

Plumas County Planning Commission

Randy Wilson, Director of Planning

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RE: Comments on the General Plan EIR

I have been reviewing the General Plan Draft/ EIR for several months. The more I read, the more I believe that it is a fundamentally flawed document. The present base General Plan was 39 pages, and we now have a draft General Plan that is so large that it is not even economically feasible for the County to print it, for distribution to the general public, due to the printing costs involved. What is wrong with that picture??

I believe that the process has also been flawed in that the general public did not really receive **adequate** notice of the fact that this general plan update was being developed and that it was to be a plan that we would be living with in Plumas County for the next 30 years. There are so many platitudes and provisions that have the potential to trample on private property rights that it is mind boggling. If you attended one of the initial "workshops" and signed up for email notifications of meeting from the Planning Commission/ Department...I am told you were indeed notified of meetings etc. Yet no articles of any substance were put in the local newspapers to let us know that this was being worked on and now finalized. I looked on the Plumas County website for agenda's and minutes of the Planning Commission, and discovered that 50% of the meeting in 2012 were canceled and almost that many were canceled in 2011. Opportunity for public participation was severely hampered by this.

I am listing just a few examples of my concerns as I could, in no way, list them all. Language that I find troubling is bolded

1.1.1 Future Development

The County shall require future residential, commercial and industrial development to be located adjacent to or within existing Planning Areas; areas identified on Plumas County's General Plan Land Use Maps as Towns, Communities, Rural Areas or Master Planned Communities (insert reference to maps here) in order to maintain Plumas County's rural character with **compact and walkable communities**. Future development may also be approved within areas for which Community Plans or Specific Plans have been prepared. Small, isolated housing tracts in outlying areas shall be discouraged as they disrupt surrounding rural and productive agricultural lands, forests, and ranches and are

difficult and costly to provide with services. **Land division may be allowed outside of Planning Areas only when the resulting development complies with all applicable General Plan Policies and County Codes.**

1.1.2 Infill Development

The County shall plan to concentrate new growth both within and contiguous to existing Towns and Communities and require expansion of existing infrastructure as needed to efficiently and safely serve the new growth.

5.8.5 Financial Incentives for Energy Efficiency

The County shall explore participation in programs that provide financial incentives and financing to private parties to meet energy efficiency and conservation objectives, such as Property Assessed Clean Energy Bonds, **on-bill** financing, Community Choice Aggregation and participation in state and federal programs designed to encourage efficiency and renewable resources.

What is on-bill financing? What type of financial incentives are you referring to in this statement??Where would you expect these financial Incentives to come from?

5.9.2 Land Use Density

The County shall encourage compact residential and commercial uses that reduce travel, infrastructure and energy use.

This language comes directly from ICLEI

5.9.3 Mixed-Use Development

The County shall encourage commercial mixed-use development in town center areas and where appropriately designated to encourage energy efficiency.

This language comes directly from ICLEI

5.9.4 Transit-Oriented Development

The County shall encourage location of residential, commercial and industrial uses along and close to main transportation routes to encourage future public transportation service

Right out of Agenda 21....how are you going to implement this?

5.9.5 Incentives for Use of Existing Infrastructure

The County shall provide incentives for the location of new uses in close proximity to existing infrastructure by requiring that new development pay the full cost of their share of the extension of new infrastructure and by creating incentives for uses that maximize the function of existing infrastructure.

What kind of incentive would the county be in a position to provide and who is going to pay it? This will only discourage new business's to locate in Plumas County.

5.9.6 Reduction in Single-Occupant Vehicular Travel

The County shall reduce the need for single-occupant vehicular travel by Encouraging measures that ensure more occupants per vehicle, including making land-use provisions and incentives for the use of van pools, shared rides and alternative modes of transportation.

Really, is this practical on any level and again it says that County SHALL....how is this going to be implemented?

5.9.7 Encouragement of Pedestrian and Bicycle Traffic

The County shall encourage pedestrian and bicycle traffic by including provision for bike lanes and bicycle-friendly communities, bicycle parking and for pedestrian amenities in site design and facility improvements in all major residential, commercial and industrial development projects or retrofits. Encourage the widening of shoulders along County roads and State highways to promote safe bicycle travel.

This would work out really well for about 3 months out of the year...and again, at what cost and who would pay for it? If this requirement was imposed on anyone wanting to retrofit a existing commercial building it would completely discouragement them. .

AGRICULTURE AND FORESTRY ELEMENT (8)

You have listed Feather River Coordinated Resource Management several times as an implementation partner , they are a Non-Governmental Agency and have no place being named specifically in our local general plan. Implementation partnerships should be available on a bid process to any who would wish to engage with the county

Also named as implementation partners is the Herger-Feinstein Quincy Library Group, and they are no longer in even in existence. All of the references to what the "County SHALL" do are interesting and completely unfeasible!! The county is in a position what they have had to cut essential services and to include all these shalls is irresponsible.

Thank- you for your attention to these concerns,

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