

**2035 Plumas County General Plan Update
Summary of General Plan Changes
Version Date June 23, 2013**

	Comment Letter (Date)	Comment No.	General Plan Element	Overview of Changes Requested/Made			
1.	Letter A1. U.S. Department of the Navy. NAVFACSW (December 4, 2012)	A1-1	Land Use Element	COUNTY RESPONSE: A figure identifying Military Training Routes (MTR) Corridors and Military Review Areas is included as part of the Final General Plan Update documents.			
2.	Letter A4 Caltrans (dated January 4, 2013) and Letter A8 County of Plumas Public Works Department (January 11, 2013)	A4-1 and A8-4	Circulation Element	COUNTY RESPONSE: To address this comment, the County shall consider incorporating a new policy and implementation measure into the Circulation Element as follows: <u>CIR- 4.1.8 Traffic Impact Fee Program for the Lake Almanor Area.</u> The County shall require that future development proposals in the Lake Almanor area pay their "fair share" of circulation fees established through a Traffic Impact Fee District. Determination of these fees shall consider a variety of applicable data sources including those prepared for the Almanor Regional Transportation Assessment (ARTA) and previous traffic studies prepared for the local area (i.e., Lake Front Development). <u>Implementation Measure # 11.</u> Develop and periodically update a Traffic Impact Fee Program to ensure that new development contributes toward necessary transportation			

**2035 Plumas County General Plan Update
Summary of General Plan Changes
Version Date June 23, 2013**

Comment Letter (Date)	Comment No.	General Plan Element	Overview of Changes Requested/Made			
			<u>infrastructure improvements. The Program shall include provisions to examine and develop specific fee programs for unique areas of the County, as appropriate.</u>			
3. Letter A5. California Department of Fish and Game (Wildlife) (January 11, 2013)	A5-4	Conservation and Open Space Element	COUNTY RESPONSE: To address this comment, the County shall consider modifying the existing Policy COS-7.2.7 from the Conservation and Open Space Element as follows: • COS-7.2.7 Wetland and Riparian Habitat Buffers. The County shall require new development that is subject to review under the California Environmental Quality Act to identify wetlands and riparian habitat areas and designate a buffer zone around each area sufficient to protect these habitats from degradation, encroachment, or loss. As appropriate, criteria for the development of buffer width standards shall be developed in coordination with all appropriate resource agencies and the County will continue to identify these areas as Open Space and Significant Wetlands under the General Plan. <u>The County shall continue to identify areas as Open Space and Significant Wetlands as an ongoing</u>			

**2035 Plumas County General Plan Update
Summary of General Plan Changes
Version Date June 23, 2013**

Comment Letter (Date)	Comment No.	General Plan Element	Overview of Changes Requested/Made				
4. Letter A5. California Department of Fish and Game (Wildlife) (January 11, 2013)	A5-5	Conservation and Open Space Element	process when those areas are identified. COUNTY RESPONSE: To address this comment, the County shall consider modifying the existing Policy COS-7.2.9 from the Conservation and Open Space Element as follows: • COS-7.2.9 Wildlife Fencing. The County shall discourage the use of fencing in rural areas that is exclusionary or dangerous to wildlife, except when necessary for property protection, human safety, crop protection, or domestic animal containment through its discretionary project review and implementation process. <u>Where fencing is necessary, wildlife friendly standards will be considered to the extent feasible.</u>				
5. Letter A5. California Department of Fish and Game (Wildlife) (January 11, 2013)	A5-6	Conservation and Open Space Element	COUNTY RESPONSE: To address this comment, the County shall consider modifying the existing Policy COS-7.2.10 from the Conservation and Open Space Element as follows: • COS-7.2.10 Lake Davis Area. Within the Lake Davis Deer Fawning Area, the County shall establish a 20-acre minimum parcel size until a compensating area is provided, whether naturally or				

**2035 Plumas County General Plan Update
Summary of General Plan Changes
Version Date June 23, 2013**

Comment Letter (Date)	Comment No.	General Plan Element	Overview of Changes Requested/Made			
			artificially, within the Lake Davis subunit range. <u>Development of a future compensating area shall be developed in coordination with DFW and other appropriate agencies. Any designated compensating areas shall be clearly mapped and designated in the County's mapping system.</u>			
6. Letter A5. California Department of Fish and Game (Wildlife) (January 11, 2013)	A5-7	Conservation and Open Space Element	COUNTY RESPONSE: To address this comment, the County shall consider incorporating two (2) new implementation measures into the Conservation and Open Space Element as follows: • Implementation Measure # 23. The County shall maintain best available data in the form of GIS maps for the location and extent of wetlands, critical habitats, streamside management areas, rookeries, and ranges of species identified in the California Natural Diversity Database and in consultation, through data sharing, with other resource management agencies including the California Department of Fish and Wildlife, United States Fish and Wildlife, and the United States Forest Service. • Implementation Measure # 24.			

**2035 Plumas County General Plan Update
Summary of General Plan Changes
Version Date June 23, 2013**

Comment Letter (Date)	Comment No.	General Plan Element	Overview of Changes Requested/Made				
			<u>The County shall maintain efficient and timely procedures for project referral to state and federal agencies for biological review and consultation.</u>				
7. Letter A8. County of Plumas Public Works Department (January 11, 2013)	A8-3 A8-27	Circulation Element	COUNTY RESPONSE: To address this comment, the County shall consider modifying the existing Policy 4.1.1 and incorporating a new implementation measure into the Conservation and Open Space Element as follows: • CIR-4.1.1 Roadway Classification System. The County shall maintain and annually update a road classification and condition status report which identifies road standard class, and existing deficiencies, <i>and incorporates modern transportation engineering practices.</i> • Implementation Measure # 12. Evaluate LOS and roadway classification standards for County roadways on a periodic basis to coincide with annual review of the General Plan.				
8. Letter A8. County of Plumas Public Works	A8-25 to A8-36	Circulation Element	COUNTY RESPONSE: The commenter provides several editorial suggestions for the Circulation Element.				

**2035 Plumas County General Plan Update
Summary of General Plan Changes
Version Date June 23, 2013**

Comment Letter (Date)	Comment No.	General Plan Element	Overview of Changes Requested/Made			
Department (January 11, 2013)			The County shall consider modifying the list of Plans and Planning in the Circulation Element (page 90) to add the Short Range Transit Plan to the list. • Implementation Measure # 1: Complete and adopt an updated <u>Bicycle Transportation Plan</u> and <u>Pedestrian Transportation Plan</u> focusing on non-motorized travel within and between communities and use it to guide funding decisions to enhance the network. • Implementation Measure # 5: <u>Update the Plumas County Transit Development Plan Short Range Transit Plan.</u> DEIR, page 4.2.3: Traffic Volumes and Trends: SR 37 should read as SR 36. The County shall accept the following modifications to DEIR language on page 4.2-4: Public Transit Services "Several public transit deviated fixed routes are offered in the County operated by Plumas Transit Services, a division of Plumas Rural Services. Connections are available to Lassen County transit service at Hamilton Branch at			

**2035 Plumas County General Plan Update
Summary of General Plan Changes
Version Date June 23, 2013**

Comment Letter (Date)	Comment No.	General Plan Element	Overview of Changes Requested/Made			
			the north end of Lake Almanor. And Chester This service carries approximately 46,000 54,000 passenger-trips annually and is available to all, with much of the ridership generated by human service agency clients and Feather River College Students. Unfortunately, transit service to Chico and Reno were recently eliminated due to lack of ridership.” Rail “Although there is no passenger rail service in Plumas County, there are two active freight rail operations. Union Pacific operates a line connecting Roseville, California to the west with Salt Lake City, Utah to the east. Burlington Northern Santa Fe (BNSF) Railroad operates track north from Keddle, along SR 89 and along Lake Almanor and into Lassen County and Oregon. An active railroad spur connects the Sierra Pacific Industries mill in Quincy with the Union Pacific Railroad above the American Valley. The Almanor Railroad spur serving the Collins Pine mill in Chester was recently abandoned and dismantled, offering a potential future recreational trail site.” DEIR page 4.2-15: Cumulative Plus Existing General Plan: References to the Almanor Regional Transportation Assessment			

**2035 Plumas County General Plan Update
Summary of General Plan Changes
Version Date June 23, 2013**

	Comment Letter (Date)	Comment No.	General Plan Element	Overview of Changes Requested/Made				
				should be the Almanor Regional Transportation Assessment.				
9.	Letter I4. George Terhune (December 13, 2012)	I4-2	Health and Safety Element	COUNTY RESPONSE: To address this comment, the County shall consider incorporating a new policy into the Health and Safety Element as follows: • <u>PHS-6.6.3 Private Airfields and Land Use Compatibility.</u> The County shall ensure that the development of future private airstrips and helipads address land use compatibility issues. As part of the approval process of these private facilities, the County shall consult and coordinate with the Plumas County ALUC to address any setback, height, or land use restrictions associated with operation of the private airfield/helipad.				
10.	Letter I8. Stevee Duber, High Sierra Rural Alliance (January 7, 2013)	I8-5	Land Use Element	COUNTY RESPONSE: Updated land use maps are provided as part of the Final General Plan Update documents.				
11.	Letter I8. Stevee Duber, High Sierra Rural Alliance	I8-6	Land Use Element	COUNTY RESPONSE: To address this comment Table 1.3 "Land Use Designations and Permissible Densities" will be updated with applicable density standards as part of the Final General Plan Update documents.				

**2035 Plumas County General Plan Update
Summary of General Plan Changes
Version Date June 23, 2013**

	Comment Letter (Date)	Comment No.	General Plan Element	Overview of Changes Requested/Made			
	(January 7, 2013)						
12.	Letter I8. Stevee Duber, High Sierra Rural Alliance (January 7, 2013)	I8-13	Economics Element	COUNTY RESPONSE: To address this comment, the County shall modifying existing Implementation Measures # 16 and # 17 into the Economics Element as follows: • Implementation Measure # 16: The County shall consider <u>using the existing Modifications and Planned Development Permit process as a means of modifying granting variances from development standards, reducing or waiving modifications to impact fee requirements, expedited expediting permit processing and providing other types of incentives in order to encourage transit-oriented development.</u> • Implementation Measure # 17: The County shall consider <u>using the existing Modifications and Planned Development Permit process as a means of modifying granting variances from development standards, reducing or waiving modifications to impact fee requirements, expedited expediting permit processing and providing other types of incentives in order to</u>			

**2035 Plumas County General Plan Update
Summary of General Plan Changes
Version Date June 23, 2013**

	Comment Letter (Date)	Comment No.	General Plan Element	Overview of Changes Requested/Made				
13.	Letter I8. Stevee Duber, High Sierra Rural Alliance (January 7, 2013)	I8-17	Water Resources Element	encourage infill development. COUNTY RESPONSE: To address this comment, the County shall modifying existing Implementation Measures # 2 from the Water Resources Element as follows: • Implementation Measures # 2. The County shall develop and maintain a grading ordinance that maintains existing terrain and channels vegetation to the extent feasible, in order to minimize the disruption of natural systems and soil erosion.				
14.	Letter I16. Sierra Nevada Alliance (January 11, 2013)	I16-2	Land Use Element	COUNTY RESPONSE: Updated land use maps are provided as part of the Final General Plan Update documents.				
15.	Letter I16. Sierra Nevada Alliance (January 11, 2013)	I16-4	Circulation and Conservation and Open Space Elements	COUNTY RESPONSE: To address this comment, the County shall consider deleting Policy CIR-4.6.4 from the Circulation Element as follows: • Policy CIR-4.6.4 Climate Action Plan. The County shall establish a Plan that identifies strategies for increasing energy efficiency, carbon sequestration, GHG emissions reductions, and land use and transportation strategies that are consistent with the State of				

**2035 Plumas County General Plan Update
Summary of General Plan Changes
Version Date June 23, 2013**

Comment Letter (Date)	Comment No.	General Plan Element	Overview of Changes Requested/Made			
			<u>California's Global Warming Solutions Act</u> COUNTY RESPONSE: Additionally, to address this comment, the County shall consider modifying the existing Policy COS-7.10.2 from the Conservation and Open Space Element as follows: • Policy COS-7.10.2 Develop a Climate-Change Strategy<u>Climate Action Plan. The County shall</u> integrate climate change planning and program implementation into County decision making by developing a climate change strategy that implements requirements adopted by the California Air Resources Board and/or the Northern Sierra Air Quality Management District. Components of the strategy may include the establishment of a GHG emissions qualitative and quantitative threshold of significance, establishment of GHG reduction targets and, wherever feasible and appropriate, incorporation of SB 375 Sustainable Communities Strategy measures. The County shall establish a Climate Action Plan that identifies strategies for increasing energy efficiency, carbon sequestration, GHG emissions reductions, and land			

**2035 Plumas County General Plan Update
Summary of General Plan Changes
Version Date June 23, 2013**

	Comment Letter (Date)	Comment No.	General Plan Element	Overview of Changes Requested/Made				
				use and transportation strategies that are consistent with appropriate climate change regulations (i.e., State of California's Global Warming Solutions Act).				
16.	Letter I16. Sierra Nevada Alliance (January 11, 2013)	I16-7	Agriculture and Forestry Element	COUNTY RESPONSE: To address this comment, the County shall consider modifying the existing Implementation Measure # 17 from the Agriculture and Forestry Element as follows: • Implementation Measure # 17. Amend the Zoning Code to address the use of ministerial permitting of agricultural and forestry support uses.				
17.	Letter I16. Sierra Nevada Alliance (January 11, 2013)	I16-8	Agriculture and Forestry Element	COUNTY RESPONSE: To address this comment, the County shall consider modifying the existing Policy AG/FOR-8.9.1 from the Agriculture and Forestry Element as follows: • Policy AG/FOR-8.9.1 Minimal Parcel Size for Timber Resource Lands. The minimum parcel size for Timber Resource lands shall be 40 acres. Timber Resource Lands include those lands identified as General Forest and as Timberland Production Zone. Limitations provided by the zoning include a restriction of the allowable density of dwelling units in the Timberland Production Zone. Only parcels 160 acres in size or greater are allowed a residence or				

**2035 Plumas County General Plan Update
Summary of General Plan Changes
Version Date June 23, 2013**

	Comment Letter (Date)	Comment No.	General Plan Element	Overview of Changes Requested/Made			
18.	Letter I16. Sierra Nevada Alliance (January 11, 2013)	I16-9	Agriculture and Forestry Element	structure as necessary for the management of the timber resource. COUNTY RESPONSE: To address this comment, the County shall consider modifying the existing Policy AG/FOR-8.9.2 from the Agriculture and Forestry Element as follows: • Policy AG/FOR-8.9.2 Multiple Use Purpose Compatible Uses for Timber Resource Lands. Timber Resource lands are reserved for multiple use shall only be used for purposes that are compatible with timber production such as the production of other wood products, bio-mass, mineral resource extraction, grazing, recreation, carbon sequestration and wildlife habitat/migratory corridors.			
19.	Letter I16. Sierra Nevada Alliance (January 11, 2013)	I16-15	Water Resources Element	COUNTY RESPONSE: To address this comment, the County shall consider modifying the existing Policy W-9.1.1 from the Water Resources Element as follows: • Policy W-9.1.1 Groundwater Management. The County shall support the development and implementation of a regional groundwater management plan and shall work with water resource agencies, such as the Sierra Valley Groundwater Management District, water users and other affected parties			

**2035 Plumas County General Plan Update
Summary of General Plan Changes
Version Date June 23, 2013**

Comment Letter (Date)	Comment No.	General Plan Element	Overview of Changes Requested/Made			
			to develop basin-specific plans for high priority groundwater basins to ensure a sustainable, adequate, safe and economically viable groundwater supply for existing and future uses within the County. As appropriate, the groundwater management plans should include the following: • Computer models of groundwater recharge, storage, flows, usage and sustainable yield for <u>appropriate water years (both wet and dry years) and growth scenarios (existing and future year)</u>; • Assessment of water quality contaminants; • Analysis of resource limitations and relationships to other users for wells serving public supply systems and other large users; • Opportunities for changing the sources of water used for various activities to better match the available resources and protect groundwater; • Possible funding sources for monitoring, research, modeling and			

**2035 Plumas County General Plan Update
Summary of General Plan Changes
Version Date June 23, 2013**

	Comment Letter (Date)	Comment No.	General Plan Element	Overview of Changes Requested/Made				
				development of management options; and - Provisions for applicant fees and other funding of County costs; - Groundwater elevation monitoring to address the requirements of the California Statewide Groundwater Elevation Monitoring Program (CASGEM); and - Groundwater quality monitoring to address the requirement of the Irrigated Lands Regulatory Program.				
21.	Letter I16, Sierra Nevada Alliance (January 11, 2013)	I16-16	Water Resources Element	COUNTY RESPONSE: To address this comment, the County shall consider modifying the existing Policy W-9.1.2 from the Water Resources Element as follows: Policy W-9.1.2 Groundwater Recharge Area Protection. The County shall require new development that all projects be designed to maintain or increase the site's pre-development absorption of rainfall (minimize runoff), and to recharge groundwater where appropriate to adequately protect groundwater recharge areas. <u>Implementation would include standards that could regulate impervious surfaces, provide for water</u>				

**2035 Plumas County General Plan Update
Summary of General Plan Changes
Version Date June 23, 2013**

	Comment Letter (Date)	Comment No.	General Plan Element	Overview of Changes Requested/Made				
				impoundments (retention/detention structures), protecting and planting vegetation, use of permeable paving materials, bioswales, water gardens, and cisterns, and other measures to increase runoff retention, protect water quality, and enhance groundwater recharge. COUNTY RESPONSE: The commenter provides several editorial suggestions for the Circulation Element. Updated numbering for Goals and Policies, as well as for corresponding implementation measures will be provided as part of the Final General Plan Update.				
22.	Letter I19. Steve Lindberg, Plumas-Sierra Bicycle Club	I19-2, I19-6 through I19-13, I19-15, and I19-16	Circulation Element	COUNTY RESPONSE: The commenter suggests an editorial change regarding the amount of land under public ownership for the USFS.				
23.	Letter I20. Cedric Twight, Sierra Pacific Industries	I20-3	General Plan -- Page 2-2	COUNTY RESPONSE: Updated land use maps are provided as part of the Final General Plan Update documents.				
24.	Letter I23. Jason Moghaddas	I23-2	Land Use Element	COUNTY RESPONSE: To address a minor grammatical error, the County shall consider modifying the existing Policy LU-1.1.4 from the Land Use Element as follows: • Policy LU-1.1.4 Land Divisions. The County shall ensure that zoning and subdivision regulations protect agricultural and ranching lands, open				
25.	Not specific to individual letter or comment.		Land Use Element					

**2035 Plumas County General Plan Update
Summary of General Plan Changes
Version Date June 23, 2013**

Comment Letter (Date)	Comment No.	General Plan Element	Overview of Changes Requested/Made			
			space, and natural resources which include: grazing, forests, and wildlife habitat lands, by not allowing land divisions that convert the primary land use to residential to be developed in areas which are not specifically designated as residential in the General Plan, for which appropriate long-term planning has not been completed as outlined within the General Plan. The County shall require the following findings for land divisions outside of Planning areas: • The resulting development will have structural fire protection; • Land division does not result in any conflict with zoning and density standards, and • Any clustering of parcels does not convert the primary land use to residential and is part of an overall integrated plan for resource protection.			

