
**PLUMAS COUNTY
PLANNING COMMISSION**
Minutes of the Meeting of October 7, 2010

The Plumas County Planning Commission (the *Commission*) convenes in a Meeting on September 16, 2010, at 10:02 a.m. in the Planning & Building Services Conference Room, 555 Main Street, Quincy, CA; Vice Chair, Betsy Schramel, 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: None

I. CALL TO ORDER

II. SALUTE TO THE FLAG

III. ROLL CALL

Present: John Olofson, Betsy Schramel, and Larry Williams

Absent: Mark Dotta & Rich Rydell

IV. CONSENT ITEMS:

A. ITEMS TO BE CONTINUED OR WITHDRAWN FROM THE AGENDA

MSC: Williams/Olofson (3-0) to approve the agenda as submitted.

B. APPROVAL OF MINUTES

MSC: Olofson/Williams (3-0) to approve the Minutes of August 12th, August 19th, and September 16th.

V. COMMISSIONER REPORTS / COMMENTS

There are no reports.

VI. PUBLIC COMMENT OPPORTUNITY

There is no public comment.

VII. PRESENTATION REGARDING CELL PHONE PROVIDERS AND BROADBAND IN THE COUNTY

Ken Capistrand, Technology Director for the Plumas County Office of Education, gives a report on cell tower & broadband upgrades and the 13+ million American Recovery and Reinvestment Act (ARRA) Grant which is being headed up by the Plumas-Sierra REC. The REC is in the process of building a broadband co-op, which may be completed by next summer.

VIII. GENERAL PLAN UPDATE PROCESS

A. CONSULTANT TEAM'S REPORT

Randy Wilson reports the consulting team held five public workshops throughout the county last week. Overall there were around 55 participants. Wilson feels having maps available should make a difference with attendance. The consultant plans to have a working group meeting on just the maps in November.

Wilson announces the Graeagle Alliance will be having a public workshop on October 18th at 5:00 at Portola City Hall. Coleen Shade from Design Workshop will be there talking to the group.

1. STATUS ON CONSULTANT PRODUCTS

a. Briefing Report – There is no discussion.

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

C. DRAFT GENERAL PLAN POLICIES

The following issues with Element I – Land Use were discussed:

Implementation Measure LU-1.1.1a

The word “encourage” encourages developers to find loopholes. Should begin with more specific development ideas. Like community expansion areas.

Changing “encourage” to “require” would preclude someone from building on their property outside the Prime Opportunity Area. “Residential development” isn’t just about subdivisions. It has to do with building a house. – R. Wilson.

How can you stop someone from building when they meet all the health and safety regulations, the property is in a fire district, has utilities, police protection, etc.?

Once you know that all infrastructure is available, you have a good balance for encouraging growth.

How would infill be promoted? Giving accelerated permitting and breaks in fees is not enough since the product needs to be sellable.

Implementation Measure LU1.1.3a

Would like to see law enforcement services added.

If you mention police protection, should you also be mentioning ambulance, schools, etc. or are they already covered under “health and safety”? Does the State define “health and safety”?

Acronyms should be identified on the page they occur.

Implementation Measure LU-1.1.3b

Does “open space” need to be defined?

Implementation Measure LU-1.1.4b

Minimum lot size requirements. Are previously-existing legal lots no longer legal according to the zoning code adopted in 1985? (It depends on where they are and how they were established. – B. Herrin)

Goal LU-1.2

How do you define “balanced pattern of development”. Can a definition be added in a glossary?

Policy LU-1.2.1

“Light Industrial” is not included in the list of land use designations.

Need to remove “Prime Recreation” and “Prime Mining”.

“Open Space” should be correctly titled “Open Space-Significant Wetlands”. – B. Herrin.

Policy LU-1.3.1

“with” should be “within”.

Policy LU-1.3.2

“the” should be “this may be accomplished by”.

Policy LU-1.3.3

“Count” should be “County”.

Policy LU-1.2.4

Should add “where health and safety standards are met.”

Implementation Measure LU-1.4.2a

Should add “law enforcement”.

Policy LU-1.4.3

Mentions “fire and life safety services”. Should it be referred to that throughout? – B. Herrin.

Could define “life safety” in the glossary.

Goal LU-1.5

Ends with “as appropriate.” Where do we deal with a commercial or industrial site leaving without adequate site cleanup? Is there any kind of upfront bonding? (Could end up with a “preliminary endangerment assessment” for some of those sites. – R. Wilson)

Policy LU-1.6.1

Ends with “full range of lifestyle opportunities”. That may leave the door open to living on the street, etc. Could the word “lifestyle” be omitted?

The intention is having land available for some sort of development, not allowing people just to live someplace. – R. Wilson

Could end the paragraph after “inventory”. – B. Herrin

Policy LU-1.7.1

Mentions “within areas for which Specific Plans or Master Plans have been prepared”. Would like to see where health and safety measures will be met. Would like the references to cross over. Those are the statements that will encourage in-fill.

Policy LU-1.8.1

“The County shall provide tower location requirements and site development criteria in the County’s Zoning Code”. It’s not our responsibility. (Could strike “tower location requirements” but leave “site development criteria”. – R. Wilson)

Implementation Measure LU-1.8.1a

Change to “The County shall coordinate with telecommunications providers on facilities location and development criteria.”

Policy LU-1.9.1

Change to “The County shall coordinate with renewable energy production companies on facilities location and development criteria.”

IX. INFORMATIONAL ITEMS

A. PLANNING DIRECTOR’S REPORT

Randy Wilson reports the Board of Supervisors plan to have a workshop on economic development at the first Board meeting in November (11/2/10). The focus will be on entrepreneurialism, taking existing businesses and helping to make them more profitable.

Wilson reports he met with County Counsel regarding a solar facilities ordinance passed by the State. The ordinance basically makes solar arrays an administrative permit rather than discretionary, unless there’s a health and safety issue. Solar arrays are now being proposed on Williamson Act lands. Wilson notes that there may be a need to set a threshold on the size of the arrays, which would make them a discretionary permit. His concern is the lack of environmental review when they are permitted outright. County Counsel is looking into the issue.

1. **CEQA CHECKLIST** – There is no report.

2. **BOARD OF SUPERVISORS REPORT**

Wilson reports a Special Use Permit for the Nervino Fire Center was approved by the Zoning Administrator in May 2010. There was some thought that the bidding process would be open to local contractors, but that did not happen and the local builders were not pleased. The Forest Service ended up hiring a contracting firm in Yuba City who may subcontract with local builders. The Forest Service has some procurement policies, but basically they didn't move quickly enough to do a bid and they had a deadline at the end of September.

3. **ON-GOING PROJECT UPDATES**

Wilson reports the public hearing for the Lake Front at Walker Ranch Tentative Subdivision Map & Planned Development Permit took place at the Veterans Memorial Hall in Chester on September 23rd. The hearing was more questions than anything else. No major issues came up, the project was approved, and no appeals were filed. An appeal was previously filed on the certification of Environmental Impact Report #84, which was prepared for the project. That appeal went before the Board of Supervisors on February 2, 2010, where the appeal was denied. Wilson states copies of the final EIR for the Lake Front project are available for the Commissioners.

X. **CORRESPONDENCE**

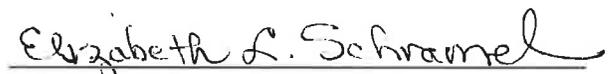
There is no correspondence.

XI. **FUTURE AGENDA ITEMS**

1. Presentation by Cultural Resources Group

XII. **ADJOURNMENT**

There being no further business, Schramel adjourns the meeting of October 7, 2010, at 12:42 p.m. The next regularly scheduled Planning Commission meeting is October 21, 2010, at 10:00 a.m., in the Planning & Building Services Conference Room.



Elizabeth Schramel, Vice Chair
Plumas County Planning Commission


Heidi Wightman, Recording Secretary