

BOARD OF SUPERVISORS
RESOLUTION NO. 2025- 9050

2025 SPRING
PLUMAS COUNTY ZONE CHANGE
STANIGER ZC 9-23/24-01

WHEREAS, pursuant to Plumas County Code Section 9-2.4001, Purpose (“F”), of Title 9 Planning and Zoning, Chapter 2 Zoning, Article 40 Farm Animal Combining Zone (“F”), the purpose of the Farm Animal Combining Zone (F) is to provide for animal husbandry; and

WHEREAS, pursuant to Plumas County Code Section 9-2.4002, Uses (“F”), of Title 9 Planning and Zoning, Chapter 2 Zoning, Article 40 Farm Animal Combining Zone (“F”), the uses permitted in the Farm Animal Combining Zone (F) are (1) small animal husbandry; and (2) large animal husbandry; and

WHEREAS, pursuant to Plumas County Code Section 9-2.209 (Animal husbandry, large animals), of Title 9 Planning and Zoning, Chapter 2 Zoning, Article 2 Definitions, “Animal husbandry, large animals” shall mean the care and raising of hoofed livestock for the personal use of residents of the property, 4-H market and breeding projects, except horses, cows, and pigs, and the care and raising of horses, cows, and pigs at the ratio of two (2) animals with their young (one year old or less) for the first acre of property and one additional animal for each additional one-half (½) acre. Horses, cows, or pigs may not be kept on parcels smaller than one acre; and

WHEREAS, pursuant to Plumas County Code Section 9-2.210 (Animal husbandry, small animals), of Title 9 Planning and Zoning, Chapter 2 Zoning, Article 2 Definitions, “Animal husbandry, small animals” shall mean the care and raising of hoofless livestock for the personal use of residents of the property and 4-H market projects; and

WHEREAS, pursuant to Plumas County Code Section 9-2.1502, Uses (“S-1”), of Title 9 Planning and Zoning, Chapter 2 Zoning, Article 15 Suburban Zone (“S-1”), the use “Animal husbandry, small animals” is permitted in the “S-1” zoning district; and

WHEREAS, Jason and Nicole Staniger, property owners/applicants, submitted a Zone Change application on July 18, 2023, adding the Farm Animal Combining Zone (“F”) to a 5.2-acre portion of 7398 Highway 147, Lake Almanor, California, APN 106-010-004-000, 16.93-acre parcel, with Suburban (“S-1”) parcel zoning to allow for both “Animal husbandry, large animals” and “Animal husbandry, small animals;” and

WHEREAS, on June 5, 2025, the Planning Commission held a properly noticed public hearing for the Zone Change (ZC 9-23/24-01) pursuant to Government Code Section 65854, which 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 and received testimony from all interested parties; and

WHEREAS, on June 5, 2025, 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; and

WHEREAS, thereafter the owner/applicant, directed Planning staff to modify Exhibit "A" map to Planning Commission Resolution Number P.C. 2025-01 to include a 650-foot buffer from the subject parcel southern property boundary and a 100-foot buffer along the western subject parcel property boundary, resulting in approximately 5.2 acres of the Farm Animal Combining Zone ("F"); and

WHEREAS, the Planning Commission held the continued public hearing on June 18, 2025, for the Zone Change (ZC 9-23/24-01) and received testimony from all interested parties; and

WHEREAS, Planning Commission Resolution Number P.C. 2025-01 was duly passed and adopted by the Plumas County Planning Commission on June 18, 2025, by a roll call vote of 4 YES; AND 0 NO; AND 1 VACANT SEAT; recommending the Board of Supervisors find the Zone Change approval by Ordinance exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) and adopt the Zoning Ordinance approving the Zone Change; and

WHEREAS, the Board of Supervisors held properly noticed public hearings on July 15, 2025, and August 5, 2025, for the Zone Change (ZC 9-23/24-01) and received testimony from all interested parties; and

WHEREAS, the testimony and evidence received justifies the recommendation to amend the zoning as set forth in Exhibit "A" attached herein, adding 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).

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Plumas, State of California, that this Board, pursuant to the authority granted by the Government Code of the State of California:

A. Find the Zone Change (ZC 9-23/24-01) approval by Ordinance is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment, making Findings 1 through 20, as follows:

1. Aesthetics

The proposed project is for the keeping and pasturing of large animal husbandry (i.e., hoofed livestock) 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 lighting proposed as part of all accessory structures built in association with the large animal husbandry use would be subject to the applicable portions of Plumas County Code, including Section 9-2.411 (Lighting facilities), which requires lighting facilities to be installed as to focus away from adjoining properties and would serve to address potential environmental effects therefore there would be no impact to aesthetics.

2. Agriculture and Forestry Resources

The County Agricultural Commissioner has indicated that the site is well suited for pasture. The soil map unit type on the site according to the United States Department of Agriculture, Natural Resources Conservation Service, is Penstock-Scaribou complex, and is not prime farmland. Compatible forest uses of timberland

often include grazing and livestock production. The property has been recently managed for fuels reduction under authorization from the California Department of Forestry and Fire Protection (CAL FIRE) through an Emergency Timber Operations Fuel Hazard Reduction dated March 29, 2024, which did not result in significant loss of forest land or conversion of forest land to non-forest use and therefore there would be no impact to agriculture/forests resources.

3. Air Quality

There are no impacts to air quality from this proposed project. Any odor concerns would be addressed through the requirements of the Plumas County Code Title 6 Sanitation and Health, including but not limited to, Section 6-10.117 (Animal waste).

4. Biological Resources

Pursuant to Figure 4.11-2, Important Species Habitat Locations, in the 2035 General Plan Environmental Impact Report (EIR), the subject property is located within a seasonal deer migration corridor. The subject project is to allow the keeping and pasturing of hoofed livestock allowing no more than ten (10) hoofed livestock, including two (2) of those animals being allowed with their young (one year old or less), which, due to the nature of the Zone Change project, would include potential development of accessory structures; however, not at a density or intensity that would cause an impact to the deer migration corridor. The density and intensity of potential accessory structures, including a barn, constructed on the property as a result of the keeping of farm animals would have no impact to the deer migration corridor and would be similar to that of the surrounding dwellings and accessory structures on adjacent parcels, which are also located within the deer migration corridor therefore there would be no impact to biological resources. Further, Plumas County Code Sec. 9-2.407, Fences contains provisions for perimeter fencing for large animal husbandry, encouraging wildlife-friendly fencing such that the fencing allows animals to jump over and crawl easily without injury.

5. Cultural Resources

No cultural resources are known to exist on the property. The property was recently managed for fuels reduction under authorization from the California Department of Forestry and Fire Protection (CAL FIRE) through an Emergency Timber Operations Fuel Hazard Reduction project and no cultural resources were located. There would be no impact to cultural resources as a result of the Zone Change.

6. Energy

Due to the nature of the proposed project being a Zone Change to allow the keeping and pasturing of hoofed livestock, no wasteful, inefficient, or unnecessary consumption of energy resources would occur therefore there would be no impact to energy.

7. Geology and Soils

The soil map unit type on the site according to the United States Department of Agriculture, Natural Resources Conservation Service, is Penstock-Scaribou complex, 30 to 50 percent slopes, with a drainage class rating of 'well drained for both the dominant and wettest components' and 'no reasonable possibility of flooding' and '0% frequency of ponding.' The percent slope of the 5.2-acre portion proposed to have the "F" combining zone ranges from 7.5% to 20%. The Hydrologic Group B soils consist of deep well drained soils with a moderately fine

to moderately coarse texture and a moderate rate of filtration and runoff. Further, the non-irrigated agriculture capability Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict use mainly to pasture, rangeland, forestland, or wildlife habitat. Subclass e is made up of soils for which the susceptibility to erosion is the dominant problem or hazard affecting use and erosion susceptibility and past erosion damage are the major soil factors that affect soils in Subclass e. The property has been recently managed for fuels reduction under authorization from the California Department of Forestry and Fire Protection (CAL FIRE) through an Emergency Timber Operations Fuel Hazard Reduction dated March 29, 2024, with erosion control measures such as all skid trails of greater than five percent (5%) slope shall have water breaks constructed at intervals specified in the Forest Practice Rules. Based on a review of Figure 4.7-1, Seismic and Geologic Hazards, in the 2035 General Plan Environmental Impact Report (EIR) the Penstock-Scaribou complex soil map unit type has not been shown to exhibit unstable or sensitive soils or geologic hazards. The proposed project is for the keeping and pasturing of large animal husbandry (i.e., hoofed livestock) 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 use of the "F" combining zone designated lands on the property would include the seeding of the pastures with a specific grass seed mix and the animals kept on the property would be rotated between pastures to ensure no overgrazing of the land and erosional effects. Development of accessory structures could result from the proposed Zone Change, which if greater than 200 square feet, would require engineered construction documents with soils analysis pursuant to a County issued building permit. Further, the building permit would require compliance with all applicable grading, drainage, and erosion requirements of Appendix J, Grading, of the 2022 California Building Code, including Section J110 specific to erosion and Section J109 specific to drainage and terracing. The California Building Code mandates that drainage systems must be designed to prevent any increase in drainage across property lines compared to the pre-grading conditions, meaning no net effect to other properties. Therefore, grading, drainage, and erosion would be addressed as part of the building permit for the accessory structure. No exposure of people to geologic hazards would result from the implementation of the proposed project therefore there would be no impact to geology and soils.

8. Greenhouse Gas Emissions

There would be no impact to greenhouse gas emissions as a result of the proposed project.

9. Hazards and Hazardous Materials

The keeping and pasturing of hoofed livestock would not involve the use or storage of hazardous materials therefore there would be no impact to hazards and hazardous materials.

10. Hydrology and Water Quality

With the application of proper manure management procedures and compliance with Plumas County Code provisions, Title 6 Sanitation and Health, in addition to the California Department of Water Resources, Water Well Standards (Bulletins 74-81 and 74-90 combined) Part II Water Well Construction, Section 8 Well Location with Respect to Contaminants and Pollutants, Section A (Separation), which requires all water wells to be located at 100 feet minimum horizontal

separation distance from known or potential sources of pollution and contamination, including barnyard and stable areas and animal or fowl enclosures, there would not be any adverse impacts to water quality. The property has been recently managed for fuels reduction under authorization from the California Department of Forestry and Fire Protection (CAL FIRE) through an Emergency Timber Operations Fuel Hazard Reduction dated March 29, 2024, with erosion control measures such as all skid trails of greater than five percent (5%) slope shall have water breaks constructed at intervals specified in the Forest Practice Rules. The percent slope of the 5.2-acre portion proposed to have the “F” combining zone ranges from 7.5% to 20%. Any accessory structures as a result of the proposed large animal husbandry use would be subject to the applicable portions of Plumas County Code. The construction of structures over 200 square feet requires a building permit. A barn is considered an accessory structure and has a Miscellaneous “U” occupancy in the California Building Code. The construction of an accessory structure requires a building permit and compliance with all applicable grading, drainage, and erosion requirements of Appendix J, Grading, of the 2022 California Building Code, including Section J110 specific to erosion and Section J109 specific to drainage and terracing. The California Building Code mandates that drainage systems must be designed to prevent any increase in drainage across property lines compared to the pre-grading conditions, meaning no net effect to other properties. Therefore, grading, drainage, and erosion would be addressed as part of the building permit for the accessory structure. Further, there would be no exposure of people to flood hazards resulting from the proposed project therefore there would be no impact to hydrology.

11. Land Use and Planning

The Zone Change to add the Farm Animal Combining Zone (“F”) is subject to the applicable goals, policies, and implementations measures of the Plumas County 2035 General Plan, including Public Health and Safety (PHS) Element Policy 6.8.3 Support for Local, Organic, and Grass Fed Agriculture; Public Health and Safety (PHS) Element Policy 6.8.5 Community Food Security; and Agriculture and Forestry (AG/FOR) Element Policy 8.4.1 Healthy Local Food Supply, and the Zone Change has been found to be consistent and in compliance with these policies, which support adding the “F” combining zone, as follows therefore there would be no impact to land use and planning:

- The use of the “F” combining zone designated lands on the property would include the seeding of the pastures with a specific grass seed mix and the animals kept on the property would be rotated between pastures to ensure no overgrazing of the land and erosional effects. In not overgrazing the land, it would ensure the availability of the food source for the livestock, which would result in a consistent growth of the livestock and food source production for the property owner.
- Allowing the keeping and pasturing of any type of farm animal on the property would allow and ensure the property owner’s ability to be self-reliant and resilient in relation to their food source by having the ability to produce their own food such as meat and milk. Additionally, should the property owner elect to do so, there is potential for the property owner, through obtaining the applicable permits from, for example, the Environmental Health Department, to contribute to the food system of

Plumas County with products they may produce from agricultural operations on the property.

12. Mineral Resources

The proposed project is not zoned for Mining (“M”) or mineral extraction and does not contain mineral resources therefore there would be no impact to mineral resources.

13. Noise

The proposed project is a Zone Change for the keeping and pasturing of hoofed livestock 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 noise level of farm animals, on average, is 90 decibels, with a maximum average of 100 decibels for pigs. Parcels to the north are zoned Recreation (“Rec-1”), and Suburban (“S-1”); to the east are railroad tracks and parcels zoned Suburban (“S-1”) and Rural 20-acre (“R-20”); to the south are parcels zoned Suburban (“S-1”); and to the west are parcels zoned Periphery Commercial (“C-2”), Recreation Commercial (“R-C”), and Suburban (“S-1”). Accounting for standard industry noise attenuation at the reduction rate of six (6) decibels for the doubling of distance from the noise source (i.e., farm animals), taking into consideration the Plumas County Zoning Code, Title 9 Planning and Zoning “S-1” zoning district minimum yard requirements (i.e., setbacks) of five (5) feet per story for the side and rear yards results in a maximum decibel level of 56 decibels at the subject property line. The community noise exposure level normally acceptable for residential low density single family, duplex, and mobile home land uses pursuant to Figure 22, Community Noise Exposure, in the 2035 General Plan, is not to exceed 60 decibels. Therefore, the proposed project is compliant with the 2035 General Plan community noise exposure levels and there would be no impact to noise.

14. Population and Housing

The project does not propose to add population or dwelling units therefore there would be no impact to population and housing.

15. Public Services

The subject property would have a well, and the less than 1-acre “S-1” zoned parcels adjacent to the subject property fronting Highway 147 may have wells. A 100-foot setback buffer for the Farm Animal Combining Zone (“F”) is proposed on the property as part of the project to ensure the minimum 100-foot setback horizontal separation distance from known or potential sources of pollution and contamination, including barnyard and stable areas and animal or fowl enclosures, is maintained from any potential well on the “S-1” zoned parcels adjacent to the subject property fronting Highway 147 to avoid any adverse impacts to public services. No public utility easements would be impacted as a result of the Zone Change therefore there would be no impact to public services.

16. Recreation

The project is for a Zone Change for the keeping of hoofed livestock and would not have an impact on recreation.

17. Transportation

No impact would occur as a result of the proposed project for transportation and traffic.

18. Tribal Cultural Resources

The subject property is not located within an area of known tribal cultural resources and would not impact tribal cultural resources.

19. Utilities and Service Systems

Electrical power, water, and sewage disposal are available to the site. The project would not impact utility and service systems.

20. Wildfire

The subject property has been recently managed for fuels reduction under authorization from California Department of Forestry and Fire Protection (CAL FIRE) through an Emergency Timber Operations Fuel Hazard Reduction dated March 29, 2024, and the logging that occurred was for the purpose of reducing the rate of fire spread, fire duration and intensity, and fuel ignitability and wildfire risk of the property and surrounding areas. Compatible forest uses of timberland often include grazing and livestock production. The percent slope of the 5.2-acre portion proposed to have the "F" combining zone ranges from 7.5% to 20%. Additionally, the keeping of farm animals on the property would help to mitigate fire risk of the property by the animal(s) grazing the silvopasture area, reducing fuels available for fire therefore there would be no impact to wildfire.

B. Adopt the Zone Change Zoning Ordinance Staniger Zone Change (ZC 9-23/24-01) Ordinance No. 2025-1160 approving the Zone Change as shown in Exhibit "A" attached herein and direct the Plumas County Planning Director to reflect the zoning as provided for in the Ordinance and pursuant to Section 9-2.302 (Zoning Plan Maps) of the Plumas County Code, Title 9 Planning and Zoning, Chapter 2 Zoning, Article 3 Establishment of Zones.

The foregoing resolution was duly passed and adopted by the Board of Supervisors of the County of Plumas, State of California, at a regular meeting of said Board held on this 5th day of August, 2025, by the following vote:

AYES: Supervisors: Goss, Ceresola, Hall, Engel, McGowan

NOES: Supervisors:

ABSENT: Supervisors:

ABSTAIN: Supervisors:



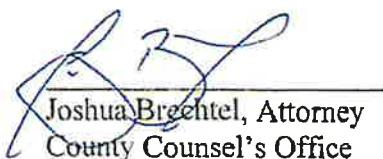
Kevin Goss, Chair of the Board of
Supervisors

ATTEST:



Allen Hiskey, Clerk of the Board of Supervisors

Approved as to form:



Joshua Brechtel, Attorney
County Counsel's Office

EXHIBIT "A"

ZONE CHANGE (ZC 9-23/24-01)

JASON AND NICOLE STANIGER, PROPERTY OWNERS/APPLICANTS

ZONING CERTAIN REAL PROPERTY CONSISTENT WITH THE ZONE CHANGE
ZONING ORDINANCE ADDING THE FARM ANIMAL COMBINING ZONE (F) TO A
PORTION OF 7398 HIGHWAY 147, LAKE ALMANOR, UNINCORPORATED PLUMAS
COUNTY, CALIFORNIA, ASSESSOR PARCEL NUMBER 106-010-004-000, TOWNSHIP
28 NORTH/RANGE 8 EAST/SECTION 21, MDM

Amend the zoning applied to the parcel *adding* 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).

Stranger Zone Change
ZC 9-23/24-01
7398 Hwy 147, Lake Almanor
APN: 106-010-004-000

ZC 9-23/24-01

7398 Hwy 147, Lake Almanor
APN: 106-010-004-000

Legend

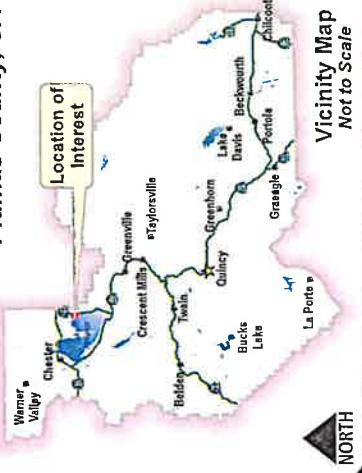
A legend on the left side of the map showing symbols for different property types and boundaries. It includes:

- Farm Animal Combining Zone (F)** - Approx. 5.2 acres: A green square with diagonal hatching.
- Assessor Parcel**: A white square with a thin black border.
- State Highway**: A thick black line.
- County Route**: A thick blue line.
- Stamiger Parcel**: A black rectangle.
- Approx. 16.93 acres**: A blue irregular shape.
- Lake**: A blue irregular shape.
- Roads**: A black dashed line.
- Railroad**: A black dotted line.

Zoning

Feet
1000
800
600
400
200
0

Plumas County, CA



**Vicinity Map
Not to Scale**

PLUMAS COUNTY GIS

555 Main Street
Quincy, CA 95971

(530) 283-7011
www.plumascounty.us

Plot Date: 6/16/2025
Plot Data Sources: Plumas County Framework Data, Production: California State Plane, Zone 1, NAD 1983
For reprints, mapping or additional information please contact Plumas County GIS

EXHIBIT A

