report ends at 10:20 a.m.

VII. PLANNING COMMISSION REVIEW OF PLUMAS COUNTY ORDINANCES IMPLEMENTING THE CA FIRE SAFE REGULATIONS (TITLE 14, CALIFORNIA CODE OF REGULATIONS BEGINNING WITH SECTION 1270)

Discussion continues on the proposed ordinance changes.

Fire Chief Shane Vargas of CALFIRE comments on gate regulation and other proposals for compliance with PRC 4290. Vargas distributes a draft request for exception form that a homeowner/applicant may submit to obtain an exception from the FireSafe Regulations. He has recently been involved with providing an exception to the 30-foot setback for a property owner wishing to build a residential garage on Quincy Junction Road. Quincy Fire Chief Robbie Cassou has approved the exception as well.

The Commission breaks at 11:10 a.m. and resumes the meeting at 11:20 a.m.

Chief Joe Waterman of the Chester Public Utility District and Sue McCourt, Plumas County Fire Prevention Specialist, will set up a meeting with staff to go over the proposed changes. This meeting is proposed to occur prior to the June 2nd Planning Commission meeting. The Commission would like staff to try and return with any changes by that meeting.

Discussion ensues about the requirement of 2500 gallons of water per dwelling unit. The state has removed this requirement from the regulations, however, the County still has the requirement as a condition of approval for all maps approved and recorded since 1993. In order to change the requirement on the map, the map must be amended. This creates confusion during review of building permits.

The General Plan Update contains policies regarding development of aggregate emergency water systems rather than individual tanks. The problems associated with ongoing maintenance of these systems is discussed. Sierra County requires a payment into an impound account for system maintenance.

Nick Wallinford of CALFIRE offers help/representation before the Board of Forestry Resource Protection Committee once the ordinance is submitted for certification.

M/S/C to table the discussion until June 2, 2016: Abbott/Olofson/4-0.

V. ADJOURNMENT

There being no further business, motion is made by Dr. Abbott, seconded by Commissioner Olofson, with a unanimous affirmative vote recorded, to adjourn the meeting of May 19, 2016, at 12:04 a.m. The next regularly scheduled Planning Commission meeting is set for June 2, 2016, at 10:00 a.m., in the Permit Center conference room.


Larry Williams, Chair
Plumas County Planning Commission


Rebecca Herrin, Senior Planner