
**PLUMAS COUNTY
PLANNING COMMISSION**

Minutes of the Meeting of April 7, 2011

PLANNING COMMISSION MEMBERS

Mark Dotta, *Commissioner* (District 1)

Larry Williams, *Commissioner* (District 4)

Betsy Schramel, *Chair* (District 2)

John Olofson, *Vice Chair* (District 5)

Richard Rydell, *Commissioner* (District 3)



The Plumas County Planning Commission (*the Commission*) convenes in a Meeting on April 7, 2011, at 10:01 a.m. in the Planning and Building Services Conference Room, Quincy, CA; Vice Chair John Olofson presiding.

I. CALL TO ORDER

II. SALUTE TO THE FLAG

III. ROLL CALL

Commissioners Present: Olofson, Dotta, & Rydell (*Rydell attends the meeting telephonically at 7310 Winding Oaks Drive, Colorado Springs, CO, a public place where other members of the public can participate in the meeting*)

Commissioners Absent: Schramel & Williams

County Supervisors, County Staff, and General Plan Update Consultants Attending:

Terry Swofford, Supervisor (*District 1*)

Jon Kennedy, Supervisor (*District 5*)

Brian Morris, Gen. Manager – *Flood Control & Water Conservation District*

Randy Wilson, Planning Director

Rebecca Herrin, Senior Planner

Nancy Fluke, Recording Secretary

IV. CONSENT ITEMS:

A. ITEMS TO BE CONTINUED OR WITHDRAWN FROM THE AGENDA

Olofson calls for a motion to approve the agenda for April 7, 2011. Dotta makes the motion, Rydell seconds the motion, and a unanimous affirmative voice vote is recorded.

B. APPROVAL OF MINUTES

Olofson calls for a motion to approve the minutes of March 17, 2011. Motion is made by Dotta, Rydell seconds the motion, and a unanimous affirmative voice vote is recorded.

V. COMMISSIONER REPORTS / COMMENTS

Olofson reports that he attended a recent California Cattlemen's Association conference call where the president of that association expressed pessimism regarding the continuance of the Williamson Act, and that pressure should be made at the local level on Board of Supervisor members to support the continuance of the Williamson Act. Wilson and Morris provide information regarding the intricacies of the funding associated with the Williamson Act.

VI. PUBLIC COMMENT OPPORTUNITY – *No comments are made*

VII. UPDATE FROM THE PLUMAS COUNTY BUILDING OFFICIAL, JOHN CUNNINGHAM

Cunningham begins his presentation by saying the California Building Codes are updated every three years and that local jurisdictions have very little ability to influence the codes. Cunningham adds that exceptions to the code may be granted, but they are always *more restrictive* than the guidelines set by the State. Cunningham explains that one new requirement is that fire sprinkler systems must be installed in all new residential structures (does not include remodels and additions), but they have possibly "put the cart before the horse" since some problems have already surfaced regarding this requirement. Cunningham also tells about problems associated with another fire related issue having to do with Wildland Urban Interface (WUI) and the requirement for special venting in the attic space of a structure. Jay Newman, Captain with Cal Fire, is asked by Cedric Twight, representative from Sierra Pacific Industries, if he is familiar with how the venting performs under duress. Newman replies that he believes some of the new construction standards have helped. Cunningham also mentions another new requirement to have carbon monoxide detectors in new construction. Cunningham explains that the cumulative effect of the sprinkler systems, carbon monoxide detectors, new guardrail specifications, WUI related requirements, accessibility standards, and more, have all had an impact on the cost of new construction. A discussion ensues about the emphasis being placed, since 911, on standards of life/fire safety with the question posed whether common sense is being used in the process. An outcome of the discussion is that education is a key factor in helping people understand the important role they can play to achieve safety in their homes.

VIII. GENERAL PLAN UPDATE PROCESS

A. CONSULTANT TEAM'S REPORT – *Consultant is not in attendance*

Wilson reports that the consultant has presented the Administrative Draft of the General Plan to the Planning department and that an internal review has begun on that document. Wilson adds that following the internal review, the document will be presented to the Working Groups.

Wilson announces that there will be a meeting taking place on April 8, 2011, in the Planning and Building Services conference room with representatives from the Office of Planning and Research, representatives from the Navy, and planning directors and staff from Plumas and surrounding counties, to discuss various topics and possible funding scenarios. Wilson adds that he will provide the Commissioners with a report on that meeting.

B. PUBLIC INPUT OPPORTUNITY

Twight advises the Commissioners and Staff to have the draft general plan the way they want early on in the process. Twight elaborates that such things as limited funding for the EIR, and pressure with the OPR timeframe to complete the General Plan Update, could create a situation where things get stymied. Discussion continues among Commissioners, Staff, and Twight regarding the General Plan Update process and various scenarios that could arise along the way.

C. DRAFT GENERAL PLAN GOALS & POLICIES, COMMENTS ON THE DRAFT GOALS & POLICIES, AND PLANNING AREA MAPS – *Discussion & next steps*

1. NOTES FROM THE GOALS & POLICIES EXERCISE CONDUCTED AT THE JANUARY 20, 2011, PLANNING COMMISSION MEETING

No discussion takes place on this item

2. REVIEW OF THE REVISED PLANNING AREA MAPS

Herrin displays the drafts of the Planning Area Maps and begins to explain some of the changes made based on summary notes (from Dec. 2, 2010, meeting) she just received from the consultant. Twight suggests that the maps more aptly reflect development standards than opportunity areas. Further discussion ensues about these terms as well as TDRs, clustering, the EIR, and zoning changes; however, it is determined that the consultant's notes need to be reviewed by the Commissioners before they can continue with the review of the maps.

IX. INFORMATIONAL ITEMS

A. PLANNING DIRECTOR'S REPORT

1. **BOARD OF SUPERVISORS REPORT – *No report is given***
2. **ON-GOING PROJECT UPDATES – *No report is given***

X. CORRESPONDENCE – *None*

XI. FUTURE AGENDA ITEMS

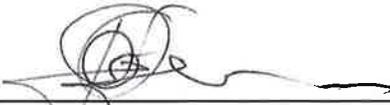
Items suggested at this meeting: *No items are suggested*

Items suggested at previous meetings:

- *Explanation about SMARA (Surface Mining and Reclamation Act)*
- *Continued discussion regarding the Goals & Policies Work Session notes (left off on Conservation & Open Space)*
- *Comments received on the Draft Goals and Policies*
- *Jay Newman, CalFire Captain - Update on CalFire regulations.*
- *Planning Area maps*
- *Administrative draft of the General Plan Goals & Policies*
- *Presentation by John Benoit, Executive Officer of LAFCo*

XII. ADJOURNMENT

There being no further business, Olofson calls for a motion to adjourn the meeting of April 7, 2011. The motion is made by Rydell, Dotta seconds the motion, and a unanimous voice vote is recorded. The meeting is adjourned at 12:22 p.m. The next regularly scheduled Planning Commission meeting is set for April 21, 2011, 10:00 a.m., in the Planning & Building Services Conference Room.



John Olofson, Vice Chair
Plumas County Planning Commission



Nancy Fluke, Recording Secretary
Plumas County Planning Department