
COUNTY OF PLUMAS
PLANNING COMMISSION AGENDA
REGULAR MEETING

DATE: June 5, 2025
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

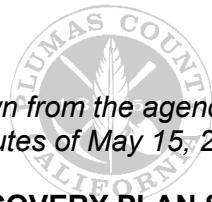
II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Chris Spencer, Vice-Chair	(District 1)
VACANT	(District 2)
Jack Montgomery	(District 3)
Dayne Lewis	(District 4)
Harvey West, Chair	(District 5)

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.



V. CONSENT ITEMS

- A. Items to be continued or withdrawn from the agenda
- B. Approval of Regular Meeting Minutes of May 15, 2025

VI. 2021 WILDFIRES LONG-TERM RECOVERY PLAN STANDING UPDATE

VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS

VIII. RE-NOTICE OF PUBLIC HEARING – STANIGER ZONE CHANGE (ZC 9-23/24-10) (Tracey Ferguson, AICP, Planning Director)

California Government Code Section 65854, effective January 1, 2025 (Assembly Bill 2904) requires local agencies to give at least 20 days notice before a planning commission holds a public hearing on an ordinance affecting the permitted uses of real property. The Staniger Zone Change Planning Commission public hearing of March 20, 2025, was given 10 days' public notice; and therefore, to remedy the noticing requirements, the Staniger Zone Change has been re-noticed on May 15, 2025, and is returning to the Planning Commission on June 5, 2025.

The proposed Zone Change project by Jason and Nicole Staniger, property owners/applicants, is located at 7398 Highway 147, Lake Almanor, unincorporated Plumas County, California; Assessor Parcel Number (APN) 106-010-004-000; Township 28 North/Range 8 East/Section 21, MDM.

Subsequent to the Planning Commission recommendation under Resolution Number P.C. 2025-01 being duly passed and adopted on March 20, 2025, by a roll call vote of 3 YES (West, Spencer, Lewis); 1 NO (Montgomery); and 1 ABSENT (Hoffman Stout); the proposed project went to the Board of Supervisors on April 1, 2025, to introduce and waive the first reading of the Ordinance and hear public comment, and again on April 8, 2025, to receive public comment from the continued public hearing from April 1, 2025; and adopt Resolution 2025 Spring, Plumas County Zone Change Staniger (ZC 9-23/24-01) owner/applicant; and find the Zone Change (ZC 9-23/24-01) approval by Ordinance exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3); and adopt the Ordinance of the County of Plumas, State of California, first introduced on April 1, 2025, Zone Change Zoning Ordinance, Staniger Zone Change.

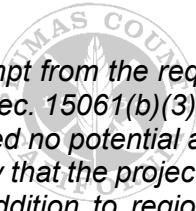
No decision was made on the proposed project at the April 8, 2025, Board of Supervisors meeting, rather, a split motion (Yes = 4 No = 1) was approved to "Bring this item back on May 6, 2025, in order for Mrs. Staniger and Tracey Ferguson to have a meeting to discuss a barrier [increased buffer] or reduction in acreage."

At the May 6, 2025, Board of Supervisors meeting, the Board and public received an update on Staniger Zone Change and receive information pertaining to Government Code Section 65854, effective January 1, 2025, under Assembly Bill 2904 (2024) that requires local agencies give at least 20 days notice before a planning commission holds a public hearing on an ordinance affecting the permitted uses of real property. No action was taken, as the item was for information purposes only.

On May 1, 2025, Tracey Ferguson, Planning Director met with Nicole Staniger, owner/applicant, at the subject parcel to walk the 9 acres proposed for "F" combining zone in context of the April 8, 2025, Board's motion to discuss a possible increase in the 150-foot buffer along the western property line. Subsequent to the site visit, no areas of the 9-acres were directed by Nicole Staniger for removal.

Therefore, the proposed project has not been modified since the March 20, 2025, Planning Commission public hearing and is to amend the zoning applied to the parcel, by ordinance, adding approximately 9.0 acres of the Farm Animal Combining Zone ("F") to the approximately 16.93-acre Suburban ("S-1") parcel zoning allowing no more than eighteen (18) hoofed livestock, including two (2) of those animals being allowed with their young (one year old or less).

The Planning Commission is charged with rendering a decision on the above matter in the form of a written recommendation (Planning Commission Resolution Number P.C. 2025-01) to the Board of Supervisors as per Plumas County Code Sections 2-2.107, 2-2.108, 9-2.905, and 9-2.906.



The ordinance is proposed to be exempt from the requirements of the California Environmental Quality Act (CEQA) under CEQA Guidelines Sec. 15061(b)(3) because after conducting the initial environmental evaluation for the project, which showed no potential adverse effects on the environment, it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment. Further, Plumas County Codes, in addition to regional, state, and federal regulatory standards and regulations, would serve to address potential environmental effects.

- IX. **2024-2029 HOUSING ELEMENT UPDATE PUBLIC WORKSHOP #5 (Tracey Ferguson, AICP, Planning Director)**
 - A. *Goals, Policies, and Actions/Programs*
 - B. *2025 State Income Limits*
- X. **REGULAR MEETING OF THE PLANNING COMMISSION ON JUNE 19, 2025, CANCELLED DUE TO COUNTY HOLIDAY; SCHEDULE SPECIAL MEETING OF THE PLANNING COMMISSION IN JUNE 2025 (Tracey Ferguson, AICP, Planning Director)**
- XI. **INFORMATION ITEMS/ON-GOING PROJECT UPDATES**
 - A. *Update on Local Responsibility Area (LRA) Fire Hazard Severity Zones (FHSZ) Official Hazard Map and proposed Ordinance adoption by the Board of Supervisors for consideration at the Board meetings of June 3, 2025 and June 10, 2025.*
- XII. **FUTURE AGENDA ITEMS**
 1. *2024-2029 Housing Element Update Public Workshop #6 – schedule special meeting in June 2025*
 2. *Review of goals and policies of the 2035 Plumas County General Plan Agriculture & Forestry Element – meeting of July 17, 2025*
 3. *Brown Act Training for Planning Commissioners – meeting of July 17, 2025*
 4. *Draft a Planning Commission resolution to the Board of Supervisors recommending to officially recognize the Plumas Housing Council – date to be determined*
- XIII. **ADJOURNMENT** to a special meeting on a date determined under “Agenda Item X.” and consider the cancellation of the regular meeting scheduled for July 3, 2025.