

2035 GENERAL PLAN LAND USE ELEMENT IMPLEMENTATION MEASURES SUMMARY OF PLANNING COMMISSION REVIEW

The following table documents the implementation measures included in the 2035 General Plan Land Use Element. The Planning Commission—between November 2019 and March 2020—reviewed the goals, policies, and implementation measures and this summary reflects the notes and suggested action outcomes (*red italic text*) of the implementation measure discussions. By no means does the review of the implementation measures by the Commission or the annotated notes in this document change, in any way, the adopted 2035 General Plan Land Use implementation measures.

Land Use Element Implementation Measure	Implements what Policy	Who is Responsible	2015-2020	2020-2030	On-Going
1. Encourage all new residential development projects to be located within or adjacent to mapped Planning Areas where basic infrastructure, services, and adequate response times for such services as water, wastewater disposal, utilities, fire protection, police and emergency medical, and commercial services typical for the planning area type, exist or require that the project provide its own internal infrastructure and services that are bonded for long term maintenance.	1.1.1	Planning			<i>X with development applications</i>
2. Establish a (<i>GIS</i>) database which identifies vacant and underutilized parcels (<i>primarily residential [include review of Housing Element vacant land inventory], commercial, and industrial</i>) within existing developed areas. Make this information available to the public (<i>include on County's GIS based web portal</i>). The permitting process shall be streamlined (<i>define</i>) for projects meeting in-fill goals (<i>define</i>).	1.1.2	Planning			<i>X GIS to establish database; review permit process</i>
3. a. In areas where adequate water, sewer and fire protection and emergency medical services exist or can be made available and community character will not be affected (<i>stated criteria</i>), identify suitable locations (<i>community/parcel based</i>) to designate (<i>existing zoning and/or rezone</i>) to accommodate higher density residential use (<i>include review of Housing Element vacant land inventory</i>).	1.1.3	Planning, Board of Supervisors			<i>X discuss areas for higher density residential with BOS, as needed</i>

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<p>b. Encourage (<i>discuss how</i>) the use of clustering of residential or non-agricultural land uses away from agriculturally-sensitive areas to minimize impact to agricultural operations, whenever possible. Consider (<i>discuss</i>) amending existing zoning and subdivision regulations to allow for a reduction of minimum lot sizes when cluster subdivisions are used to minimize impacts on adjacent agricultural uses and/or sensitive environmental areas, and where environmental conditions allow. Consider (<i>discuss</i>) developing a density bonus (<i>see also Housing Element program</i>) or TDR programs that support the stated intent. Consider (<i>discuss</i>) developing a TDR program that includes Agriculture Preserve, Agriculture & Grazing and Timber Resource Lands as sending parcels.</p>				X <i>Consider</i>	X <i>Encourage</i>
<p>4. a. Update the Zoning Code (<i>workshops with Planning Commission</i>) to ensure that areas designated for agricultural uses both limit and allow uses that directly relate to agricultural production, support agriculture or compliment agricultural uses and landscapes, such as farm stays, hunting and fishing clubs and other uses compatible with agriculture.</p>	1.1.4	Planning, Board of Supervisors	X <i>completed code update (2019) to include AG processing for the benefit of onsite AG production</i>	X <i>Proposed update to code (2020) to include commercial social events as a compatible use in AG zones</i>	X <i>Continue to review for possible code updates</i>
<p>b. Minimum lot size requirements for previously existing legal lots do not apply. Existing lawful non-conforming lots (<i>in all zoning districts</i>) will be permitted to develop at a density of at least one dwelling unit per legal lot, provided all life safety-related Land Development, Environmental Health, and Building standards can be met.</p>					X <i>with development applications</i>

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c. Adopt policies, standards (<i>Zoning Code amendment</i>), and guidelines (<i>consideration document</i>) supporting the implementation of an agricultural buffer setback outlining specifics of the setback (<i>determine</i>), including special circumstances for variations in distance and permitted uses within the setback (<i>determine</i>).				X <i>initiate discussions with AG Commissioner</i>	
d. Adopt policies that address building site clustering with creation of permanent open space, restriction of building area on lots that will support building construction, or other means which are consistent with the protection of natural resources and environmental characteristics of the site (<i>discuss criteria</i>). Open space created through clustering shall be assured of permanent maintenance as open space by mechanisms (<i>research</i>) such as, but not limited to, dedication, permanent easement, irrevocable trust, deed restrictions, or other mechanism assuring its permanent status.				X <i>discuss policy direction with BOS</i>	
5. The County and the City through a joint planning effort (<i>collaborate</i>) may map and develop Community Plans that address future development opportunities and the criteria to be applied (<i>develop</i>) to the review of development opportunities.	1.1.5	Board of Supervisors, City of Portola		X <i>may collaborate with City of Portola</i>	
6. a. Within the City's Sphere of Influence, discretionary development projects shall first be referred to the City for possible annexation. If the City does not choose to annex, the City's review and comments shall be considered by the County in processing the discretionary development project. b. Should the Plumas Local Agency Formation establish an Area of Concern or interest to the City, applications for discretionary land use projects shall be referred to the City for review and comment.	1.3.1	Board of Supervisors, City of Portola, Plumas LAFCO, Planning		X <i>with development applications</i>	

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7. Amend the zoning ordinance (<i>workshop with Planning Commission</i>), including, but not limited to, special use permit and variance provisions, to establish discretionary review of all proposed development projects within the MOAs (<i>military and operational considerations</i>).	1.4.1	Planning		X <i>initiate consultation with military to discuss process</i>	
8. Require the use of existing infrastructure for all new development. If existing infrastructure is not available or adequate, require new development to pay its reasonable fair-share towards the construction or expansion of infrastructure for roads, water, sewer, drainage and other infrastructure necessary for the completion of the development.	1.5.1	Planning			X <i>with development applications</i>
9. Identify existing water, sewer, drainage, public safety services, and roadway facilities and infrastructure, whether private or public, and include this information on the County's Geographic Information Services database making this information readily available for public (<i>include on County's GIS based web portal</i>) and/or private inquiries. Use this information to develop a land use pattern that maximizes the use of existing infrastructure (<i>future infill growth areas</i>).	1.5.2	Planning, GIS, Special Districts			X <i>GIS task, collaborate with special districts for data</i>
10. Require new developments located in an area not currently served by an organized fire or emergency services provider to be annexed into an existing fire district or establish a funding mechanism appropriate to cover costs associated with the provision of such services at a service level appropriate for the size and scale of the development. Establishment of a funding mechanism may be waived when adequate alternative service levels are provided to the satisfaction of the service district or provider.	1.5.3	Planning			X <i>with development applications</i>

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11. a. Update the Zoning Code (<i>workshop with Planning Commission</i>) to be consistent with General Plan land use designations allowing for a variety of commercial and industrial uses adjacent to, and/or within, Town and Community areas.	1.6.1	Planning		X <i>commercial and industrial land use and zoning</i>	
b. Support efforts to improve access (<i>define what this means</i>) to public infrastructure (<i>determine how</i>) to facilitate the efficient economic development of commercial and industrial properties.				X <i>tie to 11a</i>	
12. Amend the Zoning Code (<i>completed</i>) to allow limited convenience commercial services in Rural Places and Master Planned Communities or in other small residential areas upon approval of a Special Use Permit, Planned Development Permit or administrative review (<i>determine</i>) to ensure compliance with existing approvals.	1.6.2	Planning		X <i>may determine administrative review process</i>	
13. Investigate funding opportunities (<i>research</i>) and development agreements (<i>research</i>), which will provide for access improvements usable by industrial and commercial uses.	1.6.3	Planning		X <i>tie to 11b</i>	
14. a. Ensure that the policies and development standards of the County Zoning Ordinance and similar regulatory documents (<i>review</i>) are consistent with the adopted Airport Land Use Compatibility Plans regarding noise mitigation, land use restrictions, building height, lighting, and other site development standards, by the establishment of an Airport Combining Zone or an Airport Overlay Zone (<i>to be completed</i>).	1.6.4	Planning, Airport Land Use Commission		X <i>consistency review of land uses adjacent to airports with ALUCPs; establish combining or overlay zone</i>	
b. Adopt the Airport Land Use Compatibility Plans as part of the General Plan by reference.				X <i>completed</i>	

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15. a. Analyze (<i>workshop with Planning Commission</i>), and where necessary, amend the zoning map (<i>GIS</i>) to be consistent with the planning area designations (<i>range of residential densities</i>); Town, Community, Rural Places, Master Planned Communities.	1.7.1	Planning		X <i>assessment to be completed, tie to 15b</i>	
b. Initiate necessary and appropriate zoning code and zoning map (<i>GIS</i>) amendments (<i>workshop with Planning Commission</i>) to ensure zoning consistency between Land Use and Zoning designations.				X <i>addressed in General Plan EIR, need for consistency</i>	
16. Incorporate (<i>how</i>) within the Land Use and Zoning Map (<i>GIS</i>) appropriate (<i>define what is large-scale, maybe by employees</i>) industrial and commercial uses within proximity to residential uses to minimize travel times and trip lengths (<i>VMT implication</i>).	1.8.1	Planning		X <i>GIS task, inventory and query sites</i>	
17. Undertake necessary and appropriate (<i>determine</i>) zoning code and zoning map (<i>GIS</i>) changes (<i>workshop with Planning Commission</i>) to promote and encourage small-scale (<i>define, maybe by employees</i>) business and industrial land use growth.	1.8.2	Planning		X <i>GIS task, inventory and query sites</i>	
18. Undertake necessary and appropriate zoning code and zoning map changes (<i>workshops with Planning Commission</i>) to promote and encourage the appropriate location for cellular tower facilities and other communication technology infrastructure within the County, utilizing such measures as co-location.	1.9.1	Planning		X <i>completed telecom code update (2019)</i>	
19. The County will make the necessary and appropriate (<i>determine</i>) zoning code and zoning map changes (<i>workshop with Planning Commission</i>) to promote and encourage the appropriate renewable energy resources and transmission corridors in the County's Zoning Code. The County will assist (<i>how</i>) stakeholders in resolving generation and transmission siting issues.	1.10.1	Planning		X <i>solar to be addressed with zoning code update</i>	X <i>hydropower in code, wind turbines in code</i>

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20. The County (<i>staff</i>) shall coordinate with the military experts to site renewable energy facilities in a manner that does not significantly impact military necessities. The County will give due consideration to issues including, but not limited to: light and glare, heat generation, smoke, dust, equipment testing and operation, personnel training and flight operations. The County (<i>staff</i>) will facilitate collaboration between stakeholders to ensure balanced and compatible land use priorities.	1.10.2	Planning			<i>X with development applications</i>
21. The County shall charter the Plumas County Coordination Council to be the forum responsible for the coordination of planning efforts between the County and other local (<i>public and private</i>), state and federal land managers.	1.4.1 1.4.2	Board of Supervisors		<i>X review the “other local land managers” component</i>	<i>X see BOS Resolution No. 08-7514 focuses on state and federal agencies</i>