
**PLUMAS COUNTY
PLANNING COMMISSION**
Minutes of the Meeting of August 12, 2010

The Plumas County Planning Commission (the *Commission*) convenes in a meeting on August 12, 2010, at 10:02 a.m. in the Public Health Annex Building, 2nd Floor Conference Room, Quincy, CA; Chair Mark Dotta presiding. Members appointed are as follows:

1. Mark Dotta, Chair (District 1);
2. Elizabeth "Betsy" Schramel, Vice Chair (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
Rebecca Herrin, Senior Planner
Heidi Wightman, Recording Secretary

Supervisors in Attendance: Terry Swofford

I. **CALL TO ORDER** - The meeting is called to order at 10:02 a.m. by Chair Dotta.

II. **SALUTE TO THE FLAG** – There is no flag present.

III. **ROLL CALL**

Present: Mark Dotta, John Olofson, Rich Rydell, Betsy Schramel, and
Larry Williams

Absent: None

IV. **CONSENT ITEMS:**

A. **ITEMS TO BE CONTINUED OR WITHDRAWN FROM THE AGENDA**

Dotta asks the Commissioners if there are any items to be continued or withdrawn from the agenda. Hearing none, Dotta calls for a motion to approve the agenda as it stands. **MSC: Olofson/Schramel (4-0) to approve the agenda.**

B. **APPROVAL OF MINUTES**

There are no minutes available for approval.

V. **COMMISSIONER REPORTS / COMMENTS**

Schramel reports Caltrans will be holding a public workshop in Chester on August 17th regarding the State Route 36 Transportation Concept Report. Schramel also reports that at the August 3rd Board of Supervisors meeting there was a good report on a new Code Enforcement Ordinance, which goes into effect on September 9, 2010.

Schramel questions the status of the sign ordinance. Wilson responds that work has not proceeded in part because of the General Plan update and in part because of the environmental document required to make the changes. At this time it is not a high priority.

Wilson reports on the issue of a wireless communications facilities ordinance. The intent is to push a federal mandate to provide more coverage. Wilson feels the need for upgraded wireless communication facilities is a component of economic development. Discussion follows. It is decided to put this item on the next agenda for discussion.

Rydell reports that there will be an ABWAC meeting on September 11th to discuss the future of ABWAC and notes that Supervisors Thrall and Meacher have been invited.

VI. PUBLIC COMMENT OPPORTUNITY

Dotta opens the floor to public comment. Hearing none, Dotta closes the public comment period.

VII. GENERAL PLAN UPDATE PROCESS

A. CONSULTANT TEAM'S REPORT

1. STATUS ON CONSULTANT PRODUCT

Wilson reports that the consultant is on vacation this week and does not know if she will be in attendance at the next meeting. Olofson comments that Cedric Twight of Sierra Pacific Industries plans to take some time at the next meeting to discuss his comments on the General Plan Draft Goals, Policies, and Implementation Measures. Dotta questions if any feedback has been received from the consultant after the workshops. Herrin replies that only meeting notes have been received. Wilson notes he will include the meeting notes as part of the packet for next week's meeting. Also, part of the draft policies have been augmented by staff from the original provided by the consultant, noting that he's the bottleneck in releasing the economic and safety elements. He's hoping by the end of next week they will all be cleared to go out.

a. Briefing Report – There is no discussion.

B. PUBLIC INPUT OPPORTUNITY – There is no public input.

C. DRAFT GENERAL PLAN POLICIES

The following issues were discussed:

1. Defining boundaries on the opportunity area maps to come up with several scenarios. Looking primarily at opportunity areas and potential community expansion areas.
2. Olofson requests a map of the opportunity areas before they start discussing it. It is clarified by staff that the General Plan policies give direction to define the opportunity areas on the map.
3. How do you "discourage" development? How do you deny development if services can be maintained?

4. Drawing lines around the community cores and then going back in with further planning effort to refine what the communities are and their identities.
5. After the General Plan is updated, need to look at the Zoning Code that implements the General Plan and update it.
6. The General Plan update is an ongoing process of looking at individual communities and looking at the zoning code. The Planning Commission will be completely involved in all that. However, at this time the Planning commission will be defining the community boundaries.
7. The General Plan sets the overarching policies that lead to the development of community planning regions.
8. Discussion regarding Specific Plans, Area Plans, and Community Plans.
9. Discussion regarding the words “encourage” and “adjacent” in Implementation Measure LU-1.1.1a.
10. What does “encourage” mean and who is doing the encouraging? Needs to be laid out in the text of the General Plan. Who does what? How is it paid for? Is the Board of Supervisors going to be held to the General Plan?
11. The wording, “new residential development projects will only be considered within Prime Opportunity Areas where basic infrastructure and services exist” is proposed.
12. If a legal parcel exists you can get a building permit if you can meet health and safety issues of sewer and water. You’re not going to be able to take away the right of somebody to build on those parcels if they exist today.
13. Need a quick primer on the CEQA checklist. Need to show what kind of analysis goes into discretionary projects because all services are looked at. CEQA forces us to look beyond just what the General Plan says. You have zoning codes and General Plan policies that set requirements. CEQA goes beyond that with the unique identification of particular impacts in a particular area (biology, hydrology, archaeology, water, services, circulation, and levels of service.) You end up identifying impacts that are not covered by the codes. CEQA allows you to step beyond what your codes say and address impacts with a mitigation measure. You only need to mitigate what is not covered by code.

VIII. INFORMATIONAL ITEMS

A. PLANNING DIRECTOR’S REPORT

1. PLANNING DEPARTMENT WEBSITE UPDATE

There is no report.

2. BOARD OF SUPERVISORS REPORT

Wilson reports that when the past year's budget was passed, because there was discussion by the Board of Supervisors about the lack of subvention funds coming back to the County for Williamson act contracts, the County is not accepting new Williamson act contracts for processing. It's primarily a budget issue. The Board of Supervisors has not taken up whether they're going to go into non-renewal of existing contracts.

3. ON-GOING PROJECT UPDATES

- The Zoning Administrator reviewed and approved an amendment of an existing Special Use Permit for boat docks at Lake Almanor (Womack).
- Grant Update – Wilson reports he is working on the Disaster Recovery Initiative grant language. The plan is to apply for \$70,000 to update the County's Hazardous Mitigation Plan that was done in 2005 and hope to hire a contractor to complete it. The plan is required in order to get reimbursed from FEMA for a disaster. They are also looking at asking for \$80,000 to update the Safety Element in the General Plan.
- To further augment the cost of the existing contract with the consultant, two grants went before the Board of Supervisors for authorization to apply: The Sustainable Communities grant of \$500,000 through the State of California and a grant through the Federal government having to do with sustainability. Part of the money would be used to pay for the existing contract with the consultant and augments to the planning program.

IX. CORRESPONDENCE

There is no correspondence.

X. FUTURE AGENDA ITEMS

- Grand Jury Report.
- Meeting Notes from July 22, 2010, Working Group Workshop
- CEQA Checklist
- Wireless Communication Facilities Ordinance
- Sierra Pacific Industries' Comments on Draft Policies

XI. ADJOURNMENT

Dotta notes he has a conflict with next week's meeting so he will not be in attendance and Betsy will be the Chair. There being no further business, Dotta adjourns the meeting of August 12, 2010, at 12:29 p.m. The next regularly scheduled Planning Commission meeting is August 19, 2010, at 10:00 a.m., in the Planning & Building Services Conference Room.



Mark Dotta, Chair
Plumas County Planning Commission



Heidi Wightman, Recording Secretary