
COUNTY OF PLUMAS
PLANNING COMMISSION MEETING MINUTES
REGULAR MEETING

DATE: May 18, 2023
TIME: 10:00 a.m.

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

THE PUBLIC MAY 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: Chris Spencer, Jack Montgomery, Charles Leonhardt, Moorea Hoffman Stout

Absent: Harvey West

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.

Josh Hart, resident of the Portola area and spokesperson for Feather River Action, commented on the proposed Delleker asphalt plant stating it's an extremely poor location due to the proximity to the Middle Fork Feather River and that the parcel is within a FEMA 100-year floodplain. Continuing, he explains that there are residents south of the River that would be impacted due to dust, noise, and air quality issues. Hart questions the environmental document contents and conclusions and asks to reject the application when it comes forward.

Carol Muro, registered nurse with a masters in health policy, commented on the health concerns for the community, employees of the industrial park, and adjacent residents due to the location of the proposed Delleker asphalt plant, citing the fumes, noise, and 150 trucks per day that would create dust and exhaust. Continuing, Muro also has concerns about the traffic and risks for accidents at the intersection with Highway 70 and suggests the County consider all the health and safety impacts and find an alternative location for this type of use.

V. CONSENT ITEMS

A. Items to be continued or withdrawn from the agenda

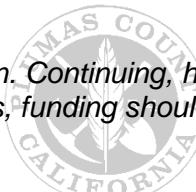
None

Ferguson notes the minutes of May 4, 2023 and May 18, 2023 will be before the Commissioners at the June 1, 2023 meeting.

VI. 2021 WILDFIRES LONG-TERM RECOVERY PLAN STANDING UPDATE

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

- Reminder that the deadline for community input under the second round of community meetings is May 22, 2023, where the public can go to the County's 2021 Wildfires Long-Term Recovery Plan webpage and provide input via a survey link, email, or go to the Planning Department counter at 555 Main Street, Quincy to obtain hard copies of the survey to fill out. Additionally, the surveys will be available at the May 20, 2023 3rd Saturday Greenville community meeting.
- Provided a flyer to distribute for the next Permitting Workshop, hosted by the Disaster Case Managers, on June 28, 2023, from 12pm to 2pm at Plumas Bank in Greenville, with Tracey Ferguson, Planning Director, and Chuck White, Building Services Director attending to discuss the planning, zoning, and building permit process with wildfire recovery rebuilds.
- Briefly discussed and provided the presentation the State Department of Housing and Community Development (HCD) representative, Clay Kerchof, Disaster Recovery Specialist, gave the Board of Supervisors on May 9, 2023 regarding the Community Development Block Grant – Disaster Recovery (CDBG-DR) funds that total \$19.7M with a \$3.4M mitigation set-aside coming to Plumas County where 70% must benefit low and moderate-income (LMI) households. It's noted that there's a significant difference between the Federal Housing and Urban Development (HUD) Unmet Needs Methodology at a total of \$42M versus the State's Alternative Unmet Needs Methodology at a total of \$286M, where 'housing' is the greatest unmet need. Commissioner Leonhardt requests more information and an explanation of how the State came to the alternative unmet needs methodology amount, being so much greater than the Federal total. Commissioner Montgomery asks what the Town of Paradise received in CDBG-DR funding. Commissioner Hoffman Stout asks about how this process relates to the Builder-Developer Forum that occurred in fall 2022. Josh Hart makes a public comment, spokesperson for Feather River Action and homeowner in the Portola area, explains that he is in the process of hardening his home to be more fire resistant and states there are three human caused factors that lead to increased wildfires, including climate change, large scale



deforestation, and fire suppression. Continuing, he states governments should re-think fire policies and where funding is going, that is, funding should be re-directed to home-hardening and other community resiliency measures.

VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

Commissioner Hoffman Stout explains she does not have a specific Dixie Fire Collaborative update, although she does state the Dixie Fire Collaborative and Steering Committee leadership is in the process of transitioning from the intermediate phase of recovery to the long-term recovery phase, which will also transition the goals and methodology of the recovery group, for example, growing the capacity with technical expertise and volunteer support.

Commissioner Montgomery talked about the recent earthquake in the Lake Almanor area, commented that he has received interest in the Camping Ordinance recommendation to the Board of Supervisors in anticipation of additional Board public hearings on the matter, and noted he has not heard much support for the proposed Caltrans Highway 36 / Highway 89 roundabout project.

Commissioner Spencer stated there is still a lot of water in Sierra Valley and the roads throughout the area are falling apart. She also commented that the work continues in trying to build momentum for the fire protection districts consolidation effort in the eastern portion of the County.

No reports or updates from Commissioner Leonhardt.

VIII. CONTINUED PUBLIC HEARING – SENECA HEALTHCARE DISTRICT GENERAL PLAN AMENDMENT AND ZONE CHANGE (GPA 8-21/22-01) (Tracey Ferguson, Planning Director)

Ferguson recaps the May 4, 2023, staff report, delivered by Tim Evans, Senior Planner, and states today's item is a continued public hearing of the May 4, 2023, item on the Seneca Healthcare District General Plan Amendment and Zone Change.

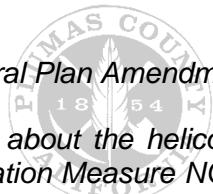
Ferguson delivers the May 18, 2023, staff report and describes the attachments General Plan Amendment and Zone Change Application originally submitted August 23, 2021, and amended and re-submitted May 11, 2023, with Mitigated Negative Declaration 685 (State Clearinghouse Number 2023030234), with Attachment 1 Comments and Responses, and Planning Commission Resolution 2023-2, with Exhibit "A."

Ferguson states the Mitigated Negative Declaration (State Clearinghouse Number 2023030234) was circulated for public review from March 7, 2023, through April 6, 2023, with a determination by Shawn McKenzie, Chief Executive Officer, Seneca Healthcare District, finding that the project, as mitigated, would not have a significant impact on the environment. No comment letters received from members of the public or private organizations, and a single comment letter received from a public agency, submitted by the California Department of Transportation (Caltrans), District 2. Ferguson notes, on May 4, 2023, as Lead Agency, the Seneca Healthcare District Board has approved the project and adopted the Mitigated Negative Declaration and filed a Notice of Determination (NOD).

The following recommendation was made to the Planning Commission:

- I. Hold the continued public hearing on Mitigated Negative Declaration No. 685 and the proposed General Plan Amendment and Zone Change.
- II. Adopt the Resolution 2023-2 (Attachment 2 to the staff report) making recommendations to the Board of Supervisors to:
 - A. Adopt Mitigated Negative Declaration No. 685.

B. Approve the General Plan Amendment and Zone Change.



Commissioner Montgomery inquires about the helicopter pad and related noise in context of CEQA Mitigated Negative Declaration Mitigation Measure NOI-2 (Helicopter-Related Noise) and if the specific proposed aircraft is similar to the helicopters utilized at Enloe Medical Center in Chico. Further, Montgomery questions if the measure to incorporate plant sound-attenuating landscaping is effective. A Seneca Healthcare District representative present states, in response, it is the same helicopter aircraft and that Seneca Healthcare District has retained an acoustical consultants to advise on the maximum impact possible when incorporating plant materials into the landscape for sound attenuation.

Commissioner Leonhardt opened the public hearing:

Jerri Nielsen, President of the Seneca Healthcare District Board, thanks County Planning staff for the coordination and for the Commissioners' consideration. Continuing, she states that while there was not a lot of public comment on the project, the Bond Measure [Seneca Healthcare District Bond Measure B in November 2022] passed by almost 80% which speaks to the support of the project.

Shawn McKenzie, CEO of Seneca Healthcare District, thanks County Planning staff for the coordination and for the Commissioners' consideration.

There being no further comments, the Planning Commission took the following action:

Motion: Adopt Resolution 2023-2, subject to County Counsel approval as to form, making the recommendation to the Board of Supervisors to adopt Mitigated Negative Declaration No. 685 and approve the General Plan Amendment and Zone Change.

Moved by Moorea Hoffman Stout, **Seconded by** Jack Montgomery

Vote: Motion carried.

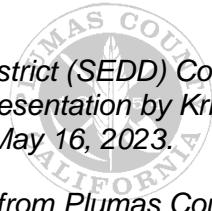
Yes: Spencer, Hoffman Stout, Montgomery, Leonhardt

Absent: West

IX. INFORMATIONAL ITEMS/ON-GOING PROJECT UPDATES

Ferguson provided the following project updates:

- Plumas County / City of Portola Microenterprise Business Assistance and Recovery Forgivable Loan Program Draft Guidelines released on May 17, 2023. Final Guidelines, Checklist, and Application are anticipated June 1, 2023. See County website for more information:
<https://www.plumascounty.us/89/Planning-Department>
- State Minimum Fire Safe Regulations from the Board of Forestry and Fire Protection have been approved and codified, effective as of April 1, 2023. To view go to:
[https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=IEC5359C0A76E11ED9E1BBAE9320F3C1A&originationContext=documenttoc&transitionType=Default&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=IEC5359C0A76E11ED9E1BBAE9320F3C1A&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default))
- Department of Housing and Community Development (HCD) Final Regional Housing Need Determination and Draft Plan (February 28, 2023 letter) providing the Plumas County 7th cycle Regional Housing Needs Allocation (RHNA) of 191 total units among the four income categories (very-low, low, moderate, and above-moderate), where the Plumas County unincorporated area received 154 units and the City of Portola received 37 units.



- *Sierra Economic Development District (SEDD) Comprehensive Economic Development Strategy (CEDS) update and next steps presentation by Kristen York, Sierra Business Council to the Plumas County Board of Supervisors on May 16, 2023.*
- *Living With Fire 2023 publication from Plumas County Fire Safe Council is out.*

X. FUTURE AGENDA ITEMS

Ferguson stated the following items would be on future agendas:

1. *Review of the 2035 General Plan Conservation and Open Space Element Goals and Policies (June 1).*
2. *Tiny Homes on Wheels presentation by Mat Fogarty (June 1).*
3. *Plumas County Code, Title 9, Planning and Zoning, Camping Ordinance Workshop information and discussion (June 15).*
4. *Planning Commissioner Brown Act Training by Plumas County Counsel (July 20).*

XI. ADJOURNMENT to the regular meeting scheduled on June 1, 2023

Motion: Adjournment to the regular meeting scheduled on June 1, 2023

Moved by Jack Montgomery, ***Seconded by*** Chris Spencer

Vote: Motion carried.

Yes: Spencer, Montgomery, Leonhardt, Hoffman Stout

Absent: West