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**PLUMAS COUNTY  
PLANNING COMMISSION**

Minutes of the Meeting of August 17, 2006

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The Plumas County Planning Commission convenes in their regular meeting on August 17, 2006, at 3:04 p.m. in the Permit Center Conference Room, Quincy; Chairman, Richard Rydell, presiding. Members appointed are as follows:

1. Mark Dotta, Commissioner (District 1);
2. Elizabeth "Betsy" Schramel, Commissioner (District 2);
3. Richard Rydell, Chairman (District 3);
4. Glen S. Long, Commissioner (District 3);
5. Sharon Thrall, Commissioner (District 3);
6. Danny Leonhardt, Commissioner (District 4); and
7. David Hockaday, Vice Chairman (District 5).

**Staff in Attendance:** Jonathan Schnal, Director of Planning and Building Services, and Becky Osborn, Recording Secretary.

**I. CALL TO ORDER AND ROLL CALL**

**Present:** Mark Dotta, Betsy Schramel, Sharon Thrall, Richard Rydell, Glen Long, and David Hockaday

**Absent:** Danny Leonhardt

**II. APPROVAL OF AGENDA**

Chairman Rydell calls for a motion. Motion is made by Commissioner Dotta to approve the agenda as submitted. Commissioner Long seconds the motion with a unanimous affirmative vote recorded.

**III. APPROVAL OF MINUTES**

Chairman Rydell calls for a motion. Motion is made by Commissioner Thrall to approve the minutes of August 3, 2006. Commissioner Schramel seconds the motion with a unanimous affirmative vote recorded.

**IV. PUBLIC COMMENT OPPORTUNITY**

No public comments presented.

**V. ANNOUNCEMENTS & REPORTS**

Commissioner Schramel reports the Mt. Hough Ranger District will host a meeting on Wednesday, August 23, 2006, 6-8 p.m. in Taylorsville regarding the Diamond Vegetation Management Project. The Diamond Vegetation Management Project encompasses about 100,000 acres and is located in Plumas County and a small portion of Lassen County. Wednesday's meeting will focus on controlling the spread and introduction of noxious weeds (specifically, Canada thistle). The Canada thistle is of high concern and this meeting will encourage public participation in developing and incorporating proposed actions and alternatives.

Chairman Rydell reports he and Commissioner Thrall attended the *Almanor Basin Watershed Advisory Committee* (ABWAC) meeting on Wednesday, August 9, 2006. The meeting included a discussion regarding the Committee's concern about the negative impact development will have on the watershed and a letter drafted by ABWAC to the Board of Supervisors regarding their trepidation.

Chairman Rydell also reports he attended the *Almanor Regional Transportation Assessment* (ARTA) meeting this morning, August 17, 2006. ARTA is comprised of several different organizations including Plumas County Public Works and Planning Department, Lassen and Tehama Counties, CalTrans, and the United States Forest Service. The meeting focused on traffic and the impact it has on the transportation infrastructure in the Almanor basin area now and in the future. Rydell invites the Commissioners to the next ARTA meeting scheduled for August 24, 2006, at the Chester Memorial Hall. Discussion follows. *(The Commissioners are provided an informational flyer regarding the ARTA meeting on August 24, 2006.)*

Jonathan Schnal, Director of Planning and Building Services, reports he attended the Board of Supervisors meeting on Tuesday, August 15, 2006. The Board discussed adopting a development impact fee program for the county. Schnal explains the fees will help cover the cost of different types of public facilities throughout Plumas County and the infrastructure necessary to accommodate the planned growth of the county. These fees would directly be tied into construction of both commercial and residential development. The Board voted to adopt the development impact fees and possibly have the fees implemented in January 2007. However, in order to adopt the appropriate impact fees, the nexus studies would need to conclude prior to the Board proceeding. In depth discussion follows regarding the costs involved and the impact these fees will have on affordable housing.

Chairman Rydell states that when he and Commissioner Thrall attended the ABWAC meeting on August 9, 2006, a brief report was made regarding some recent developments in the Almanor basin area, in particular the Little Norway Condos, Trailhead, and other zoning changes. Upon inquiry, Schnal expounds on the projects mentioned. The Little Norway Condos, located at 437 Peninsula Drive, Lake Almanor, is an application for a General Plan Amendment. The proposed request is to change the zoning from Recreation-Commercial to Multi-family Residential is currently in the review process and has not been approved. Discussion ensues regarding public and agency notification, the California Environmental Quality Act (CEQA), and Plumas County Environmental Review Guidelines.

Stevie Duber, a concerned citizen, questions how the General Plan process works. Schnal responds explaining that by California State law, the legislative body of the County can amend any mandatory element of the General Plan only four times a year. Accordingly, the Planning Department staff schedules four "windows" per year for the Board of Supervisors to consider amendments to the General Plan. A General Plan Amendment arises out of the need or desire to change a specific portion of the General Plan, such as land use designation. When an application is received, the Planning Department looks to see whether or not the parcel in question meets the qualifying or governing language of the General Plan. A review process is undertaken, and area agencies that have jurisdiction over the natural resources that could be affected by the project will be notified. Once comments are received, the Planning Department will review it and prepare the environmental documents. The environmental document will identify the issues and the magnitude of those impacts and a public hearing will follow. It is a noticed public hearing that will be heard before the Board of Supervisors. Discussion follows.

Continuing, Schnal explains the Trailhead Tentative Subdivision Map proposal, located west of 673 Big Cove Road, Lake Almanor, was heard before the Zoning Administrator on June 14, 2006. The

proposal was for the division of 43.29 acres into 83 residential lots with a Planned Development permit to modify the cul-de-sac design. This proposal was approved subject to findings and the conditions (as modified) enumerated in the staff recommendation. Discussion entailing the particulars of the map conditions and findings along with other projects in the Almanor basin vicinity follows.

There are no further announcements and reports.

## **VI. UC COOPERATIVE EXTENSION – General Plan Voice Informative Fact Sheets**

David Polivy, Natural Resources Program Manager for Sierra Business Council (SBC), begins by reiterating SBC's goal to provide public workshops and visioning sessions about the General Plan process to encourage public participation. Polivy explains he has provided the Commissioners four examples of logo layouts for the General Plan update process, a list of possible tag lines, and a tentative calendar for the public workshops and visioning sessions. Feedback has already been received from Commissioners Long, Rydell, and Schramel. Polivy would like the rest of the Commissioners to review the information provided and perhaps arrive at a decision today. Active discussion follows as the Commissioners decide on the General Plan logo, tag line, and workshop dates and locations. *(David Polivy provides the Commissioners sample logo outlines, possible tag line ideas, and proposed dates for public workshops.)*

After a long discussion, the Commission decides on the tag line, "Our County, Our Future", a logo with pictures representing each side of the County, and a list of dates for workshops located in the communities of Portola, Graeagle, Quincy, Greenville, and Chester.

Chairman Rydell calls for a motion to adopt the workshop dates as presented by David Polivy. Motion is made by Commissioner Long to adopt the proposed workshop dates. Commissioner Thrall seconds the motion with a unanimous affirmative vote recorded.

## **VII. FRAMEWORK PLAN WORK TIMELINE**

Jonathan Schnal, Planning and Building Services Director, states approximately 23,000 surveys were mailed out to all residents of Plumas County and all Plumas County property owners currently not living in the county. Currently, the Planners are collecting quantitative data information and are in the process of deciphering the responses received and starting the detailed statistical analysis. Schnal expects to have all of the survey responses tabulated and in an organized format for the Commissioners to review prior to the September 7, 2006, Planning Commission meeting. Discussion follows regarding how the survey results should be portrayed, statistical techniques, and by significance.

Continuing, Schnal advises that the Commission should begin study sessions of the current General Plan to look for any errors and deficiencies in the document and deliberate whether the General Plan represents the vision for our county's future. Discussion follows.

Chairman Rydell directs the Commissioners to study the first thirty-five pages of the General Plan and cite any inconsistencies, deficiencies, and any other significant details in order to help ensure values, goals, and priorities are clarified when the update process begins. The Commissioners will need to bring their comments to the September 7, 2006, Planning Commission meeting. Discussion involving the public and the Commission follows concerning public participation, visual aides such as General Plan maps, and other pertinent information.

**VIII. ADJOURN**

There being no further business, Chairman Rydell calls for a motion to adjourn. Motion is made by Commissioner Dotta to adjourn. Commissioner Long seconds the motion with a unanimous affirmative vote recorded. The meeting adjourns at 4:35 p.m.

The next regularly scheduled meeting is set for September 7, 2006, at 10:00 a.m. at the Permit Center Conference Room located at 555 Main Street in Quincy.

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Richard L. Rydell, Chairman  
Plumas County Planning Commission

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Becky Osborn, Recording Secretary