
**PLUMAS COUNTY
PLANNING COMMISSION**

Minutes of the Meeting of March 21, 2013

PLANNING COMMISSION MEMBERS

Mark Dotta, *Commissioner* (District 1) **Larry Williams**, *Vice-Chair* (District 4)
Betsy Schramel, *Commissioner* (District 2) **John Olofson**, *Chair* (District 5)
Richard Rydell, *Commissioner* (District 3)



I. CALL TO ORDER

The Plumas County Planning Commission (*the Commission*) convenes in a meeting on March 21, 2013, at 10:04 a.m. in the Planning and Building Services Conference Room, Quincy, CA; Chair Olofson, presiding.

II. SALUTE TO THE FLAG

III. ROLL CALL

Commissioners Present: Olofson, Williams, Dotta, Schramel

Commissioners Absent: Rydell

Also in attendance (Supervisors, Consultants, County Staff):
Randy Wilson, *Planning Director*
Rebecca Herrin, *Senior Planner*

IV. CONSENT ITEMS:

A. ITEMS TO BE CONTINUED OR WITHDRAWN FROM THE AGENDA –*none*
M/S/C to approve agenda:

B. APPROVAL OF MINUTES –*none*

V. COMMISSIONER REPORTS / COMMENTS – *none*

VI. PUBLIC COMMENT OPPORTUNITY

Larry Douglas, 25 Commercial Street, Portola: High Sierra Community Development Center. Presents the Commission with an article “The Next American Economy”. He reads the first page of the article.

Tracy Ball, Mt. Hough Road, American Valley: States that the General Plan process has been good, there has been ample opportunity for public input. Specialized expertise was needed to get the plan done.

Addresses future school facilities sites or existing sites that may be modernized or expanded and inclusion in blueprint plans; required for Metropolitan Planning Organizations (MPO) with a population exceeding 200,000.

AB 1229, Land Use: Zoning Regulations

Inclusionary housing and zoning. Wilson relates example of his previous experience with inclusionary housing. Increases the overall cost of housing. Difficult to administer and to implement. Generally a fee is collected into a trust fund for construction of future units.

AB 1359, Quimby Act: Use of Fees

Quimby Act allows collection of fees through an AB 1600 study which evaluates facilities and needs. Fees can be collected with building permits.

Different system than Mello Roos bonds which can be problematic; can leave the County on the hook.

SB 341, Redevelopment Housing Sector

SB 391, California Homes and Jobs Act of 2013

Imposes a \$75.00 recording fee to be put into a pool that is used for grants for construction of affordable housing. Would result in a 3.85% fee on documentary transfer, instead of the current \$1.10 per thousand dollars of value.

Our County Clerk-Recorder is opposed to this bill.

Wilson states that, in California, individual fees are utilized instead of taxes.

SB 673, Land Use: Development Project Review

Wilson explains how the Permit Streamlining Act works with the environmental review process. This bill would require a cost/benefit analysis for retail or other commercial construction.

VII. INFORMATIONAL ITEMS

A. PLANNING DIRECTOR'S REPORT

Wilson hands out a General Plan background report, which includes a list of comments received on the Draft Environmental Impact Report, Existing General Plan Maps and Proposed General Plan maps, listing of meetings held, Board of Supervisors Resolution requesting an Extension from the Office of Planning and Research (OPR), and letters for OPR.

Re: maps: Opportunity areas (existing general plan) were expanded into planning areas (proposed general plan update).

The material is designed to be informative for the public and the maps and handout information will be posted on the website.

Commissioners question timeline for Final Environmental Impact Report and hearings.

Wilson responds that the first public hearing(s) will be with the Planning Commission. Planning Commission will make recommendations to the Board of Supervisors. Total number of meetings that will be held is still unclear.

A larger meeting room will be required, other than the Planning and Building Services Conference Room.

Wilson discusses the General Plan Extension received from the Governor's Office of Planning and Research; purpose is to provide protection from lawsuits while update is being done. It is unusual for a County like Plumas to receive an extension; usually it is given for new cities, such as Truckee when it incorporated. The Office of Planning and Research took a chance when approving the extension for Plumas. This extension has now expired (three years total). The County no longer has legal protection for the projects we now process.

Wilson has been sending updates to OPR regularly and will be forwarding this material to OPR as well. Wilson encourages the Commission to re-read, and the public to read, the Board's resolution and reiterates the process since he was first hired as a consultant. He reads from the summary of various meetings.

Wilson explains that if a lawsuit is filed and a judge determines that the Open Space Element is inadequate, the County could be precluded from issuing building permits until the plan is adopted.

Olofson would like to see an overview of the content of this information package to be reduced to three pages and presented to the Commission and the public at the initial hearing. Wilson states that this is not new information, but as new people enter the process, they may not understand what went on before. There is a concern with the meetings and voices in the past becoming discounted while discussing current issues.

Tracy Ball suggests that there be a simplified summary presentation minus the use of acronyms, notices be sent to everyone in the County about the general plan hearings to get people who are supportive of the plan to show up, and make clear the consequences of not adopting the general plan update.

Terri Simon-Jackson echoes Ball's suggestion about postcards going out to everyone in the County. A simple background report, with the Working Group member's photos and Chapter 1 – Vision and Values information could be compiled to stress common ground and consensus. Perhaps several lead members of the Working Groups could summarize what was done during the process. The Forest will be undertaking the Land Management Plan in the future and have been watching our process.

Commissioner Dotta states that some public members understand the process and some want to see changes. He suggests an overview, but not to stress what they have missed during the general plan update process.

Discussion ensues about Agenda 21 issues. Simon-Jackson suggests a FAQ sheet with Questions and Answers, including Randy Wilson's comments.

Tracy Ball summarizes the discussion with the comment that everyone is unhappy with the complexity in their lives, but individual actions do have impacts on the global community; examples being climate change and water issues.

IX. CORRESPONDENCE - None

X. FUTURE AGENDA ITEMS


- Leah Wills and Randy Wilson-"missing water" presentation
- Brown Act presentation by County Counsel
- Surface Mining and Reclamation Act (SMARA)
- Discussion of public lands being used for development of solar/wind facilities
- Update on the Genesee-Beckwourth Road (FHA) project
- Discussion of methods of developing tourism/ecotourism/economic enhancement activities to Plumas County
- Feather River College President, Dr. Kevin Trutna, to discuss economic development and Vocational Education Program at the college

XI. ADJOURNMENT

There being no further business, Olofson calls for a motion to adjourn the meeting of March 21, 2013.

M/S/C: Williams/Dotta /4-0 to adjourn the meeting
Meeting is adjourned at 12:20 a.m.

The next regularly scheduled Planning Commission meeting is set for April 4, 2013, at 10:00 a.m., in the Planning & Building Services Conference Room.



John Olofson, Chair
Plumas County Planning Commission

Rebecca Herrin, Senior Planner
Plumas County Planning Department