



# COUNTY OF PLUMAS

## PLANNING COMMISSION MEETING MINUTES

### REGULAR MEETING

**DATE:** September 15, 2022  
**TIME:** 10:00 a.m.

**LOCATION:** Plumas County Courthouse Building  
Board of Supervisors Chambers  
Room 308  
520 Main Street  
Quincy, CA 95971

#### STANDING ORDERS

Due to the Coronavirus disease (COVID-19) Public Health Emergency, dated March 16, 2020, the County of Plumas is making several changes related to meetings to protect the public's health and prevent the disease from spreading locally. The Plumas County Health Officer Recommendation Regarding Teleconferencing, issued on September 30, 2021, recommends local legislative bodies, such as commissions, committees, boards, and councils, hold public meetings with teleconferencing as authorized by Government Code section 54953 (e).

Pursuant to Government Code section 54953 (e) and to maintain the orderly conduct of the meeting, the County of Plumas members of the Planning Commission may attend the meeting via teleconference or phone conference and participate in the meeting to the same extent as if they were physically present. Due to Government Code section 54953(e), the Board of Supervisors Chambers, where the Planning Commission meets, will be open to the public but subject to state or federal social distancing or masking requirements, if applicable. It is strongly recommended that individuals attending meetings wear masks.

#### THE PUBLIC MAY ALSO PARTICIPATE VIRTUALLY AS FOLLOWS

##### **Zoom Meeting / View and Verbal Public Comment Opportunity:**

Members of the public who wish to watch live and provide public comment on any item on the agenda can join via the following link:

<https://zoom.us/j/92668567598?pwd=T21qNFFGem1PWXBIUFFZSnJwZEIKdz09>

Call: 1-669-900-9128

Meeting ID: 926 6856 7598

Passcode: 461910

##### **Written Public Comment Opportunity:**

Members of the public may submit written comments on any matter within the Commission's subject matter jurisdiction (Plumas County Code Title 2, Chapter 2, Article 1, Sec. 2-2.107 – Duties), regardless of whether the matter is on the agenda for Commission consideration or action. Comments will be entered into the administrative record of the meeting. Members of the public are strongly encouraged to submit their comments on agenda and non-agenda items before and/or during the Planning Commission meeting, using e-mail address [publicplanningcommission@countyofplumas.com](mailto:publicplanningcommission@countyofplumas.com)

[www.countyofplumas.com](http://www.countyofplumas.com)

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#### **REASONABLE ACCOMMODATIONS**



*In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact Planning Commission Clerk at 530-283-6207. Notification 72 hours prior to the meeting will enable the County to make reasonable accommodations to ensure accessibility. Auxiliary aids and services are available for persons with disabilities.*

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***Note: A majority of the Board of Supervisors may be present and may participate in discussion.***



**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**Present:** Tom McGowan, Charles Leonhardt, Harvey West

**Absent:** Chris Spencer

**IV. PUBLIC COMMENT OPPORTUNITY**

*At this time, the public has the opportunity to address the Commission concerning any item of interest not listed on this agenda. The Commission may not discuss or take any action on any item presented during the public comment period that is not on the agenda. The Commission may briefly respond to statements made or questions posed by members of the public. Upon recognition by the Chairman, please state your name, county of residence, and subject matter. Discussion of any non-agenda items will be limited to three (3) minutes or such reasonable time as is granted by the majority of the Commission.*

None

**V. CONSENT ITEMS**

A. *Items to be continued or withdrawn from the agenda*

None

B. *Approval of Meeting Minutes of August 18, 2022 (regularly scheduled meeting of September 1, 2022 was cancelled)*

**Motion:** Approval of Meeting Minutes of August 18, 2022

**Moved by** Charles Leonhardt, **Seconded by** Harvey West

**Vote:** Motion carried.

**Yes:** McGowan, Leonhardt, West

**Absent:** Spencer

**VI. DISASTER RECOVERY OPERATIONS CENTER (DROC) AND DIXIE FIRE COLLABORATIVE (DFC) UPDATES FOR BECKWOURTH COMPLEX AND DIXIE FIRES**

*Commissioner Tom McGowan stated there is no update to give on this item and a comprehensive update would be given at the next Planning Commission meeting.*

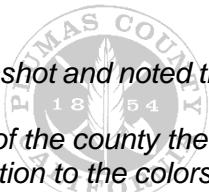
**VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS**

Commissioner Harvey West stated that he had a discussion with Jim Graham, Principal Transportation Planner, Plumas County Department of Public Works, who explained a grant was obtained to reconstruct Gold Lake Highway.

**VIII. DISCUSSION: 2019-2024 GENERAL PLAN HOUSING ELEMENT (Tim Evans, Senior Planner)**

A. *High Density Sites ("M-R" zoning or Multiple-Family Residential) to Accommodate the Lower Income Regional Housing Needs Assessment (RHNA) – continue review of vacant sites tables and mapping by supervisorial district, including key/zoning legend*

*Tim Evans, Senior Planner, presented the revised screenshots of the screenshots originally provided at the August 18, 2022 meeting in relation to Table A-1: Vacant High Density Sites to Accommodate the Lower Income RHNA from the Housing Element in the 2035 General Plan of the Housing Element, which included a table showing site constraints separated by supervisorial district, with APNs and zoning map screenshots of the areas in which the APNs are located, to assist with the 'ground truthing' of Table A-1.*



Staff gave an overview of each screenshot and noted the following additions/changes to the screenshots:

1. Labels added indicating the area of the county the zoning map screenshot shows.
  2. A key/legend was provided in relation to the colors on the zoning map screenshot.
  3. A screenshot of Vinton was included for Supervisorial District 1.
  4. A "call out" on the zoning map screenshot was added to show each corresponding Assessor Parcel Number (APN) in the table.
  5. Some APNs had changed since the creation of Table A-1, so staff included the new and old APNs for clarity.
  6. Page numbers were added.
- B. *Geographic Information System (GIS) Map Portal Tutorial – Plumas County Zoning*  
<https://mangomap.com/plumasqis/maps/47662/plumas-county-zoning#>

Tim Evans, Senior Planner, gave a step-by-step tutorial of how to navigate to the Plumas County Zoning Map on the County website. The following is an overview of the steps given by staff:

1. Google "Plumas County GIS" and click on the first link titled "GIS Maps and Data."
2. Click on "Map Portal."
3. Click on the map titled "Plumas County Zoning."
4. Once the interactive map is displayed, the property and zoning can be brought up by searching by address in the upper-right corner of the map or search by APN using the search function at the bottom-right corner of the map. The zoning legend may be located by clicking on "Map Legend" and scrolling downward.

**IX. RESOLUTION OF INTENTION: Planning Commission Recommendation to the Board of Supervisors to Amend 2035 General Plan Public Health & Safety Element (Tim Evans, Senior Planner)**

In the interest of time, Tim Evans, Senior Planner, and as requested by Commissioner Tom McGowan, kept the introduction of the Resolution of Intention brief. Staff indicated that the Resolution of Intention before the Planning Commission is for the Planning Commission to recommend the Board of Supervisors that an amendment to the 2035 General Plan Public Health & Safety Element be prepared to address compliance with Senate Bill 379 [Climate Change Adaptation and Resilience] and wildfire hazard legislation. Evans indicated the Resolution of Intention before the Planning Commission is only a draft and would be brought before the Planning Commission again after County Counsel has reviewed.

**X. INFORMATIONAL ITEMS/ON-GOING PROJECT UPDATES**

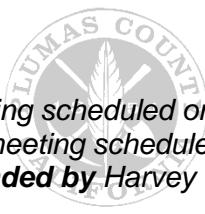
Tim Evans, Senior Planner, gave the following updates:

1. The California Planning and Development Report (CP&DR) for August 2022 was provided in each commissioner's packet.
2. Sufficient funds are available in the Planning Department/Planning Commission budget to pay for the hotel and conference expenses for the California County Planning Commissioners' Association conference for Commissioner Chris Spencer and Commissioner Charles Leonhardt.
3. Planning staff is working on all Planning Commissioners becoming members of the American Planning Association.

**XI. FUTURE AGENDA ITEMS**

- A. Guest Speaker: Roger Diefendorf, Executive Director, Plumas County Community Development Commission (PCCDC) / Housing Authority (Invited)

Tim Evans, Senior Planner, stated there were no updates for the future agenda item.



XII. **ADJOURNMENT** to the regular meeting scheduled on October 6, 2022

**Motion:** Adjournment to the regular meeting scheduled on October 6, 2022

**Moved by** Charles Leonhardt, **Seconded by** Harvey West.

**Vote:** Motion carried.

**Yes:** McGowan, Leonhardt, West

**Absent:** Spencer