

Be Happy, Stay Rural!

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Diane Neubert, President
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Linda Frost, Secretary

Stevee Duber, Project Manager
steeve@highsierrarural.org



*Post Office Box 65
Sierra City, CA 96125*

P: 530.868.4449

www.highsierrarural.org

Plumas County Planning Commission
555 Main Street
Quincy, CA 95971

July 17, 2013

Via email

RE: Plumas County General Plan, FEIR and FEIR responses Addendum

Dear Commissioners:

Upon closer examination of the corrected Land Use Maps, we would like to call your attention to the following problems in the Maps:

- The Land Use Maps showing the Proposed Designations of the GPU on the County website do not include the full geographic area of the County and the map legends obscure important information. State law requires the land use maps show proposed land uses for all the land under the County's jurisdiction.
- The Meadow Valley/Canyon proposed designation map shows a change of three parcels south of Meadow Valley currently designated Timber Resource Land and Rural Residential to Single Family Residential.
- The Mohawk proposed designation map shows a change of a large area of land surrounding Johnsville currently designated Timber Resource Land to Single Family Residential.
- The Sierra Valley proposed designation map shows amendment of four parcels, two near A-23 (discussed within the HSRA letter to the Planning Commission dated July 17, 2013), one in Chilcoot and the other south of Vinton, from Rural Residential and Secondary Suburban to Single Family Residential.

The GPU and FEIR do not discuss changes in land use designation between the existing GP and the proposed GPU. The FEIR does not discuss how locating single-family residences in areas distant from Planning Areas is consistent with the goals and policies of the GPU; how services will be extended to these areas; how water delivery and wastewater will be handled where wells and septic systems cannot be accommodated on parcels as small as 1/7th of an acre. The FEIR must discuss the environmental consequences of the proposed change in the use of these parcels. The GPU and FEIR must inform the public, decisionmakers and governmental agencies about the all the land use designations

changes being proposed in the GPU; and, discuss the potential environmental impacts of changing the land use designation.

The omission of this information renders the GPU and FEIR inadequate and legally indefensible. We request you recommend the Board of Supervisors remand the GPU and FEIR back to the Planning Department and Consultants for correction and recirculation.

Sincerely,

A handwritten signature in black ink that reads "Stevee Duber". The signature is fluid and cursive, with "Stevee" on the top line and "Duber" on the bottom line.

Stevee Duber