
**PLUMAS COUNTY
PLANNING COMMISSION**

Minutes of the Meeting of March 16, 2017

PLANNING COMMISSION MEMBERS:

Dr. Robert Abbott, Commissioner (District 1)

Larry Williams, Chair (District 4)

John Olofson, Commissioner (District 5)

I. CALL TO ORDER

The Plumas County Planning Commission (the *Commission*) convenes in a meeting on March 16, 2017, at 10:00 a.m. in the Planning and Building Services Conference Room, Quincy, CA. Vice-Chair Dr. Robert Abbott presides.

II. SALUTE TO THE FLAG

III. ROLL CALL

Commissioners Present: Dr. Robert Abbott, Larry Williams, John Olofson

Commissioners Absent: none

Also in attendance (Supervisors and staff)

Rebecca Herrin, Senior Planner

Randy Wilson, Planning Director

Supervisor Michael Sanchez (District 1)

Supervisor Jeff Engel (District 5)

IV. ADDITIONS TO OR DELETIONS FROM THE AGENDA

Commissioner Williams suggests that in light of the short commission, that CEQA training should be delayed until there are more members. He feels that it will all have to be done over when new members are appointed.

Williams makes a motion to continue the CEQA training until such time as there is a full commission. The motion is tabled due to the lack of a second.

V. PUBLIC COMMENT OPPORTUNITY

Several members of the public from Genesee object to a heliport in the valley as airports are prohibited under the Genesee plan. These members of the public request that the Planning Commission put pressure on the Planning Department to eliminate the heliport.

Wilson responds that there has been an application submitted by the Palmaz family for a functionally equivalent use (as was listed in the General Plan Annual Report presented to the Commission). This is a request for a determination of zoning use consistency and will come to the Zoning Administrator. The application is now in County Counsel's office for review. Within the next month or the next two months the issue will come before the Zoning Administrator.

Motion is made by Commissioner Olofson to pause the meeting in order for Rebecca Herrin to go to her office and retrieve the information requested by the public (date of submittal of the application). Herrin already told the public members that she would email the information to them after the meeting. Motion is tabled due to the lack of a second.

VI. PLANNING DIRECTOR'S REPORT

The Board of Supervisors decided not to pursue the code amendment to add schools to the Light Industrial (I-2) zone. The vote was 5-0 against the code amendment. Afterwards Commissioner Rossington submitted her resignation. The Board's acceptance of the resignation is scheduled for next week's Board meeting.

VII. PLANNING COMMISSIONERS' ANNOUNCEMENTS/REPORTS:

Commissioner Olofson reads from an announcement. He feels that there has been a lack of respect and civility and that manners are missing from the meetings. He asked for a delay in order to review the General Plan Annual Report and he lost with a 3-1 vote. The Supervisors had never seen the report before and it was poorly done. Staff told property owners that a lot was unbuildable and, with one phone call, he discovered that it was not. Staff work for the taxpayers and the Planning Commission. The recent resignations of Commissioners indicate that there is a problem. He feels that the new Commissioner was bullied with threats of CEQA. She mistakenly took a zoning issue to the Board of Supervisors and made not only a spectacle of herself, but also of the Commission and the entire planning process. He is asking for the County to get better and he will not stop until the County gets better.

VIII. PLUMAS COUNTY PLANNING COMMISSION BYLAWS: Discussion/possible action

M/S/C: Williams/Abbott 2-1 to accept the changes as presented. Commissioner Olofson votes no.

Olofson feels that the Chair should control the agenda and the staff should prepare the agenda.

Wilson states that staff will bring the resolution to the Board of Supervisors as soon as possible.

Olofson wants to limit public comment to three minutes unless there is a majority vote of the Commission. He has made this point many times and has been ignored. Wilson responds that he hasn't been able to update the forms.

Olofson reads from the agenda language. Although not what the Commission approved, he likes what is in place now:

"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."

Chair Abbott asks for a motion. Olofson responds that he will act at the next meeting.

IX. ZONING CODE UPDATE LIST: Discussion/possible action

Wilson presents the update list as a list of "low hanging fruit". The simplicity of the adoption will not really be known until the ordinances are developed. He reminds the Commission that all of these ordinances will require CEQA review. There may be opportunities to tier off the general plan environmental impact report. There is a great deal of case law. *Stare decisis* means following case law as precedent. The general plan environmental impact report mitigation measures become incorporated into the ordinances. The priorities drive the development of the budget which drives the development of any work plan.

X. TRAINING-CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES

Randy Wilson provides training for the Commission. Wilson advises the Commissioners to read the CEQA guidelines, but not the Public Resources Code itself. The Commissioners should read the CEQA checklist for next meeting.

XI. INFORMATIONAL ITEMS/ON-GOING PROJECT UPDATES:

A Mitigated Negative Declaration has been prepared for the Mohawk Valley Ranch General Plan Amendment. Wilson explains that, in a Mitigated Negative Declaration, the applicant must agree to the proposed mitigations. This project will be coming back to the Commission for a recommendation to the Board of Supervisors.

XII. CORRESPONDENCE:

There is no correspondence.

XIII. FUTURE AGENDA ITEMS: CEQA discussion.

XIV. ADJOURNMENT:

There being no further business, motion is made by Commissioner Williams, seconded by Commissioner Olofson, with a unanimous affirmative vote recorded, to adjourn the meeting of March 16, 2017.

RICH for

Dr. Robert Abbott, Vice-Chair
Plumas County Planning Commission


Rebecca Herrin, Senior Planner