
**PLUMAS COUNTY
PLANNING COMMISSION**
Minutes of the Meeting of November 4, 2010

The Plumas County Planning Commission (the *Commission*) convenes in a meeting on November 4, 2010, at 10:00 a.m. in the Planning & Building Services Conference Room, 555 Main Street, 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: Supervisor Swofford

I. CALL TO ORDER

II. SALUTE TO THE FLAG

III. ROLL CALL

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

Absent: Rich Rydell

IV. CONSENT ITEMS:

A. ITEMS TO BE CONTINUED OR WITHDRAWN FROM THE AGENDA

There are no changes made to the agenda, and it is accepted as presented.

B. APPROVAL OF MINUTES

Approval of the Minutes from October 7, 2010, is continued to the next meeting.

V. COMMISSIONER REPORTS / COMMENTS

Schramel comments about smoke detectors and sprinkler systems.

VI. PUBLIC COMMENT OPPORTUNITY

Craig Settlemyre, County Counsel, introduces himself and offers the services of his department.

Pam Gill, City of Portola Planning Commissioner, distributes a letter from the City Planning Commission addressed to Randy Wilson and reads it to the Commissioners. Gill states there were several questions that they have not received a formal response to. The City and Planning Commission's concern is that their voice be heard. Their understanding was that the intent was for the City and County to work together. The City Planning Commission approached Randy about their desire to make sure that both General Plans are in sync with each other so they have the same or similar goals to benefit the whole county. The City is requesting that the comments in the letter be considered as part of the General Plan. In response, Wilson summarizes the memo he provided to the Board of Supervisors regarding the status of the General Plan update. Wilson notes that all comments, including the City's, will be considered. Gill questions if Wilson would consider meeting with the City of Portola. There is discussion regarding scheduling a joint City Planning Commission and County Planning Commission meeting.

VIII. GENERAL PLAN UPDATE PROCESS

A. CONSULTANT TEAM'S REPORT

1. STATUS ON CONSULTANT PRODUCTS

Coleen Shade of Design Workshop states the goal is to have an administrative draft to Randy Wilson by the end of this year, and notes that the environmental consultants have begun work on the draft environmental document.

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

C. DRAFT GENERAL PLAN POLICIES

The following issues with Element III – Noise were discussed:

Implementation Measure N-3.1.5 a

Should include "airports".

Policy N-3.1.4 mentions the Airport Land Use Compatibility Plan which covers the noise issue.

Policy N-3.1.1 – Primary Noise Sources

Should there be "period of operation" standards?

Policy N-3.1.6

Should include an implementation measure.

Policy N-3.1.2 – Sensitive Land Uses

Residential areas are not mentioned.

What about wildlife nesting areas?

The following issues with Element VII – Conservation were discussed:

Policy CONSER-7.4.1: Diagram Directives

It's not important to classify "important timber resource areas" by a specific site class. More important to designate Forest Service land as important timber resource areas.

Policy CONSER-7.4.2

Should say "All timber site classifications may be identified as opportunity areas" and strike the remainder of the paragraph up to where it states ". . . if it can be shown that the economic, social and environmental benefits . . ."

Policy CONSER-7.4.3

Strike the entire paragraph because it doesn't recognize the scarcity of private land. It constrains the ability for existing communities to grow if they progress into Site I or II or III lands.

Policy CONSER-7.9.1: Diagram Directive

Too vague and too broad.

Policy CONSER-7.9.2

In terms of identifying important wildlife migration routes, use care in terms of the methodologies used. In the future, leave an opportunity for specific projects to bring more refined data. If you're doing a study on the whole county, it's going to be coarse.

Policy CONSER-7.9.3- Land Use Management

Any sort of project would be in conflict with this policy – too broad.

Policy CONSER-7.9.7

There may be unintended consequences with this policy.

Policy CONSER-7.9.11: Diagram Directive

Not sure the County wants to map significant wetlands. When you have a project, it is generally the project applicant that bears the expense of mapping project wetlands.

Policy CONSER-7.9.12

Need to have an opportunity to mitigate.

Policy CONSER-7.11.1: Diagram Directive

Doesn't make sense that prime recreation sites shall be located within an "opportunity area". Most of the opportunities for recreation in Plumas County are away from town centers.

Don't want to confuse "recreation site" with "recreation activity".

IX. INFORMATIONAL ITEMS

A. PLANNING DIRECTOR'S REPORT

- At the next Planning Commission meeting, there will be a presentation by the Native American Heritage Commission.

- May want to look at longer meetings in December in order to get through the draft goals and policies in December.
- There will also be a special meeting at some point in early December with the City of Portola Planning Commission.
- Will be working on the compilation of all the comments received on the draft goals and policies and looking at how to respond.
- Schramel questions if the Planning Commission could have a special meeting to discuss only the draft goals and policies. Dotta adds that it should be more than a two-hour meeting and Coleen Shade from Design Workshop should also attend. Wilson states the meeting on December 2nd could be used for that purpose.

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

2. **BOARD OF SUPERVISORS REPORT**

Randy Wilson reports that last Tuesday there was a workshop on economic development. It was continued to the first Board meeting in December (12/7). The Planning Department's role was to indicate that the General Plan includes an Economic Element.

3. **ON-GOING PROJECT UPDATES**

Randy Wilson reports that the Lake Front at Walker Ranch project cleared the timeframe for no lawsuits, so it's essentially approved. We will now be looking at doing a Development Agreement. It was approved specifically to stand alone without one, but the project applicant wants one. A Development Agreement is a contract between the County and the applicant.

X. **CORRESPONDENCE**

There is no correspondence.

XI. **FUTURE AGENDA ITEMS**

1. Follow up on letter from City of Portola
2. Presentation by Native American Heritage Commission
2. Presentation by Cultural Resources Group

XII. **ADJOURNMENT**

There being no further business, Dotta adjourns the meeting of November 4, 2010, at 12:19 p.m. The next regularly scheduled Planning Commission meeting is November 18, 2010, at 10:00 a.m., in the Planning & Building Services Conference Room.



Mark Dotta, Chair
Plumas County Planning Commission



Heidi Wightman, Recording Secretary