

  
COUNTY OF PLUMAS  
PLANNING COMMISSION AGENDA  
SPECIAL MEETING

**DATE:** June 18, 2025  
**TIME:** 1:00 p.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@countyofofplumas.com](mailto:publicplanningcommission@countyofofplumas.com)

[www.countyofplumas.com](http://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*

**VI. CONTINUED PUBLIC HEARING FROM THE MEETING OF JUNE 5, 2025 – STANIGER ZONE CHANGE (ZC 9-23/24-10) (Tracey Ferguson, AICP, Planning Director)**

*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.*

*On June 5, 2025, the Planning Commission held a properly noticed public hearing and received a staff report from the Planning Department, heard public comment, discussed the proposed Zone Change, but did not take action on the proposed project under Planning Commission Resolution Number P.C. 2025-01, rather, the Planning Commission made a unanimous motion to continue the public hearing to the next meeting of the Planning Commission to allow for additional conversations between Planning staff, the owner/applicant, and neighbors in pursuit of a compromise with possible revision to Exhibit "A" map to Planning Commission Resolution Number P.C. 2025-01.*

*On June 12, 2025, Nicole Staniger, owner/applicant, met with neighbors at the subject parcel to walk the 9 acres proposed for "F" combining zone in context of the June 5, 2025, the Planning Commission public hearing.*

*Thereafter, Nicole Staniger, owner/applicant, directed Planning staff to modify Exhibit "A" map to Planning Commission Resolution Number P.C. 2025-01 to add a buffer of 650 feet from the subject parcel southern property boundary and amend the 150 foot buffer along the western subject parcel property boundary to a 100 foot buffer, resulting in approximately 5.2 acres of the Farm Animal Combining Zone ("F") to the approximately 16.93-acre Suburban ("S-1") parcel zoning allowing no more than ten (10) 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, as amended) 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.*

**VII. 2024-2029 HOUSING ELEMENT UPDATE PUBLIC WORKSHOP #6 (Tracey Ferguson, AICP, Planning Director)**

**VIII. FUTURE AGENDA ITEMS**

1. *Review of goals and policies of the 2035 Plumas County General Plan Agriculture & Forestry Element – meeting of July 17, 2025*
2. *Brown Act Training for Planning Commissioners – meeting of July 17, 2025*
3. *2024-2029 Housing Element Update Check In – 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*

**IX. ADJOURNMENT to the regular meeting scheduled for July 17, 2025.**