



COUNTY OF PLUMAS

PLANNING COMMISSION MEETING MINUTES

REGULAR MEETING

DATE: November 3, 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

www.countyofplumas.com

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.

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 October 20, 2022

Motion: Approval of Meeting Minutes of October 20, 2022

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

Vote: Motion carried.

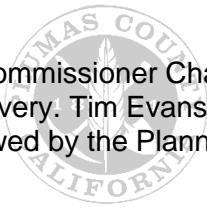
Yes: McGowan, Leonhardt, West

Absent: Spencer

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

Tracey Ferguson, Planning Director, gave an update on the Dixie and Beckwourth Fire recovery phase and stated the following:

- Nellz Towne Pump (gas station) in Greenville is fully functioning and is open.
- The California Department of Toxic Substances Control (DTSC) is demobilizing for Zone X soil remediation in Greenville.
- The areas in which soils remediation have been completed may be found on the DTSC website.
- The Federal Emergency Management Agency (FEMA) approved a sales and donations program for the FEMA trailers.
- The Board of Supervisors approved an amendment to the Urgency Ordinance for base camps on Greenville Wolf-Creek Road.
- The working groups continue to work on the long-term recovery plan and may be changing how often they meet.
- The intention is to implement the long-term recovery plan by August 2023.



Commissioner Tom McGowan and Commissioner Charles Leonhardt inquired about the quantity of building permits in relation to fire recovery. Tim Evans, Senior Planner, stated that of the approximate forty (40) building permits to be reviewed by the Planning Department, approximately ten (10) building permits are for fire recovery.

VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

None

VIII. DISCUSSION AND POSSIBLE ACTION: RESOLUTION NUMBER P.C. 2022-2 A RESOLUTION OF INTENTION TO THE BOARD OF SUPERVISORS THAT AN AMENDMENT BE PREPARED TO THE PLUMAS COUNTY 2035 GENERAL PLAN PUBLIC HEALTH & SAFETY ELEMENT TO ADDRESS COMPLIANCE WITH SENATE BILL 379 (CLIMATE CHANGE ADAPTATION AND RESILIENCE) AND WILDFIRE HAZARD LEGISLATION (Tracey Ferguson, AICP, Planning Director)

Ferguson noted the following and stated the draft version of Resolution Number P.C. 2022-2 (Resolution) previously brought before the Planning Commission was reviewed and amended by Plumas County Counsel:

- The Cal Fire Matrix provided at a prior Planning Commission meeting showed eleven (11) items to be addressed for fire hazard.
- The Resolution is the first step to have the Board of Supervisors direct staff and the Planning Commission to begin preparing the amendment to the Plumas County 2035 General Plan Public Health and Safety Element.
- The goal of Planning staff is to have the Resolution go before the Board of Supervisors in December.

Commissioner Tom McGowan inquired as to whether all the necessary items have been addressed or if there are other items that need to be accounted for in the amendment. Ferguson informed the Commission that the items to be addressed are clearly set forth in Senate Bill 379.

Motion: Adopt Resolution Number P.C. 2022-2, as amended by County Counsel, recommending to the Boards of Supervisors that an amendment be prepared to the Plumas County 2035 General Plan Public Health and Safety Element to address compliance with Senate Bill 379 (Climate Change Adaptation and Resilience) and Wildfire Hazard Legislation.

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

Vote: Motion carried.

Yes: McGowan, Leonhardt, West

Absent: Spencer

IX. DISCUSSION: PLANNING COMMISSION REVIEW OF 2035 GENERAL PLAN (Tracey Ferguson, AICP, Planning Director)

A. Circulation Element Goals and Policies

Ferguson read aloud Goal 4.1 Adequate Roadway System and Policies 4.1.1 through 4.1.8 of the Circulation Element, with the following comments by Planning staff:

- *Goal 4.1 Adequate Roadway System:* Plumas County roadways are comprised of Caltrans (State) and County roads.

- *Policy 4.1.2 Level of Service Standard:* 'LOS' (Level of Service) is a typical standard in General Plans, but the LOS standard is being replaced by Vehicle Miles Traveled (VMT).
- *Policy 4.1.3 Required Roadway Access:* All parcels created shall be served by a roadway.
- *Policy 4.1.4 Developer Participation in Roadway Improvements:* John Mannle, Plumas County Director of Public Works, may be able to provide additional background.
- *Policy 4.1.5 Developer Coordination with Roadway Plans:* Example given of future roadways to serve future developments being shown on recorded maps.
- *Policy 4.1.6 Roadway Elements Eligible for Developer Fee Programs:* Plumas County Code Title 9 Planning and Zoning needs to be amended with a definition for "major thoroughfare."

X. INFORMATIONAL ITEMS/ON-GOING PROJECT UPDATES

Ferguson informed the Planning Commission of the following:

- California Planning & Development Report provided in their packets, noting Assembly Bill (AB) 204 and Senate Bill (SB) 6 for the Planning Commission to review.
- A special use permit has been applied for to establish a community bike park at 129 Kelsey Lane, Quincy, which will include the natural landscape with avoidance mitigations.
- The Zoning Administrator held a public hearing to re-establish a lawful nonconforming use of two (2) dwelling units at 56 Harbison Avenue, Quincy, which was built in the 1800s and then was used commercially starting in the 1980s.

The applicant couldn't demonstrate lawful nonconformance of two (2) dwelling units, the Zoning Administrator denied the special use permit, and the applicant appealed the decision to the Board of Supervisors.

The appeal hearing before the Board of Supervisors is November 29, 2022, at 10:00 am.

Commissioner Charles Leonhardt commented that the needs of the community have changed as the real estate market is pushing for residential rents as opposed to commercial rents.

XI. FUTURE AGENDA ITEMS

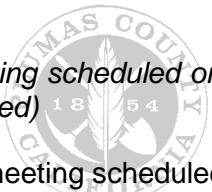
- A. *Guest Speaker: Roger Diefendorf, Executive Director, Plumas County Community Development Commission (PCCDC) / Housing Authority*

Ferguson informed the Planning Commission that Planning staff will reconnect with Mr. Diefendorf to have him attend a future Planning Commission meeting.

- B. *Guest Speaker: Scott McCallum, Executive Director, Plumas Crisis Intervention & Resource Center (PCIRC)*

Ferguson stated Mr. McCallum was added to the agenda so he may attend a future Planning Commission meeting for informational purposes concerning the Navigation Center proposed for 601 Main Street, Quincy.

XII. **ADJOURNMENT** to the regular meeting scheduled on December 1, 2022 (Note the regular meeting of November 17, 2022 has been cancelled)



Motion: Adjournment to the regular meeting scheduled on December 1, 2022

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

Vote: Motion carried.

Yes: McGowan, Leonhardt, West

Absent: Spencer