



Notice of Public Hearing Plumas County Planning Commission

California Government Code Section 65854, effective January 1, 2025 (Assembly Bill 2904) requires local agencies to give at least 20 days notice before a public hearing on an ordinance affecting the permitted uses of real property.

The Plumas County Planning Commission
will hold a regular meeting with a public hearing on:
Thursday, November 20, 2025
11:00 AM

Plumas County Courthouse, 520 Main Street Quincy, CA, Board of Supervisors Chambers Room 308

PUBLIC HEARING – The Plumas County Department of Planning has received an application for a General Plan Amendment and Zone Change (GPA 3-23/24-01) to modify the Plumas County 2035 General Plan land use designation of “Mining Resource” and primary zoning district “M” (Mining) to a “Resort and Recreation” General Plan land use designation with a “Rec-P” (Prime Recreation) primary zoning district, while retaining the “SP-ScR” (Special Plan Scenic Road – Highway 70) and the “SP-ScA” (Special Plan Scenic Area – Feather River Canyon) combining zones.

PROPOSED PLAN AMENDMENT AND ZONE CHANGE PROJECT LOCATION – 24158 Highway 70, Twain; unincorporated Plumas County, CA; Assessor’s Parcel Number 002-410-018-000; T25N/R8E/Section 17, MDM.

OWNER/APPLICANT – William and Doreen Papanos

California Environmental Quality Act (CEQA) – This project is recommended for denial. CEQA does not apply to projects which a public agency rejects or disapproves pursuant to California Public Resource Code Section 15270.

INTERESTED PARTIES – The Planning Commission is charged with rendering a decision on the above matter in the form of a written recommendation 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 Planning Commission recommendation will then be heard at a future publicly noticed hearing before the Board of Supervisors. All interested parties are welcome to attend the public hearing and will be given an opportunity to address the Planning Commission and provide public comment. If individuals challenge the project in court, those individuals may be limited to raising only those issues raised by the individuals or others at the public hearing, or issues submitted in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

PUBLIC COMMENT – Written comments can be mailed to the Plumas County Planning Department, ATTN: Tracey Ferguson, Planning Department Director, 555 Main Street, Quincy, CA, 95971, or emailed to the staff planner for the proposed project, Tracey Ferguson, Planning Department Director, at TraceyFerguson@countyofplumas.com.

For further information, contact:

Tracey Ferguson, Planning Department Director
Plumas County Planning Department
555 Main Street, Quincy, CA
(530) 283-6214
TraceyFerguson@countyofplumas.com

Notice posted on October 24, 2025, at the following three public places (CA Government Code Section 65090 and 65091):
555 Main Street, Quincy, CA; 520 Main Street, Quincy, CA; and 200 Twain Road, Twain, CA; and
mailed to all property owners within 300 feet of the property subject to the public hearing.
Additionally, this Notice of Public Hearing and project related information is published on the Planning Commission website at:
<https://www.plumascounty.us/134/Planning-Commission>