



## **BOARD OF SUPERVISORS**

Vacant, 1<sup>st</sup> District  
Kevin Goss, Chair 2<sup>nd</sup> District  
Sharon Thrall, Vice Chair 3<sup>rd</sup> District  
Lori Simpson, 4<sup>th</sup> District  
Jeff Engel, 5<sup>th</sup> District

**AGENDA FOR REGULAR MEETING OF OCTOBER 15, 2019 TO BE HELD AT 10:00 A.M.  
IN THE BOARD OF SUPERVISORS ROOM 308, COURTHOUSE, QUINCY, CALIFORNIA**

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

**9:00 A.M. – COMMUNITY DEVELOPMENT COMMISSION**

### **AGENDA**

The Board of Supervisors welcomes you to its meetings which are regularly held on the first three Tuesdays of each month, and your interest is encouraged and appreciated.

Any item without a specified time on the agenda may be taken up at any time and in any order. Any member of the public may contact the Clerk of the Board before the meeting to request that any item be addressed as early in the day as possible, and the Board will attempt to accommodate such requests.

Any person desiring to address the Board shall first secure permission of the presiding officer. For noticed public hearings, speaker cards are provided so that individuals can bring to the attention of the presiding officer their desire to speak on a particular agenda item.

Any public comments made during a regular Board meeting will be recorded. The Clerk will not interpret any public comments for inclusion in the written public record. Members of the public may submit their comments in writing to be included in the public record.

**CONSENT AGENDA:** These matters include routine financial and administrative actions. All items on the consent calendar will be voted on at some time during the meeting under "Consent Agenda." If you wish to have an item removed from the Consent Agenda, you may do so by addressing the Chairperson.



**REASONABLE ACCOMMODATIONS:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting please contact the Clerk of the Board at (530) 283-6170. Notification 72 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility. Auxiliary aids and services are available for people with disabilities.

## **STANDING ORDERS**

10:00 A.M. **CALL TO ORDER/ROLL CALL**

### **PLEDGE OF ALLEGIANCE**

### **ADDITIONS TO OR DELETIONS FROM THE AGENDA**

### **PUBLIC COMMENT OPPORTUNITY**

Matters under the jurisdiction of the Board, and not on the posted agenda, may be addressed by the general public at the beginning of the regular agenda and any off-agenda matters before the Board for consideration. However, California law prohibits the Board from taking action on any matter which is not on the posted agenda unless it is determined to be an urgency item by the Board of Supervisors. Any member of the public wishing to address the Board during the "Public Comment" period will be limited to a maximum of 3 minutes.

### **DEPARTMENT HEAD ANNOUNCEMENTS/REPORTS**

Brief announcements by, or brief reports on their activities by County Department Heads

## **ACTION AGENDA**

### **1. CONSENT AGENDA**

These items are expected to be routine and non-controversial. The Board of Supervisors will act upon them at one time without discussion. Any Board members, staff member or interested party may request that an item be removed from the consent agenda for discussion. Additional budget appropriations and/or allocations from reserves will require a four/fifths roll call vote.

#### **A) PROBATION**

- 1) Approve and authorize the Chair to sign contract, not to exceed \$4,000, between County of Plumas and Cordico Psychological Corp., to provide psychological evaluations on county employees, retroactive to July 1, 2019; approved as to form by County Counsel [View Item](#)
- 2) Authorize the Probation Department to recruit and fill vacant, funded and allocated 3.0 FTE Deputy Probation Officer positions [View Item](#)

#### **B) SOCIAL SERVICES**

Authorize Social Services to recruit and fill vacant, funded and allocated 1.0 FTE Social Worker I/II/III position, created by resignation [View Item](#)

#### **C) AGRICULTURE/WEIGHTS & MEASURES**

Approve and authorize the Chair to sign agreement, not to exceed \$7,076, between County of Plumas and CDFA for Exotic Pest Detection; approved as to form by County Counsel [View Item](#)

#### **D) SHERIFF**

Adopt **RESOLUTION** that Allows the Sheriff's Office to Pursue and Secure State Homeland Security Grants and Emergency Management Performance Grants through FY 2019-2020 [View Item](#)

**E) PUBLIC HEALTH AGENCY**

Adopt **PROCLAMATION** Proclaiming the Week of October 20<sup>th</sup> through October 26<sup>th</sup>, 2019 as Childhood Lead Poisoning Prevention Week in Plumas County [View Item](#)

**F) FAIR**

Approve and authorize the Chair to sign contract, not to exceed \$5,000, between County of Plumas and MEE 2, Inc. for repair of cooking range at the Tulsa Scott Pavilion; services beginning on June 26, 2019; approved as to form by County Counsel [View Item](#)

**G) PLUMAS ARTS**

Adopt **RESOLUTION**, designating the Plumas County Arts Commission (also known as Plumas Arts) as the Local Cultural Planning Agency for Plumas County and authorizing the 2019-2021 application to the California Arts Council State-Local Partnership Program [View Item](#)

**2. OPERATIONS AND NATURAL HAZARDS SPATIAL INFORMATICS GROUP – Jason Moghaddas**  
Regional GIS Data and Fuel Treatment Mapping presentation

**3. PLUMAS FIRE SAFE COUNCIL – Hannah Hepner**

Report and update on recent activities of the Plumas Fire Safe Council

**4. DEPARTMENTAL MATTERS**

**A) HUMAN RESOURCES – Nancy Selvage**

- 1) Adopt **RESOLUTION** Ratifying the Memorandum of Understanding between the County of Plumas and the General Bargaining Unit Represented by Operating Engineers, Local #3. **Roll call vote** [View Item](#)
- 2) Adopt **RESOLUTION** Ratifying the Memorandum of Understanding between the County of Plumas and the Mid-Management & Supervisors bargaining Unit Represented by Operating Engineers, Local #3. **Roll call vote** [View Item](#)
- 3) Adopt **RESOLUTION** Ratifying the Memorandum of Understanding between the County of Plumas and Crafts and Trades Bargaining Unit Represented by Operating Engineers, Local #3. **Roll call vote** [View Item](#)

**5. BOARD OF SUPERVISORS**

A. Discussion and possible action regarding vacancy of Plumas County Sheriff:

- 1) Review list of qualified Applicants for the position of Plumas County Sheriff
- 2) Review and select questions for interviews to be held on October 22, 2019

B. Approve and authorize the Chair to sign letter of support for Feather River Rail Society; proposed expansion and improvements at the Western Pacific Railroad Museum in Portola; discussion and possible action [View Item](#)

C. Correspondence

D. Weekly report by Board members of meetings attended, key topics, project updates, standing committees and appointed Boards and Associations

1:00 P.M. **AFTERNOON SESSION**

6. **PLANNING** – Tracey Ferguson

- A. **PUBLIC HEARING:** Introduce and waive first reading of an **ORDINANCE**, amending Plumas County Code, Article 4 of Chapter 2 of Title 9 (Planning and Zoning) Section 9-2.407 (Fences). **Roll call vote** [View Item](#)
- B. **PUBLIC HEARING:** Introduce and waive first reading of an **ORDINANCE**, amending Title 9 (Planning and Zoning) by Adding Article 42, "Water Efficient Landscape" to Chapter 2 of Title 9 of the Plumas County Code by adopting the State's Water Efficient Landscape Ordinance. **Roll call vote** [View Item](#)
- C. Adopt **RESOLUTION** accepting the CEQA Addendum to the 2009-2014 Housing Element Initial Study/ Negative Declaration Number 646 and adopting the 2019-2024 General Plan Housing Element. **Roll call vote** [View Item](#)
- D. Adopt **ORDINANCE**, first introduced on October 1, 2019, amending Plumas County Code, Title 9 (Planning and Zoning) Accessory Dwelling Units and Emergency Shelter. **Roll call vote** [View Item](#)
- E. Adopt **ORDINANCE**, first introduced on October 8, 2019, Implementing Zoning Code Update Reflecting Minor Revisions to the 2035 General Plan Update Final Environmental Impact Report (Table 3-1) by Amending Certain Sections of Title 9 (Planning and Zoning) of the Plumas County Code. **Roll call vote** [View Item](#)

7. **CLOSED SESSION**

**ANNOUNCE ITEMS TO BE DISCUSSED IN CLOSED SESSION**

- A. Personnel: Public employee performance evaluation – Agricultural Commissioner/Sealer of Weights & Measures
- B. Conference with Legal Counsel: Pending litigation – USA Waste of California, Inc. dba Feather River Disposal, a California corporation v. County of Plumas, Superior Court of California, County of Plumas, Case No. CV19-00064 – pursuant to Subdivision (c) of Government Code Section 54956.9
- C. Conference with Legal Counsel: Significant exposure to litigation pursuant to Subdivision (d)(2) of Government Code Section 54956.9
- D. Conference with Labor Negotiator regarding employee negotiations: Sheriff's Administrative Unit; Sheriff's Department Employees Association; Operating Engineers Local #3; Confidential Employees Unit; Probation; Unrepresented Employees and Appointed Department Heads

**REPORT OF ACTION IN CLOSED SESSION (IF APPLICABLE)**

**ADJOURNMENT**

Adjourn meeting to Tuesday, October 22, 2019, Board of Supervisors Room 308, Courthouse, Quincy, California.



**Erin Metcalf**  
Chief Probation Officer

# County of Plumas

Department of Probation  
270 County Hospital Rd. #128,  
Quincy, California, 95971



IAI

Phone: (530)283-6200  
FAX: (530)283-6165

DATE: October 1, 2019

TO: Honorable Board of Supervisors

FROM: Erin Metcalf, Chief Probation Officer

SUBJECT: Approval of the contract between Plumas County Probation Department and Cordico Psychological Corp.

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### Recommendation

Approve and authorize the Chair to sign the contract between Plumas County Probation Department and Cordico Psychological Corp. to provide psychological evaluations on current employees and pre-employment psychological evaluations for individuals as a condition of their employment.

### Background and Discussion

The Probation Department has contracted with Cordico in the pre-employment evaluation process at a rate of \$400 per armed or unarmed officer. Current employee "fitness for duty" evaluations are completed at a rate of \$1,600 per evaluation. Therefore, it is respectfully requested the Board of Supervisors approve and authorize the Chair to sign the contract.



**County of Plumas**  
**Department of Probation**  
270 County Hospital Rd. #128,  
Quincy, California, 95971



**Erin Metcalf**  
Chief Probation Officer

Phone: 530-283-6200  
FAX: 530-283-6165

**DATE:** October 1, 2019  
**TO:** The Honorable Board of Supervisors  
**FROM:** Erin Metcalf, Chief Probation Officer  
**SUBJECT:** Request for approval to recruit and fill fully funded, allocated 3.0 FTE Deputy Probation Officer I/II positions.

**Recommendation:**

Approve the recruitment and filling of 3.0 FTE Deputy Probation Officer I/II positions. All three positions were allocated and funded in the 2019-2020 Adopted Budget.

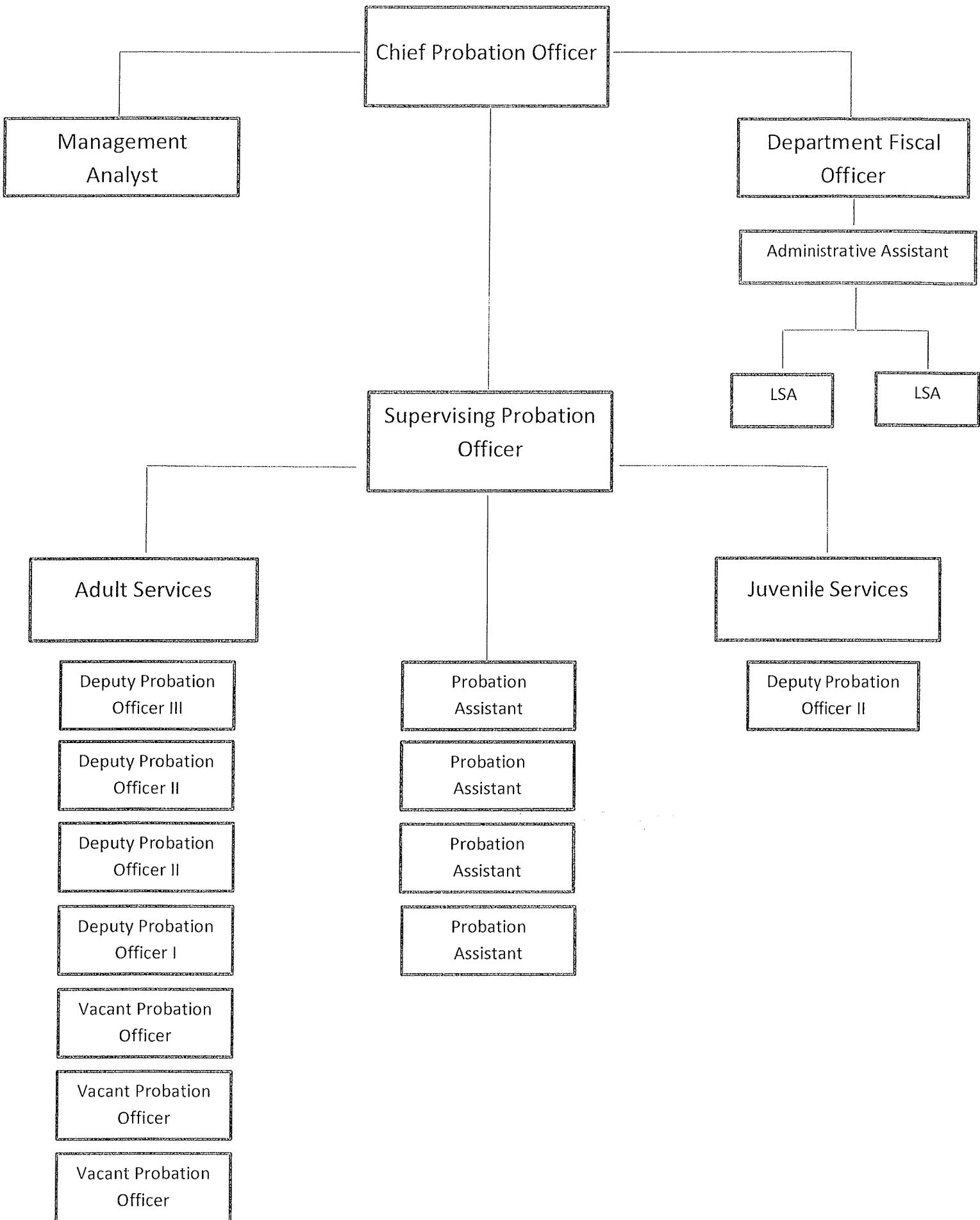
**Background:**

On September 17, 2019, the Board of Supervisors approved allocation within 20400 for two vacant Deputy Probation Officers I/II. On September 27, 2019, a third vacant Deputy Probation Officer I/II position was created by separation of employment during the probation period. All three positions will be responsible for the investigation, assessment and management of adult and/or juvenile cases to which their supervisor assigns and monitors for compliance with Probation conditions, guidance and accountability.

These positions are critical to Probation's obligation to protect our community, reduce recidivism, restore victims and promote healthy families.

All positions are allocated and funded by the General Fund (20400) in the 2019-2020 Adopted Budget.

Therefore, we respectfully request the approval to recruit and fill all three vacant Deputy Probation Officer I/II positions.



## QUESTIONS FOR STAFFING CRITICAL POSITIONS WHICH ARE CURRENTLY ALLOCATED.

- Is there a legitimate business, statutory or financial justification to fill the position? Yes, the Deputy Probation Officer I/II positions are a legitimate business need.
- Why is it critical that this position be filled at this time? The main functions of these positions cover a wide range of duties to include community supervision and preparing reports for the Court. In order to fulfill the Department's goals and mission, caseloads and workloads must be maintained at appropriate levels.
- How long has the position been vacant? Two Deputy Probation Officer positions have been vacant for the past few fiscal years. One Deputy Probation Officer position has been vacant since September 27, 2019.
- Can the department use other wages until the next budget cycle? Other wages are not suitable in recruiting, hiring, and retaining Deputy Probation Officers, therefore not an option. The job requires specific education and experience. A permanent employee in this position is important.
- What are staffing levels at other counties for similar departments and/or positions? Other county Probation Departments of similar size use a comparable number of Deputy Probation Officers.
- What core function will be impacted without filling the position prior to July 1? Timely flow and completion of court related documents and assessments would be impacted. Effective community supervision would be impacted.
- What negative fiscal impact will the County suffer if the position is not filled prior to July 1? There would not be a fiscal impact to the County
- A non-general fund department head needs to satisfy that he/she has developed a budget reduction plan in the event of the loss of future state, federal or local funding? What impact will this reduction plan have to other County departments? The Probation Department is a general fund department.
- Does the department expect other financial expenditures which will impact the general fund and are not budgeted such as audit exceptions? The Probation Department does not expect unbudgeted audit exceptions that will affect the general fund.

- Does the budget reduction plan anticipate the elimination of any of the requested positions? The Probation Department is not requesting elimination of any positions.
- Departments shall provide an estimate of future general fund support for the next two years and how the immediate filling of this position may impact, positively or negatively, the need for general fund support? It is anticipated that 100% of these Deputy Probation Officer positions will be borne by the General Fund.
- Does the department have a reserve? If yes, provide the activity of the department's reserve account for the last three years? These positions are borne by the General Fund and will not require department reserves. However, in FY2016-17, Probation has utilized approximately \$142,000 in SB678's reserve to the Sheriff's Office. In most recent fiscal years, reserves have been used to offset wages and benefits as well as other general program expenses. This fiscal year, the Probation Department anticipates using \$77,032.90 in JJCPO fund balance, \$329,252.75 in SB678 fund balance, \$99,433.17 in YOBG fund balance and \$160,853.42 in AB109 fund balance to offset wages and benefits allocated to the General Fund.



# DEPARTMENT OF SOCIAL SERVICES AND PUBLIC GUARDIAN

Courthouse Annex, 270 County Hospital Road, Suite 207, Quincy, California 95971

1B

**NEAL CAIAZZO**  
DIRECTOR

(530) 283-6350  
Fax: (530) 283-6368  
Toll Free: (800) 242-3338

DATE: OCTOBER 1, 2019  
TO: HONORABLE BOARD OF SUPERVISORS  
FROM: NEAL CAIAZZO, DIRECTOR  
DEPARTMENT OF SOCIAL SERVICES  
SUBJ: BOARD AGENDA ITEM FOR OCTOBER 15, 2019, CONSENT AGENDA  
RE: AUTHORIZATION TO FILL A VACANT AND FUNDED SOCIAL WORKER  
I/II/III POSITION IN THE DEPARTMENT'S CHILD PROTECTIVE  
SERVICES PROGRAM

### **It is Recommended that the Board of Supervisors**

Authorize the Department of Social Services to fill a vacant and funded Social Worker I/II/III position in the Department of Social Services as soon as administratively possible.

### **Background and Discussion**

The Department of Social Services has experienced a recent vacancy in the class of Social Worker I/II/III. This position became vacant September 16, 2019 when the incumbent left County service. As explained more completely in the accompanying documents, this position is part of our Child Welfare Services system and is therefore, critical for assuring the safety of abused or neglected children.

A Table of Organization showing the vacancy is also attached

### **Financial Impact**

This position is funded in this year's County budget. There is no impact to the County General fund as the position is funded by State, Federal and Realignment dollars.

Copy: DSS Management Staff

Enclosures

**Position Classification:** Social Worker I/II/III

**FTE:** 1.00

**Budgeted Position:** Yes

**Mandated Position:** Yes

CWS is funded through Federal (50%), 2011 Realignment (35%) and 1991 Realignment (15%) dollars for the basic program.

This allocation of 2011 Realignment funds is specifically for Child Welfare Services. It cannot be spent on other programs.

**Mandated Program:** Yes.

Child Welfare Services is a state-mandated, county-administered public protection program. The mandate for Child Protective Services is found at Welfare and Institutions Code Section 16500, *et seq.* The mandated services include 24 hour, 7 days per week emergency response services for allegations of abuse or neglect of children, case management services to families whose children are removed from the home (including mandatory visits to both children and parents), reunification services to reunite families, and permanency services when reunification avenues are exhausted.

**Position Description:**

This position is responsible for the investigation of allegations of abuse or neglect of children. The incumbents also perform case management activities that support mitigation of the systemic family elements that have led to abuse or neglect of children. A significant component of the job includes reporting to the Plumas County Superior Court regarding the status of families who have had children removed from their care and custody. There is typically a significant amount of interaction with community based partner organizations that work with the Department towards goals associated with strengthening families.

**Funding Sources:**

The funding to support these positions comes from federal pass through dollars and county 1991 and 2011 Realignment dollars. There is no cost to the County's General Fund associated with this position.

## QUESTIONS FOR STAFFING CRITICAL POSITIONS WHICH ARE CURRENTLY ALLOCATED.

### Position: Social Worker – Child Protective Services

- Is there a legitimate business, statutory or financial justification to fill the position?

**Answer: Yes. Child Protective Services is a state mandated program.**

- Why is it critical that this position be filled prior to the adoption of the County's budget?

**Answer: The position is assigned duties that include public protection, specifically providing services to abused and neglected children.**

- How long has the position been vacant?

**Answer: This position became vacant on September 16, 201 due to the termination of the prior incumbent .**

- Can the department use other wages until the budget is adopted?

**Answer: No.**

- What are staffing levels at other counties for similar departments and/or positions?

**Answer: Staffing levels for this program are a function of the allocation of state general fund dollars for the position. Currently, the state provides funding for six social workers in Plumas County for this program.**

- What core function will be impacted without filling the position prior to July 1?

**Answer: Children may not be protected from abuse leading to potential tragic circumstances.**

- What negative fiscal impact will the County suffer if the position is not filled prior to July 1?

**Answer: This position is funded by Federal and Realignment dollars. The Realignment dollars allocated to this program may not be used for other programs.**

- A non-general fund department head need to satisfy that he/she has developed a budget reduction plan in the event of the loss of future state, federal or local funding? What impact will this reduction plan have to other County departments?

**Answer: The Department has developed a variety of budget reduction strategies that are dependent upon state policy decisions. Other Departments could be impacted by such reduction strategies. Currently Child Welfare Services is not among the programs impacted by proposed reductions in the State's budget.**

- Does the department expect other financial expenditures which will impact the general fund and are not budgeted such as audit exceptions?

**Answer: No.**

- Does the budget reduction plan anticipate the elimination of any of the requested positions?

**Answer: No.**

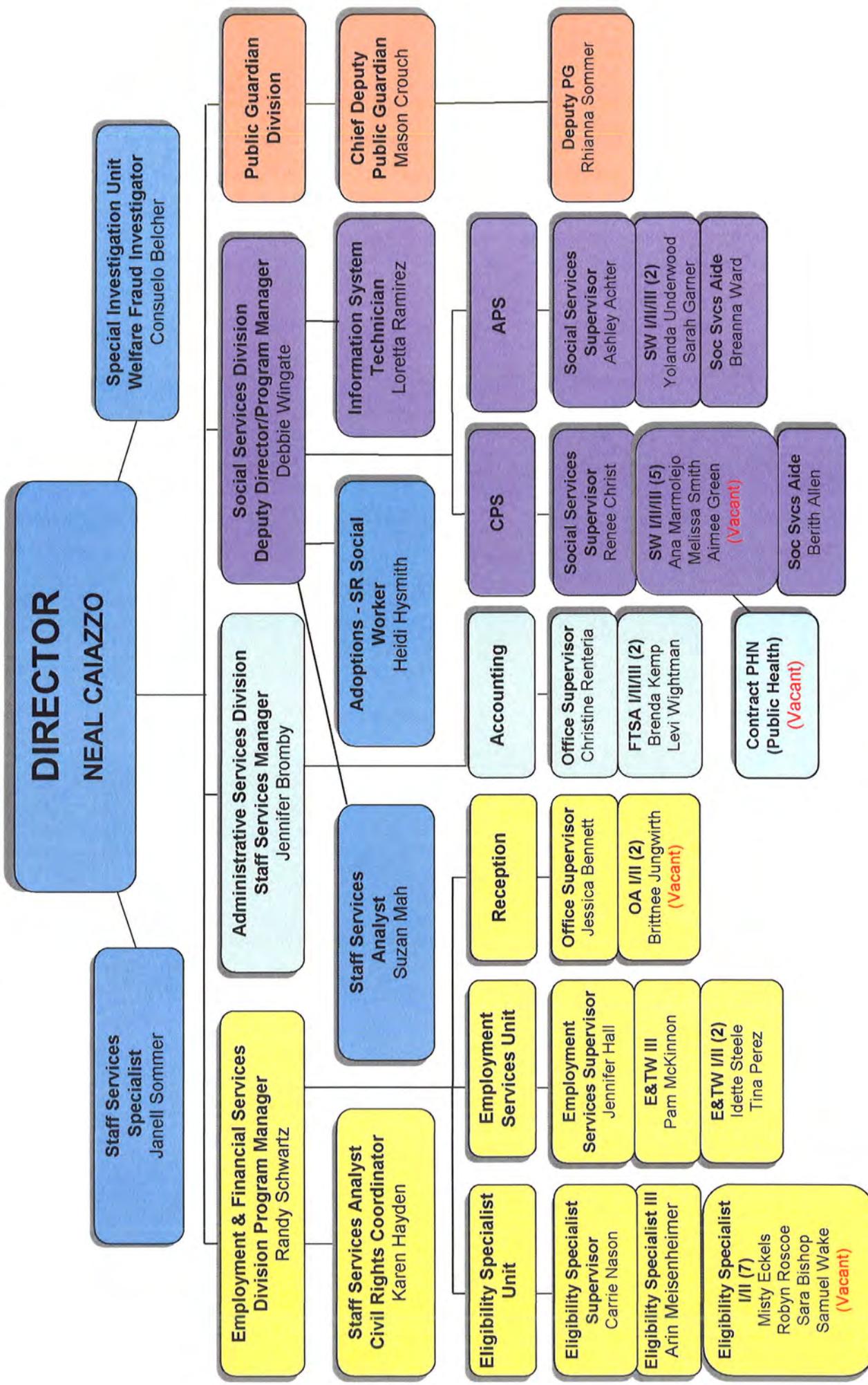
- Departments shall provide an estimate of future general fund support for the next two years and how the immediate filling of this position may impact, positively or negatively, the need for general fund support?

**Answer: The Department does not presently utilize General Fund dollars. Filling this position does not change that.**

- Does the department have a reserve? If yes, provide the activity of the department's reserve account for the last three years?

**Answer: Yes. The Department does have a reserve. The balance fluctuates depending upon a number of factors including whether or not the State achieves the base amount of collection for any given year.**

PLUMAS COUNTY DEPARTMENT OF SOCIAL SERVICES & PUBLIC GUARDIAN





# Plumas-Sierra Counties

## Department of Agriculture

Tim W. Gibson  
Agricultural Commissioner  
Sealer of Weights & Measures  
timgibson@countyofplumas.com

### Agriculture Commissioner Sealer of Weights and Measures



1C

208 Fairgrounds Road  
Quincy, CA 95971  
Phone: (530) 283-6365  
Fax: (530) 283-4210

**Date:** October 2, 2019

**To:** Honorable Board of Supervisors

**From:** Tim Gibson, Agricultural Commissioner/  
Sealer of Weights & Measures

**RE:** CDFA Contract #19-0139 Exotic Insect Pest Detection

#### **Recommendation:**

Approve and authorize the Chair to sign CDFA Contract #19-0139 in the amount of \$7,076.00, which began July 1, 2019 and ends June 30, 2020.

#### **Background and Discussion:**

The Department of Agriculture shall provide services for placing and servicing traps for the detection of exotic insect pests which are considered hazardous to agriculture and to the economy of California. Those insect pests may include but are not limited to Mediterranean fruit fly, Mexican fruit fly, oriental fruit fly, melon fly, gypsy moth, Japanese beetle and other invasive exotic pests. Approved as to form by County Counsel.



# Office of the Sheriff

## Office of Emergency Services

1D

1400 E. Main Street, Quincy, California 95971 • (530) 283-6375 • Fax 283-6344

GREGORY J. HAGWOOD  
SHERIFF/CORONER  
DIRECTOR

**DATE:** **Oct. 2, 2019**

**TO:** **Honorable Board of Supervisors**

**FROM:** **Sheriff Gregory Hagwood**

**RE:** **Agenda Item for the meeting of Oct. 15, 2019**

**Recommended Action:**

Approve and sign the attached resolution that allows the Sheriff's Office to pursue and secure State Homeland Security Grants (SHSG) and Emergency Management Performance Grants (EMPG) through the fiscal year, 2019-2020

**Background and Discussion:**

The EMPG Program has been in effect for about 15 years. Each year the State Office of Emergency Services, who governs the grant at the local level, releases an allocation that Plumas County is able to secure. This grant pays for essentially all the labor costs of the local Office of Emergency Services and also allows funding for repairs of equipment, including replacement, and leases/rents for public safety communication infrastructure. The SHSG program has been in effect since 2002 and largely pays for communication upgrades and equipment for Plumas Co public safety agencies with allocations made available through CalOES.

This year the California Office of Emergency Services requests all sub-grantees (such as Plumas County) create a universal Governing Body Resolution (GBR). This resolution covers all EMPG and SHSG awards for a single grant cycle. The state has found that grant specific resolutions have been problematic for their grant's management staff, necessitating this change. Also, by using a universal GBR, the County would be in a much better position to acquire residual funds that other jurisdictions fail to use. Without the universal GBR, it would be almost impossible to get these additional funds.

Additionally, State OES requests that the universal GBR have an authorized agent referred to by position, vs. by name. This allows more fluid grants management, should there be personnel change locally related to a specific position. The last area of note is at least three of the five board members must remain in office to keep the universal GBR valid. If this number is not met in a given year, the Sheriff's Office will return to the BOS for a new resolution.

It is the Sheriff's Office plan to come to your Board each year with the new grant application and seek approval for the process and associated budget, just like has been done in the past. This will keep your Board aware of developments and possible extra funding opportunities that may present themselves. The only real difference in this long-accepted process for local approval will mean that the Board does not need to sign a separate resolution each year.

RESOLUTION NO. \_\_\_\_\_

**Resolution of the Board of Supervisors of Plumas County**

*BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLUMAS  
THAT:*

**SHERIFF- CORONER or**

**UNDERSHERIFF**

The Sheriff-Coroner or Undersheriff is hereby authorized to execute for and on behalf of the County of Plumas, a public entity established under the laws of the State of California, any actions necessary for the purpose of obtaining federal financial assistance provided by the Federal Department of Homeland Security and sub-granted through the State of California for fiscal year 2019-2020.

This includes, but is not limited to, Emergency Management Performance Grants or State Homeland Security Grants as managed through the California Governor's Office of Emergency Services (Cal OES). This resolution is valid for three years, as long as three of the five current board members remain on the Board.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

***Certification***

I, \_\_\_\_\_, duly appointed, and Clerk of the Board of the Plumas County Board of Supervisors do hereby certify that the above is a true and correct copy of a resolution passed and approved by the Board of Supervisors of the County of Plumas on the

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
(Official Position)

\_\_\_\_\_  
(Signature)



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# Plumas County Public Health Agency

Andrew Woodruff, MPH, Director • Mark Satterfield, M.D, Health Officer  
270 County Hospital Road, Suite 206, Quincy, CA 95971 • (530) 283-6337 • Fax (530) 283-6425

**To:** Honorable Board of Supervisors

**From:** Andrew Woodruff

**Agenda:** Item for October 15, 2019

**Recommendation:** Approve a Proclamation observing the week of October 20<sup>th</sup> through October 26<sup>th</sup> 2019, as Childhood Lead Poisoning Prevention Week in Plumas County.

**Background:** Lead poisoning can cause permanent learning and behavioral problems that make it difficult for children to succeed in school. Lead exposure is especially dangerous for children under the age of six because their rapidly growing and developing bodies absorb more lead. Lead was used in paint and gasoline until it was banned. Children living in pre-1978 housing could be exposed to dangerous levels of lead from old lead paint and from contamination of soil and dust by old leaded gasoline. Children receiving services from government assisted health programs are also considered at risk for lead exposure. There is no known safe blood lead level and many at-risk children have not been tested for lead.

Public Health staff will take this opportunity to educate the public about the dangers of lead hazards and promote prevention efforts. Our theme this year is, “Dust and dirt with lead can hurt. Keep kids away from lead where they play.”

## PROCLAMATION

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One of government's important responsibilities is to keep its constituents safe from environmental hazards. Lead poisoning is among the most pervasive of these, as lead occurs in soil, groundwater, and human-made materials such as paint and plumbing fixtures. Lead exposure is especially harmful to children under the age of six. It is vital that we take the necessary steps to make sure that we have a safe environment in Plumas County.

Protecting children from lead is vital to lifelong health. Even small amounts of lead in the body have shown to impact IQ, ability to pay attention, and academic achievement. The damaging effects of lead exposure often go undetected, as initial symptoms may not be apparent. A blood lead test is the best way to identify if a child has been exposed to lead.

Although lead can be found in many products and locations, lead exposure is preventable. I encourage all Plumas County residents to learn about the risk and potential sources of lead exposure, and the steps we can take to protect our children.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Supervisors, County of Plumas, State of California, do hereby proclaim October 20-26, 2019, as "Childhood Lead Poisoning Prevention Week."

**The forgoing Proclamation was duly passed and adopted by the Board of Supervisors, County of Plumas, State of California, at a regular meeting of said Board held on the 15<sup>th</sup> day of October 2019, by the following vote:**

**Ayes:**

**Noes:**

**Absent:**

**Abstain:**

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Chair, Plumas County Board of Supervisors

Attest:

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Clerk, Plumas County Board of Supervisors



# Plumas-Sierra County Fair

204 FAIRGROUNDS ROAD QUINCY, CA 95971-9462

(530) 283-6272 FAX (530) 283-5431 [www.countyofplumas.com/fair/index.htm](http://www.countyofplumas.com/fair/index.htm)

IF

## MEMORANDUM

DATE: October 7, 2019

TO: The Honorable Board of Supervisors

FROM: John Steffanic, Fair & Event Center Manager

SUBJECT: Board Agenda Requests

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**It is recommended that the Board:**

1. Approve and authorize the Chair to sign contracts, not to exceed listed amounts below, between Plumas County and listed vendors, and ratify the contracts as of the dates listed.

**Discussion**

Commercial Appliance Service, LLC, not to exceed \$5000.00 for services beginning on June 20, 2019. To make emergency repairs to cooking range in Tulsa Scott Pavilion kitchen so it could be used during High Sierra Music Festival.

Wilburn Construction, Inc., not to exceed \$5000.00 for services beginning on June 26, 2019. Previous plans to smooth out the go kart track on the west end of the fairgrounds did not work out and we had to hire Wilburn Construction to meet our obligation to High Sierra Music Festival.

MEE 2, Inc., not to exceed \$5000.00 for rental of fork lift during the 2019 Fair since budget was not approved in time to enter into a purchase agreement.

Thank you for your consideration,

John Steffanic  
Fair & Event Center Manager

Resolution No.

**Designating the Plumas County Arts Commission (also known as Plumas Arts) as the Local Cultural Planning Agency for Plumas County and authorizing the 2019-2021 application to the California Arts Council State-Local Partnership Program**

WHEREAS, the California Arts Council and the California State Legislature have established a State-Local Partnership Program designed to encourage local cultural planning, partnering and decision making and to reach previously under-served constituents; and

WHEREAS, Plumas Arts has served Plumas County as the local arts planning, partnering and programming designee to California Arts Council State-Local Partnership Program with exemplary programming and service since 1981; and

WHEREAS, Plumas Arts has continuously provided arts programs and services in all communities of Plumas County and to other cultural and tourism organizations to further the arts, community, economy and quality of life

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Plumas, State of California, that the board does hereby designate Plumas Arts to serve as Plumas County's local art planning and programming agency and authorizes the current application to the California Arts Council State-Local Partnership Program.

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 the **15<sup>th</sup> of October, 2019**

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

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Chairman, Board of Supervisors

ATTEST:

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Clerk of said Board of Supervisors



P.O. Box 600 / 525 Main St., Quincy CA 95971

(530) 283-3402 • [information@plumasarts.org](mailto:information@plumasarts.org) • [plumasarts.org](http://plumasarts.org)

## October 9, 2019 Report to the Plumas County Board of Supervisors

### STATE LOCAL PARTNERSHIP (SLP)

We request the attached Resolution authorizing Plumas Arts to serve as the Plumas County representative in the California Arts Council's (CAC) statewide network for our SLP program grant application. **We serve with distinction** ranking consistently at the top of all counties applying where Plumas Arts has long been considered a rural model.

### ARTS IN OUR COUNTY SCHOOLS

Each year since 1989 **every elementary school classroom enjoys an arts program** with a local artist thanks to a grant Plumas Arts is awarded from the CAC Art in Schools grant matched by PCOE with support from private donors. **School assembly programs** bring culturally diverse programs to schools. **Student Art Show** (elementary to college) in our gallery, the County Museum and Morning Thunder. **All County Jazz Night** at the Town Hall Theatre brings all the county high school bands together.

### PLUMAS ARTS GALLERY & ART BARN AT THE PLUMAS-SIERRA COUNTY FAIR

Plumas Arts pooled our resources to transform the historic, circa 1875, Capitol Saloon from derelict status in to a prominent **community cultural center, gallery and tourist information center**. Changing exhibitions with **First Friday gallery openings** each month brings significant street traffic downtown. **60 regional artists** are represented. Dozens of volunteers help us to coordinate **Art Display at the Fair**.

### CALENDARS & ARTIST DIRECTORY & PLUMAS ARTISAN MADE

We curate the most comprehensive **online cultural calendar** and have produced an annual **Art & Literary calendar** featuring the work of 25 resident artists. Our website hosts an Artist Directory of member artists. **Plumas Artisan Made** is a branding and marketing project for locally made goods has a website, facebook and label brands worn on the products of local makers. This was one of the CAC's first Creative California Communities grant designed to develop projects that use the arts to fuel local economies and one of very few rural counties to be funded; it is being emulated by other counties.

### EVENTS PRODUCTION & PARTNERSHIPS

We produce some of the counties most beloved events: **Taste of Plumas, Almanor Art Show,**

**Mountain Harvest Festival** (Microbrew Tasting) and help others to produce events:

- In *Chester/Lake Almanor*: We work with community groups to produce *A Few Brews & A Banjo*, with proceeds to benefit school art and Music programs.
- In *Eastern Plumas*: We support the *Portola Park Summer Concerts* and are a sponsor organization for the *Sierra Valley Arts & Ag Trails* ranch and farm tour with artists and their wares at each location.
- In *Quincy*: **Words & Music** has been a (mostly) monthly event showcasing musicians and literary artists for more than 25 years.

- Since 2014 we have partnered with the USDA *Plumas National Forest* for the **Artist in Residence in the Black Mountain Lookout** a project that provides several artists with a stay in the mountain top to reflect upon the grandeur of our surroundings and present a gallery exhibition and community presentation.
- We serve as a fiscal agent for the Quincy Merchants group projects and provided technical support and Fiscal services for the next generation emerging artist Quincy Community Circus group, *QUIRCUS*.
- We are at the table with PCPHA's *20,000 Lives*, *Lost Sierra Collaborative*, *Lost Sierra Rec & Tech* with other concerned businesses, agencies and individuals working for the economic and social health of Plumas County.
- We have spearheaded an *Events Producers Collaborative*, with 15 local events producers that meets biannually to work on planning to maximize exposure and minimize date conflicts.

#### TOWN HALL THEATRE

Plumas Arts took on a floundering movie business in 2003 and brought it back into service and navigated through new technologies to keep our doors open as the county's only first-run feature film business and community performing arts center. Overwhelming community support allowed us to **fund and install a digital projector** with enough left over to **rebuild the marquee**. The new projection system has afforded enhanced opportunity to work with *Feather River College*, *PCPHA* and *Child Abuse Prevention Council* and others to screen films on food, health, local farmers groups and films for students and children we have also hosted student films and senior projects. Each September year we also host the ***Wild & Scenic Film Fest*** on tour.

#### OTHER GRANT AWARDS OF NOTE

- In 2017 we were awarded a **National Endowment for the Arts Challenge America** grant to have Rafael Blanco produce the 35' high by 50' wide mural that now graces the back wall of the Town Hall Theatre. The mural was dedicated and celebrated as part of our **35<sup>th</sup> Anniversary Picnic in the Dame Shirley Park** in June of 2018. We were awarded **our second NEA grant this year** to explore and expand programming partnerships throughout the county.
- That same year we were also awarded a California Arts Council *Creative California Communities* grant (one of the CAC most competitive grant applications) to fund the **People of Plumas** project to provide a series a series of workshops throughout the county to help us tell our stories in photos, words, visual arts and video. A web based Zine and photo exhibition were products of the grant as well as videos that are hosted on our YouTube channel. Plumas Arts was of only 3 rural grantees of the 41 awarded with the bulk going to San Diego, Los Angeles, San Francisco and the Bay Area.

#### JOBS & TAXES

Our efforts create jobs and tax revenues in Plumas County. We provide full and part time jobs for more than 9 persons in our office and at the Town Hall Theatre. Dozens of other artists and artist-makers gain supplemental income through gallery sales, art workshops and artist fees.

Our businesses and employees pay generate taxes and the activities that we produce bring people here to visit and relocate

4A1

## **DEPARTMENT OF HUMAN RESOURCES**

520 Main Street, Room 115, Quincy, California 95971

(530) 283-6444 FAX (530) 283-6160

Email: [nancyselvage@countyofplumas.com](mailto:nancyselvage@countyofplumas.com)



**DATE:** September 27, 2019

**TO:** The Honorable Board of Supervisors

**FROM:** Nancy Selvage, Human Resources Director 

**SUBJECT:** AGENDA ITEM FOR BOARD OF SUPERVISORS MEETING OF OCTOBER 15, 2019.  
**RE: APPROVE RESOLUTION RATIFYING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE COUNTY OF PLUMAS AND THE BARGAINING UNIT OF GENERAL REPRESENTED BY OPERATING ENGINEERS LOCAL #3.**

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### **IT IS RECOMMENDED THAT THE BOARD:**

Approve resolutions to ratify the Memorandum of Understanding for the Bargaining Unit of the General bargaining unit, represented by Operating Engineers Local #3 for the period of July 1, 2018 through December 31, 2020.

### **BACKGROUND AND DISCUSSION:**

The County negotiation team has met in good faith with the bargaining team of Operating Engineers to reach a tentative agreement. The tentative agreement for the General Unit contains the following:

1. Term of this agreement is for July 1, 2018 through December 31, 2020.

2. 1.10 UNIT REPRESENTATIVES

The Union shall be allowed to designate up to four (4) employee members to serve as representatives in the "meet and confer", collective bargaining and negotiations process with the County. The Union shall provide the County, in writing, prior to the beginning of the meet and confer process, collective bargaining and negotiations the name, classification and department of each representative.

Designated employee representatives shall, upon prior notification to their respective department head(s), be granted reasonable release time from scheduled duties without loss of pay to meet the County representatives during the "meet and confer", collective bargaining

and negotiations process. The County shall not be responsible for any travel, overtime or miscellaneous expenses resulting from the Union exercising this right.

*This is a change from three (3) employee members.*

3. 2.01 SALARY

The County shall increase base wages by **2%** for each represented classification effective October 13, 2019 following adoption of this Agreement.

The County shall increase base wages by **0.5%** for each represented classification effective the pay period that includes July 1, 2020.

4. 1.08 ACCESS TO EMPLOYEES

With prior notice to the County, the Union or its official representative(s) may have access to County employees during off duty time in the non-work areas of County facilities for the purpose of Union business.

*AB 119 – New Employee Orientation*

County of Plumas will allow Operating Engineers Local No. 3 Union (OE3) access to new employees at New Employee Orientations up to one (1) hour. A designated employee representative of OE3 shall be allowed access to new employee orientation if the OE3 Business Representative is not able to attend, upon prior notification to their respective department head(s). Reasonable release time (two (2) hours) will be granted to the OE3 designated employee representative to attend this orientation.

All other language in these agreements remains the same as represented by Operating Engineers. Copy of the General Unit and Mid-Management & Supervisors Unit Memorandum of Understandings are on file with the Clerk of the Board.

**RESOLUTION NO. 2019- \_\_\_\_\_**

**RESOLUTION RATIFYING THE MEMORANDUM OF UNDERSTANDING  
BETWEEN THE COUNTY OF PLUMAS AND THE GENERAL BARGAINING  
UNIT REPRESENTED BY OPERATING ENGINEERS LOCAL #3**

**WHEREAS**, the negotiation team for the Board of Supervisors and the negotiation team for the General Unit represented by Operating Engineers Local #3 have met and conferred in good faith and have reached a tentative agreement for a Memorandum of Understanding covering wages, hours and other terms and conditions of employment, for the General Unit employees. The period covered under this tentative agreement is July 1, 2018 through December 31, 2020.

**WHEREAS**, the Board of Supervisors has reviewed and concurs with terms and conditions of the Memorandum of Understanding for the General Unit.

**NOW THEREFORE, BE IT RESOLVED** by the Plumas County Board of Supervisors as follows:

1. Board of Supervisors ratifies and accepts the Memoranda of Understanding for the General Unit as set forth in the copies of the Memorandum of Understanding attached to this Resolution as Exhibit A.
2. The County Auditor/Controller and Human Resources Director, are hereby directed to implement the provisions of these Memorandum of Understanding and the Board Chair is authorized to execute the individual Memorandum of Understanding and any other documents related hereto in order to carry out this ratification.

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 the 15th day of October 2019 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ATTEST:**

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Chair, Board of Supervisors

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Clerk of the Board

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## **DEPARTMENT OF HUMAN RESOURCES**

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(530) 283-6444 FAX (530) 283-6160

Email: [nancyselvage@countyofplumas.com](mailto:nancyselvage@countyofplumas.com)



**DATE:** September 27, 2019

**TO:** The Honorable Board of Supervisors

**FROM:** Nancy Selvage, Human Resources Director *NS*

**SUBJECT:** AGENDA ITEM FOR BOARD OF SUPERVISORS MEETING OF OCTOBER 15, 2019.

**RE: APPROVE RESOLUTION RATIFYING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE COUNTY OF PLUMAS AND THE BARGAINING UNIT OF MID-MANAGEMENT & SUPERVISORS REPRESENTED BY OPERATING ENGINEERS LOCAL #3.**

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### **IT IS RECOMMENDED THAT THE BOARD:**

Approve resolutions to ratify the Memorandum of Understanding for the Bargaining Unit of Mid-Management bargaining unit, represented by Operating Engineers Local #3 for the period of July 1, 2018 through December 31, 2020.

### **BACKGROUND AND DISCUSSION:**

The County negotiation team has met in good faith with the bargaining team of Operating Engineers to reach a tentative agreement. The tentative agreement for the Mid-Management & Supervisors Unit contains the following:

1. Term of this agreement is for July 1, 2018 through December 31, 2020.
2. 1.10 UNIT REPRESENTATIVES

The Union shall be allowed to designate up to four (4) employee members to serve as representatives in the "meet and confer", collective bargaining and negotiations process with the County. The Union shall provide the County, in writing, prior to the beginning of the meet and confer process, collective bargaining and negotiations the name, classification and department of each representative.

Designated employee representatives shall, upon prior notification to their respective department head(s), be granted reasonable release time from scheduled duties without loss of

pay to meet the County representatives during the "meet and confer", collective bargaining and negotiations process. The County shall not be responsible for any travel, overtime or miscellaneous expenses resulting from the Union exercising this right.

*This is a change from three (3) employee members.*

**3. 2.01 SALARY**

The County shall increase base wages by **2%** for each represented classification effective October 13, 2019 following adoption of this Agreement.

The County shall increase base wages by **0.5%** for each represented classification effective the pay period that includes July 1, 2020.

**4. 1.08 ACCESS TO EMPLOYEES**

With prior notice to the County, the Union or its official representative(s) may have access to County employees during off duty time in the non-work areas of County facilities for the purpose of Union business.

*AB 119 – New Employee Orientation*

County of Plumas will allow Operating Engineers Local No. 3 Union (OE3) access to new employees at New Employee Orientations up to one (1) hour. A designated employee representative of OE3 shall be allowed access to new employee orientation if the OE3 Business Representative is not able to attend, upon prior notification to their respective department head(s). Reasonable release time (two (2) hours) will be granted to the OE3 designated employee representative to attend this orientation.

All other language in these agreements remains the same as represented by Operating Engineers. Copy of the General Unit and Mid-Management & Supervisors Unit Memorandum of Understandings are on file with the Clerk of the Board.

**RESOLUTION NO. 2019- \_\_\_\_\_**

**RESOLUTION RATIFYING THE MEMORANDUM OF UNDERSTANDING  
BETWEEN THE COUNTY OF PLUMAS AND THE BARGAINING UNIT OF  
MID-MANAGEMENT & SUPERVISORS REPRESENTED BY OPERATING  
ENGINEERS LOCAL #3**

**WHEREAS**, the negotiation team for the Board of Supervisors and the negotiation team for the Mid-Management & Supervisors Unit represented by Operating Engineers Local #3 have met and conferred in good faith and have reached a tentative agreement for a Memorandum of Understanding covering wages, hours and other terms and conditions of employment, for Mid-Management & Supervisors Unit employees. The period covered under this tentative agreement is July 1, 2018 through December 31, 2020.

**WHEREAS**, the Board of Supervisors has reviewed and concurs with terms and conditions of the Memorandum of Understanding for the Mid-Management & Supervisors Unit.

**NOW THEREFORE, BE IT RESOLVED** by the Plumas County Board of Supervisors as follows:

1. Board of Supervisors ratifies and accepts the Memorandum of Understanding for the Mid-Management Unit as set forth in the copies of the Memorandum of Understanding attached to this Resolution as Exhibit A.
2. The County Auditor/Controller and Human Resources Director, are hereby directed to implement the provisions of these Memorandum of Understanding and the Board Chair is authorized to execute the individual Memorandum of Understanding and any other documents related hereto in order to carry out this ratification.

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 the 15th day of October 2019 by the following vote:

AYES:

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ABSENT:

ATTEST:

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Chair, Board of Supervisors

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Clerk of the Board

4A3

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**DATE:** September 27, 2019

**TO:** The Honorable Board of Supervisors

**FROM:** Nancy Selvage, Human Resources Director

**SUBJECT: AGENDA ITEM FOR BOARD OF SUPERVISORS MEETING OF OCTOBER 15, 2019.**

**RE: APPROVE RESOLUTION RATIFYING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE COUNTY OF PLUMAS AND THE CRAFTS & TRADES BARGAINING UNIT REPRESENTED BY OPERATING ENGINEERS LOCAL #3.**

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### **IT IS RECOMMENDED THAT THE BOARD:**

Approve resolution to ratify the Memorandum of Understanding for the Crafts & Trades Bargaining Unit, represented by Operating Engineers Local #3 for the period of July 1, 2018 through June 30, 2020.

### **BACKGROUND AND DISCUSSION:**

The County negotiation team has met in good faith with the bargaining team of Operating Engineers to reach a tentative agreement. The tentative agreement for the Crafts & Trades Unit contains the following:

1. Term of this agreement is for July 1, 2018 through June 30, 2020.

2. 1.10 UNIT REPRESENTATIVES

The Union shall be allowed to designate up to four (4) employee members to serve as representatives in the "meet and confer", collective bargaining and negotiations process with the County. The Union shall provide the County, in writing, prior to the beginning of the meet and confer process, collective bargaining and negotiations the name, classification and department of each representative.

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and negotiations process. The County shall not be responsible for any travel, overtime or miscellaneous expenses resulting from the Union exercising this right.

*This is a change from three (3) employee members.*

3. 2.01 SALARY

The County shall increase base wages by **2%** for each represented classification effective October 13, 2019 following adoption of this Agreement.

4. 1.08 ACCESS TO EMPLOYEES

With prior notice to the County, the Union or its official representative(s) may have access to County employees during off duty time in the non-work areas of County facilities for the purpose of Union business.

*AB 119 – New Employee Orientation*

County of Plumas will allow Operating Engineers Local No. 3 Union (OE3) access to new employees at New Employee Orientations up to one (1) hour. A designated employee representative of OE3 shall be allowed access to new employee orientation if the OE3 Business Representative is not able to attend, upon prior notification to their respective department head(s). Reasonable release time (two (2) hours) will be granted to the OE3 designated employee representative to attend this orientation.

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**RESOLUTION NO. 2019-\_\_\_\_\_**

**RESOLUTION RATIFYING THE MEMORANDUM OF UNDERSTANDING  
BETWEEN THE COUNTY OF PLUMAS AND THE BARGAINING UNIT  
OF CRAFTS & TRADES REPRESENTED BY  
OPERATING ENGINEERS LOCAL #3**

**WHEREAS**, the negotiation team for the Board of Supervisors and the negotiation team for the Crafts & Trades Unit represented by Operating Engineers Local #3 have met and conferred in good faith and have reached a tentative agreement for a Memorandum of Understanding covering wages, hours and other terms and conditions of employment, for the Crafts & Trades Unit employees. The period covered under this tentative agreement is July 1, 2018 through June 30, 2020.

**WHEREAS**, the Board of Supervisors has reviewed and concurs with terms and conditions of the Memorandum of Understanding for the General Unit and the Mid-Management Unit.

**NOW THEREFORE, BE IT RESOLVED** by the Plumas County Board of Supervisors as follows:

1. Board of Supervisors ratifies and accepts the Memorandum of Understanding for the Crafts & Trades Unit has set forth in the copies of the Memorandum of Understanding attached to this Resolution as Exhibit A.
2. The County Auditor/Controller and Human Resources Director, are hereby directed to implement the provisions of these Memorandum of Understanding and the Board Chair is authorized to execute the individual Memorandum of Understanding and any other documents related hereto in order to carry out this ratification.

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Chair, Board of Supervisors

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Clerk of the Board

# BOARD OF SUPERVISORS

VACANT, DISTRICT 1  
KEVIN GOSS, DISTRICT 2  
SHARON THRALL, DISTRICT 3  
LORI SIMPSON, DISTRICT 4  
JEFF ENGEL, DISTRICT 5



October 15, 2019

Mr. Lance Fritz  
President and CEO  
Union Pacific Railroad  
1400 Douglas Street  
Omaha, NE 68179

Dear Mr. Fritz:

The Plumas County Board of Supervisors is in support of the Feather River Rail Society, and their proposal currently before you to allow for expansion and improvements at the Western Pacific Railroad Museum in Portola, California.

Much of our county's economic growth is projected to be in attracting tourism, and the Western Pacific Railroad Museum is a major attraction in the region. The Whitman Multi-Purpose Building, which they are planning to construct, will open new markets for events that have been previously unavailable to us, as well as providing improvement to the railroad museum. In the event of a mass evacuation event, such as wildfire, the Whitman Building could be used as an evacuation center.

We respectfully support Feather River Rail Society, and we would like to thank you in advance for helping them to make this project possible.

Sincerely,

Kevin Goss, Chair

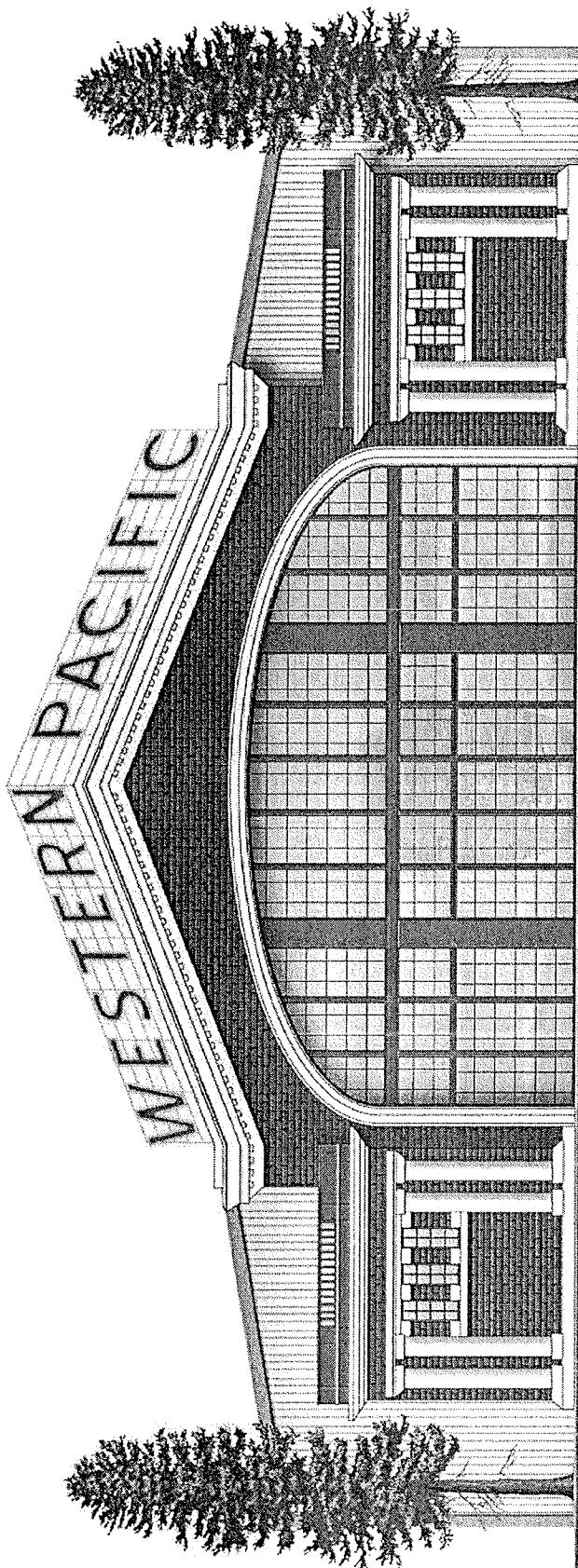
PRELIMINARY PROJECT OVERVIEW

# WHITMAN DISPLAY and EVENT BUILDING

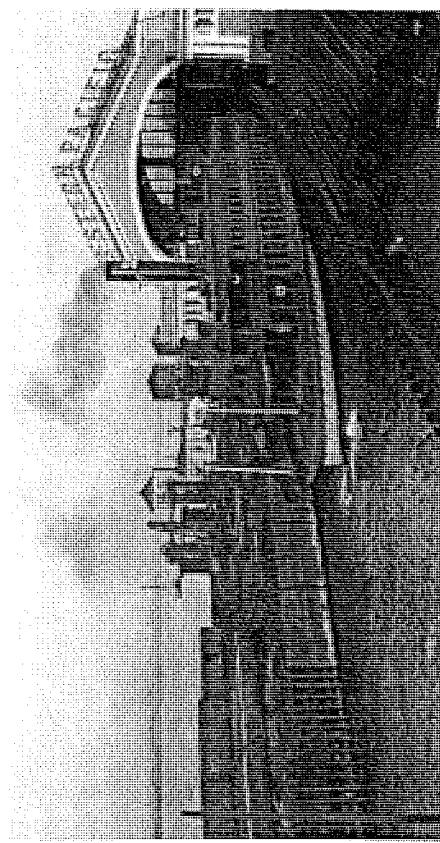
Western Pacific Railroad Museum

layouts, ground plans and descriptions of configuration  
revision December 2018

prepared by Eugene Vicknair - Driven Innovation LRV

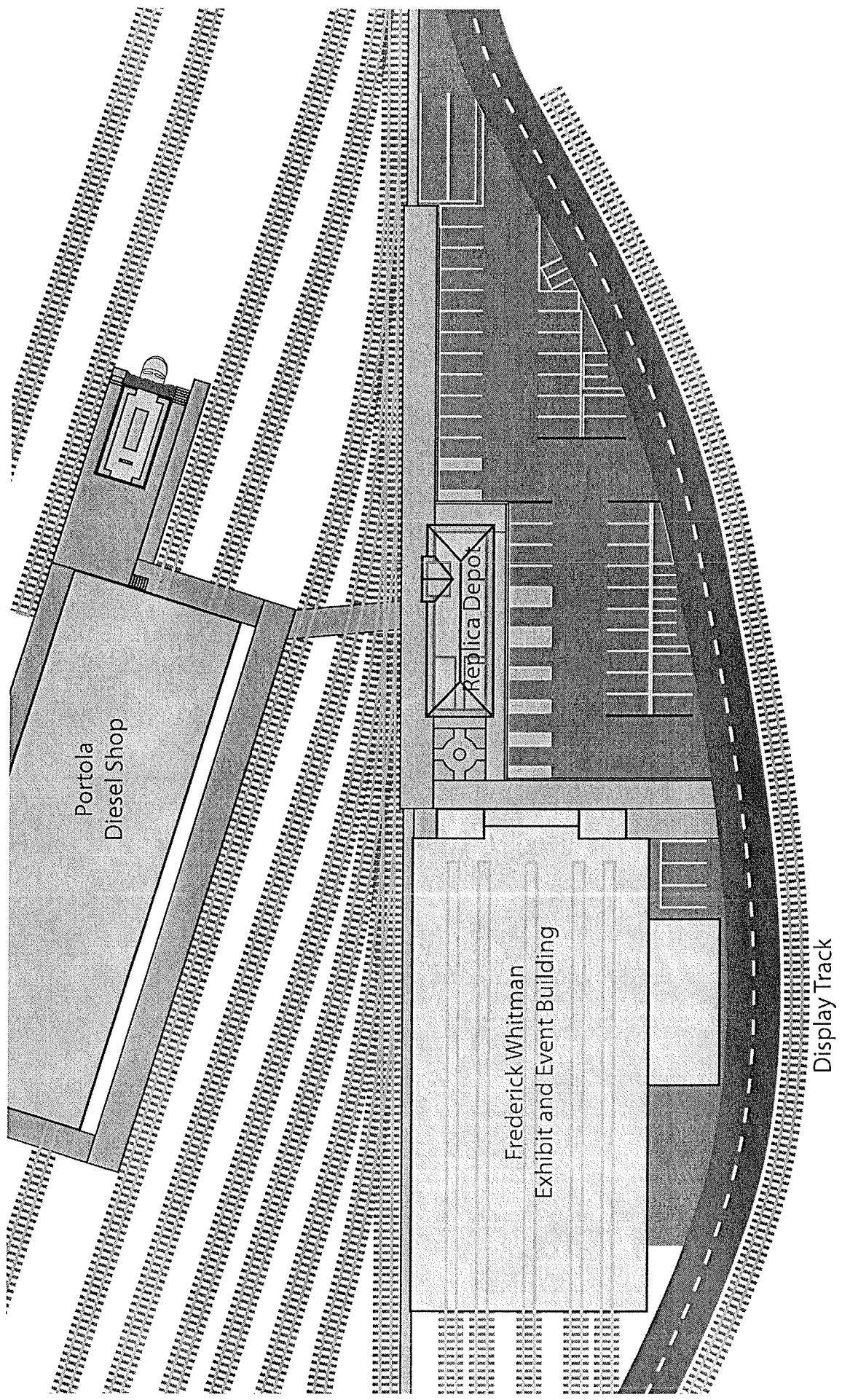


The Whitman Building is a multi-purpose display and event center proposed for the Western Pacific Railroad Museum in Portola, California. When fully complete, it will be a climate controlled building capable of exhibiting 10-16 pieces of historic rail equipment, as well as capable of hosting community events and even functioning as a disaster evacuation center. The building is named in honor of Frederick Whitman, who was president of the Western Pacific during its most successful years.



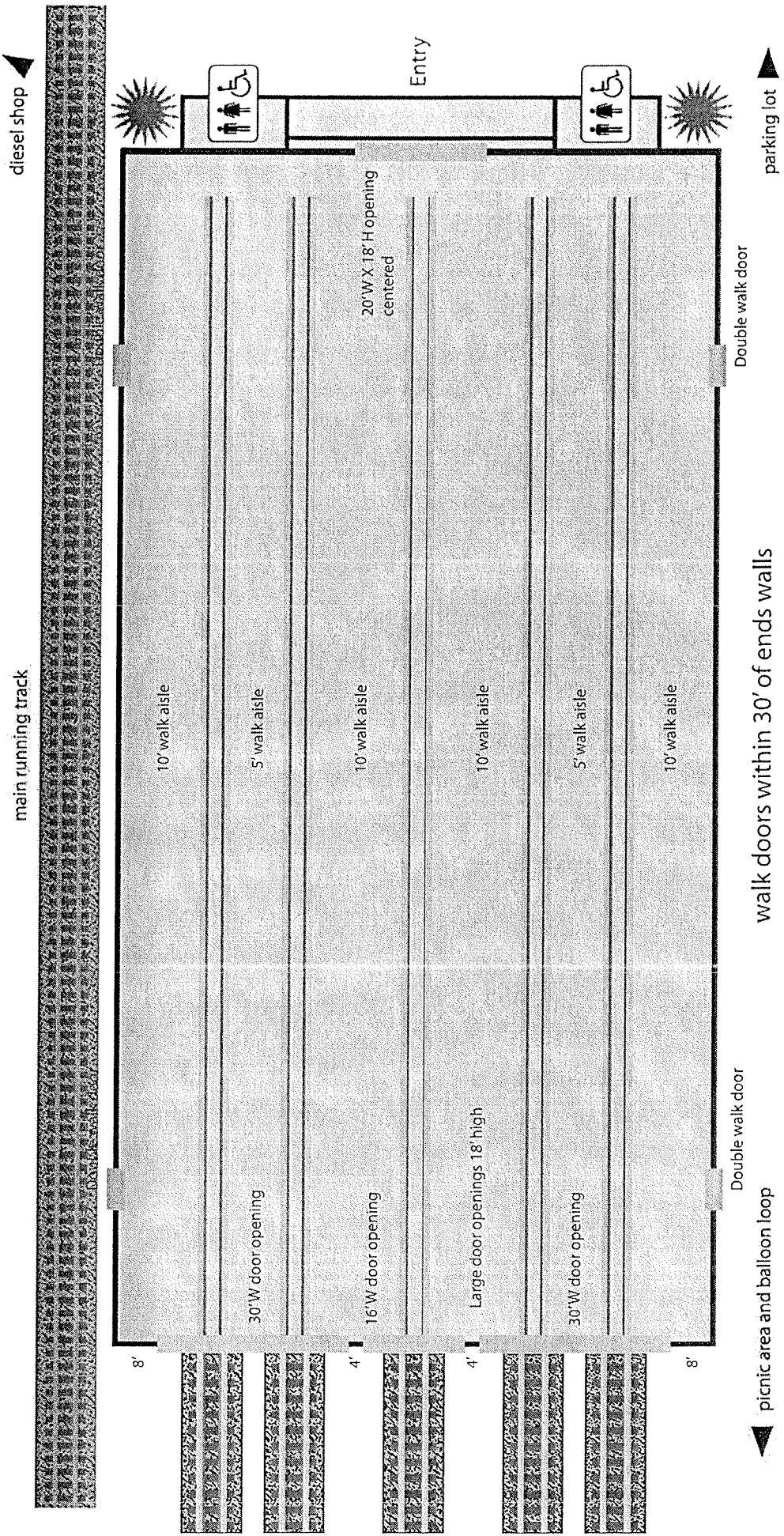
The proposed facade of the Whitman Building is based on the former ferry mole (terminal) the Western Pacific built in Oakland, CA. This facility even included a large red neon sign spelling out the railroad name on the roof.

The Whitman Building will not only be a much needed addition to the WPRM, its clean floor design and 20,000 square feet of open space will allow it to be a community event center capable of holding larger events than any other space in the eastern part of Plumas County. This building will be a major benefit to the community as well as the museum.



Map showing relative location of the proposed Whitman Display Building compared to other existing and proposed infrastructure. Proposed facade will face east, toward visitors entering the parking lot area.

Parking lot will accommodate 38 trucks and cars in regular and compact spaces, plus 6 ADA spaces (2 van accessible), 10 motorcycle spaces and 2 RV spaces.

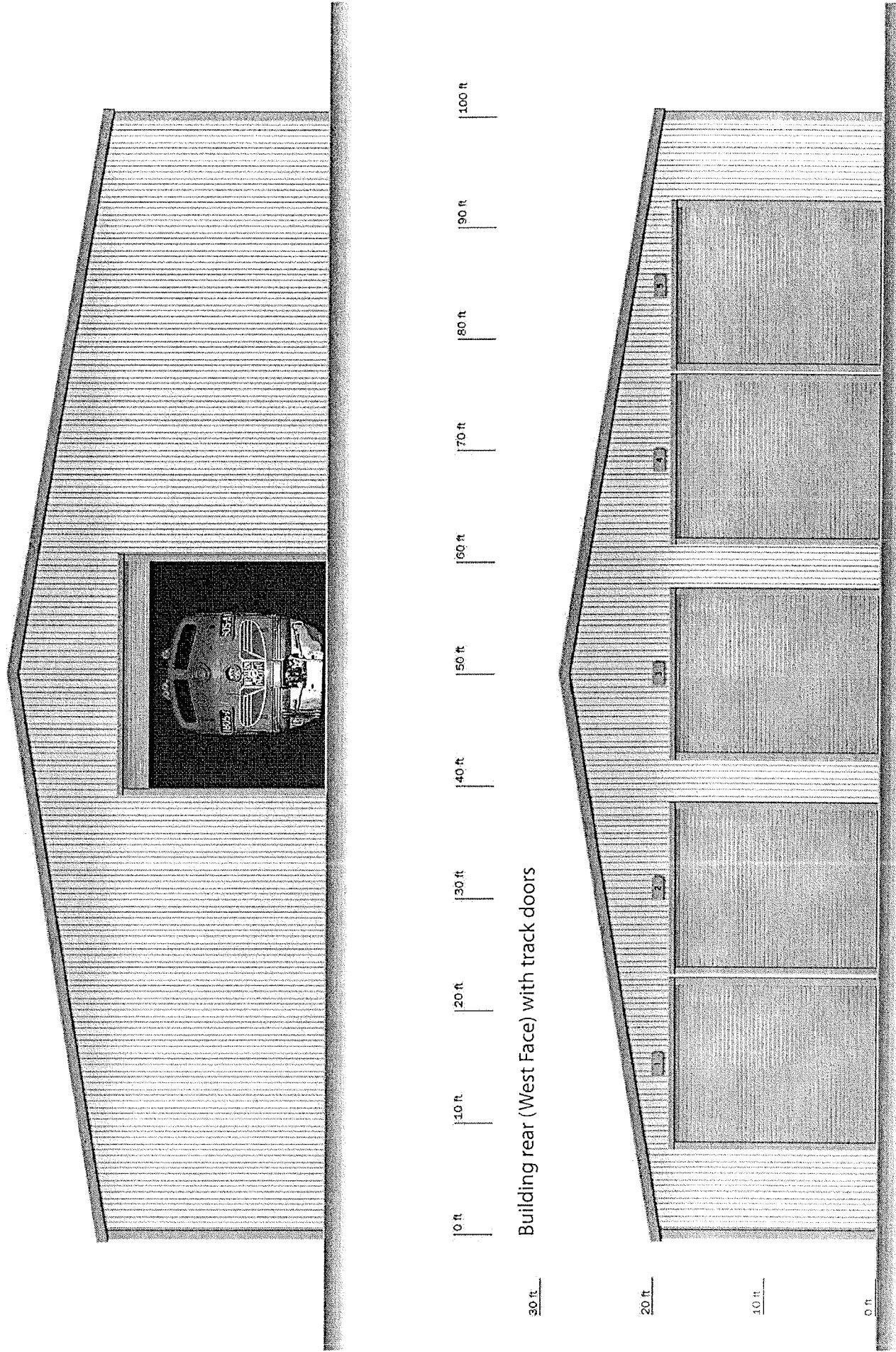


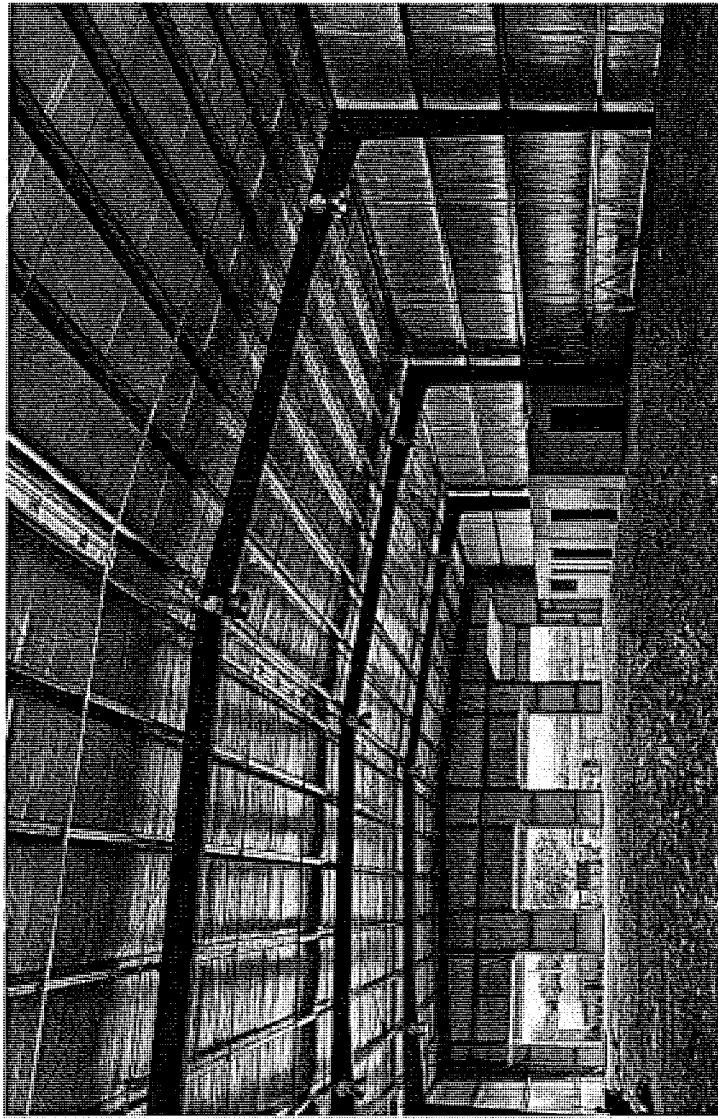
Ground layout. The five (5) tracks have an effective length of 180 feet. This will allow for 2-4 pieces of equipment depending on length.

Examples:  
two 85' passenger cars - 170 feet      four 40' freight cars - 160 feet  
one 65' locomotive, two 40' freight cars and one 34' caboose - 179 feet

Front facade area (shown in light grey) will contain restroom areas. Wide aisle will allow for large groups and easy viewing. Wall space will be used for exhibits. Floor is smooth to allow for full area use for community and special events when equipment is removed.

Building front (East Face) without facade

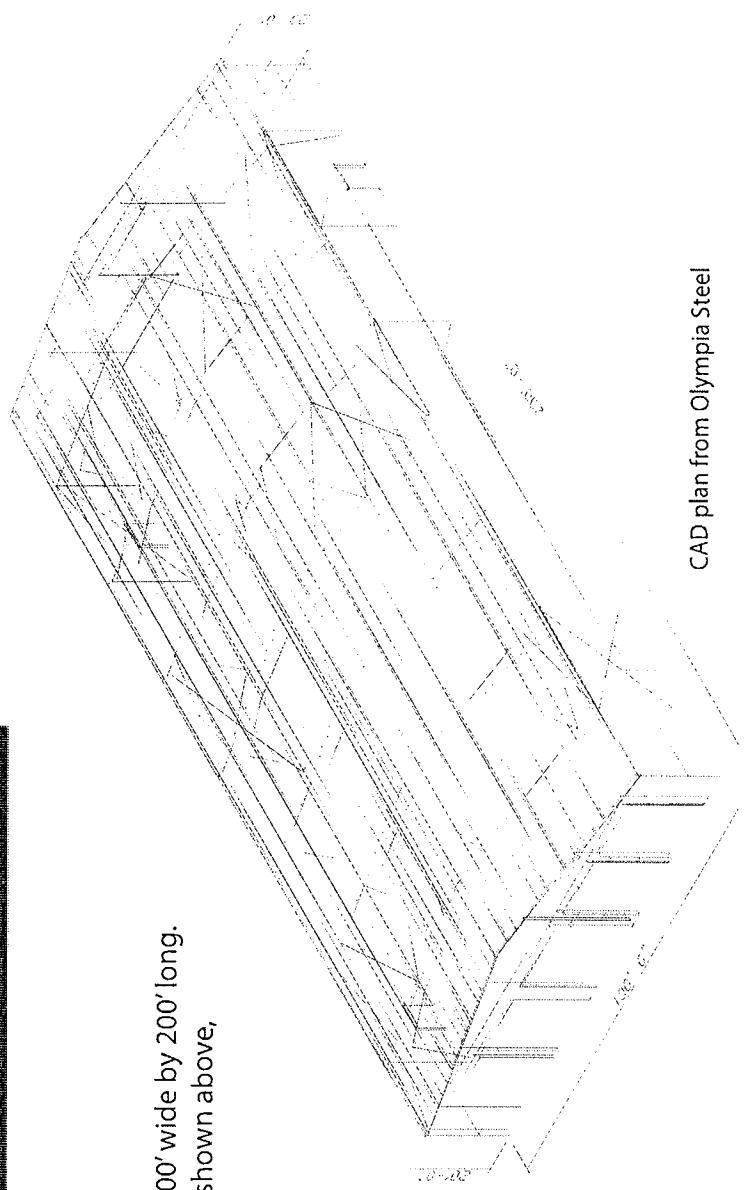




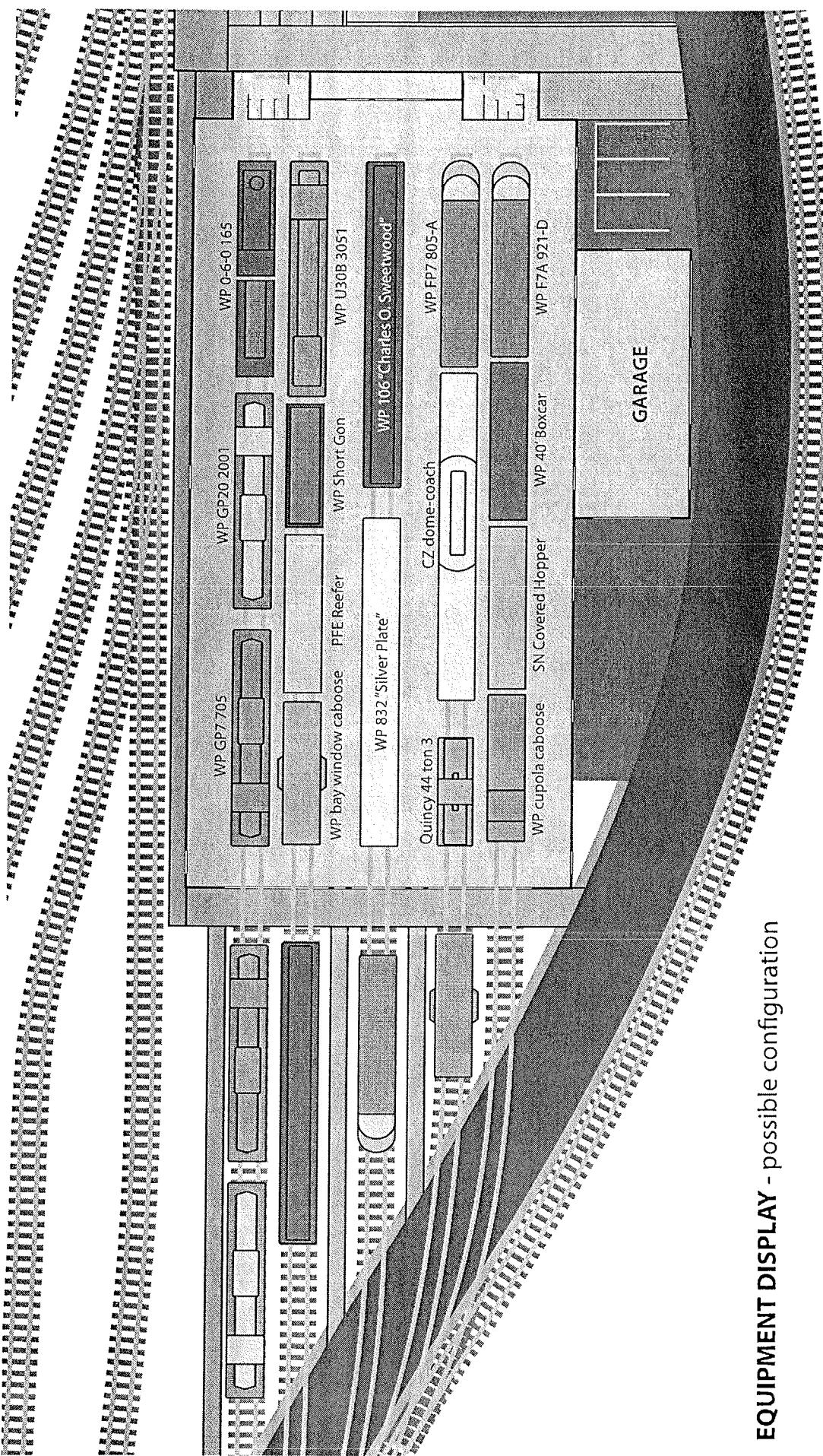
Example of building style being acquired.

Building is built by Olympia Steel and measures 100' wide by 200' long. Eaves are 20' high. Building is clear span style, as shown above, meaning there are no posts in building interior.

First payments have already been made.



CAD plan from Olympia Steel



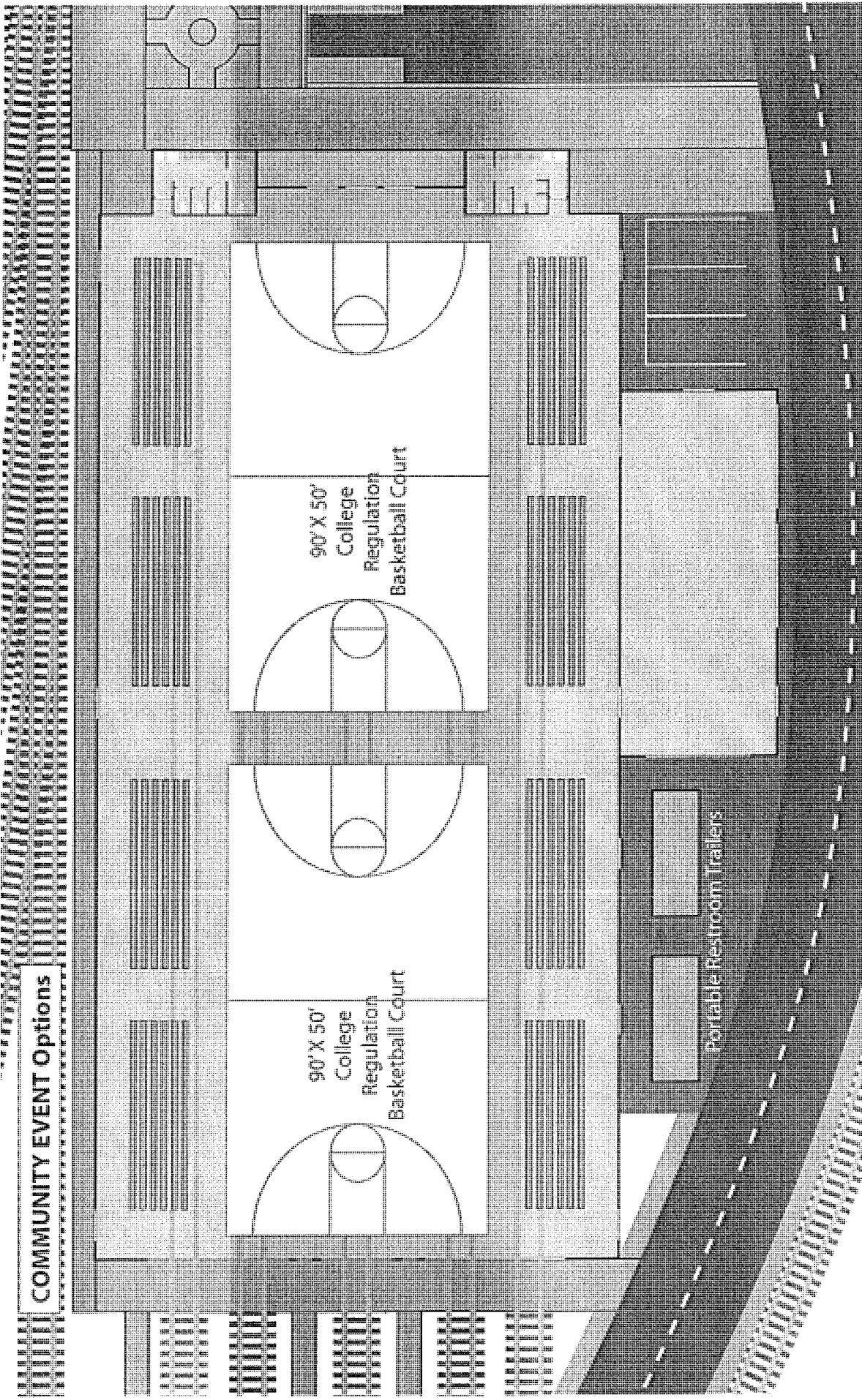
**EQUIPMENT DISPLAY** - possible configuration

Display Track

Diagram showing rail equipment on display in the Whitman Building, as well as on the lead tracks to the west of the building.

The add-on building located just to the south of the main building is a storage and service garage for the museum's rubber tire support vehicles, including forklifts, road cranes, backhoe, etc.

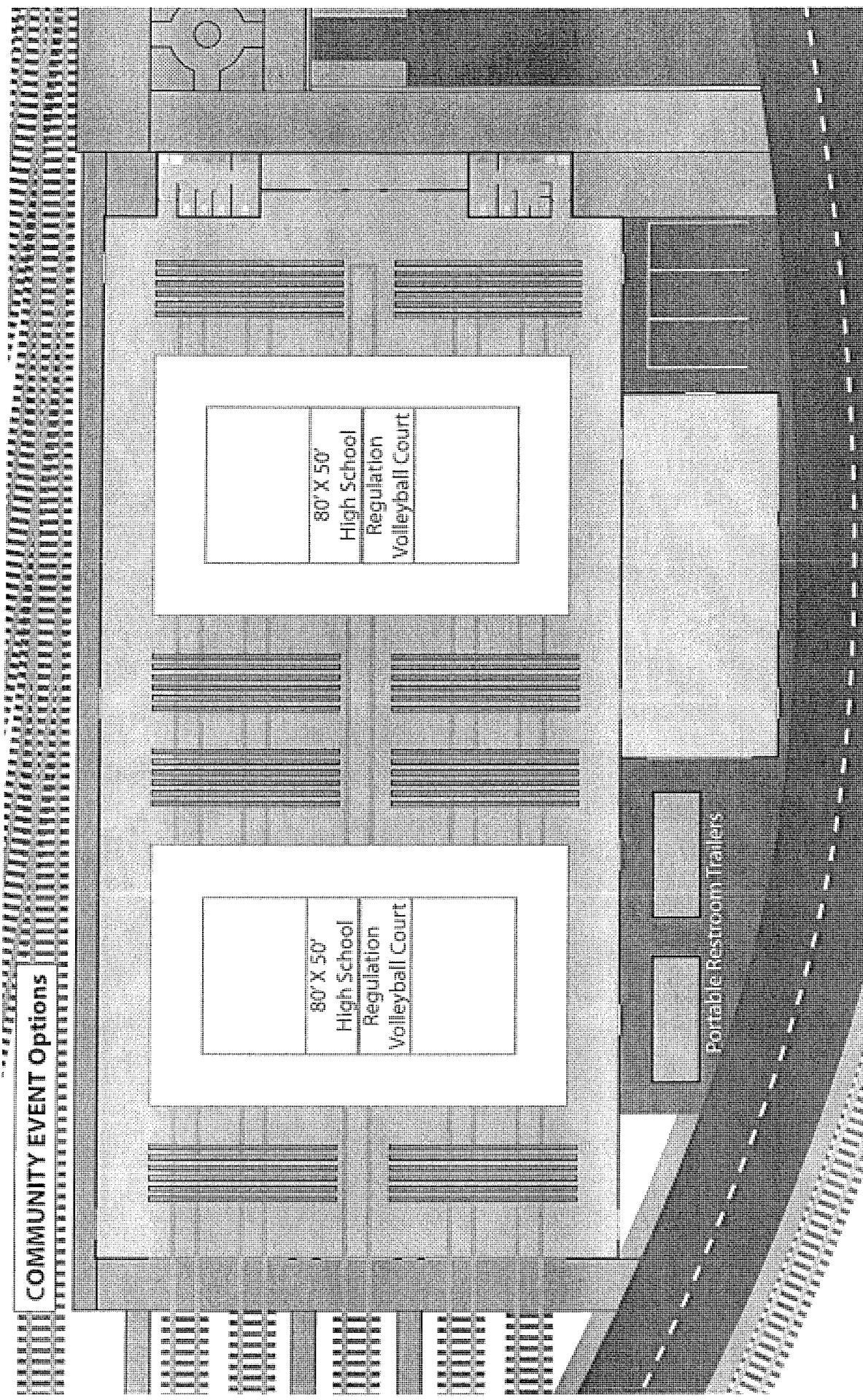
## COMMUNITY EVENT Options



The open space layout allows variations of configurations. Shown above is a 2 court arrangement using college regulation basketball courts in an in-line arrangement.

Portable bleacher seats are shown. Also note the portable restroom trailers to supplement the in-place restrooms for large volume events.

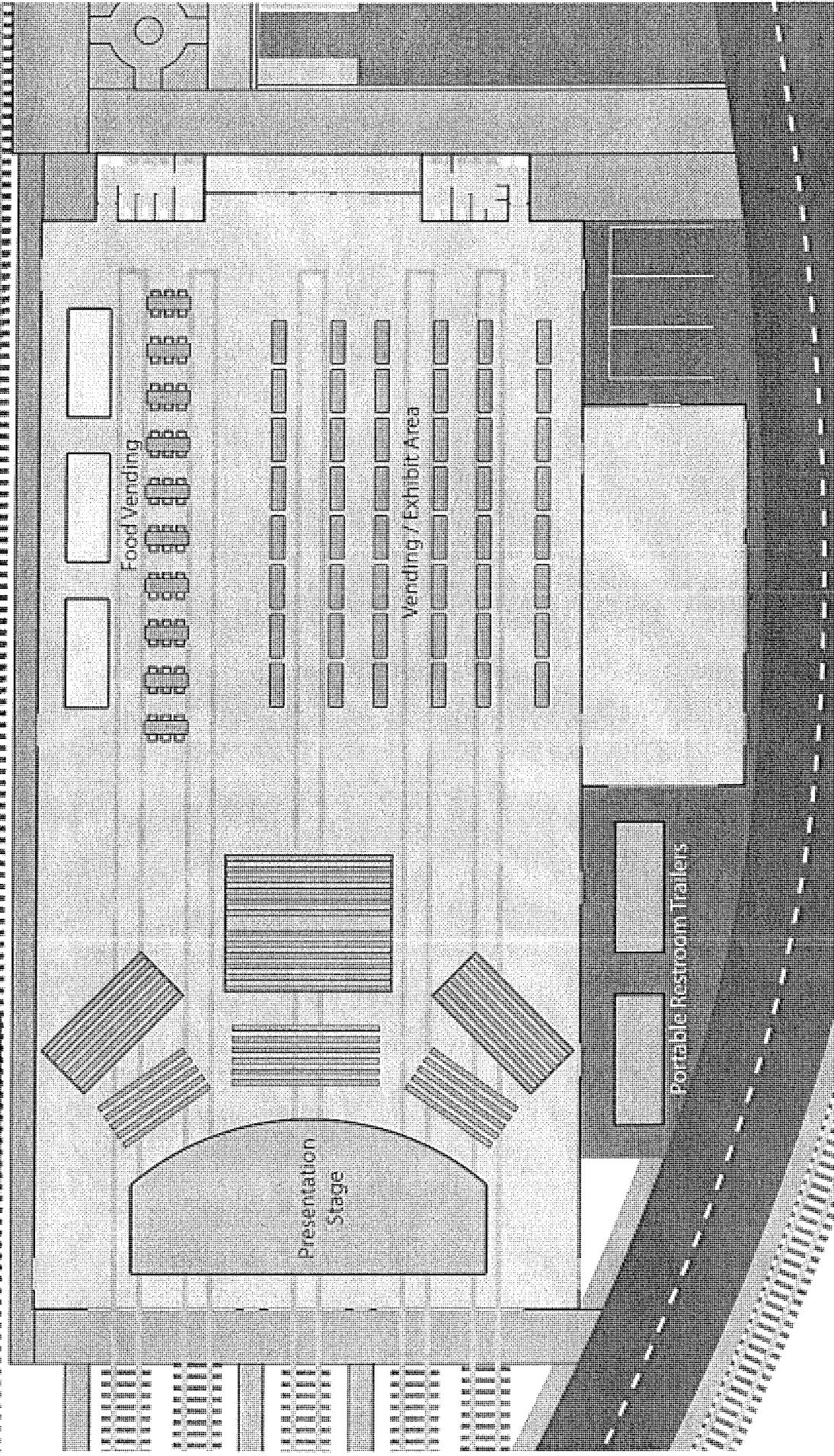
## COMMUNITY EVENT Options



The floor of the Whitman Building will be a solid concrete surface, with inlaid rails for equipment display.

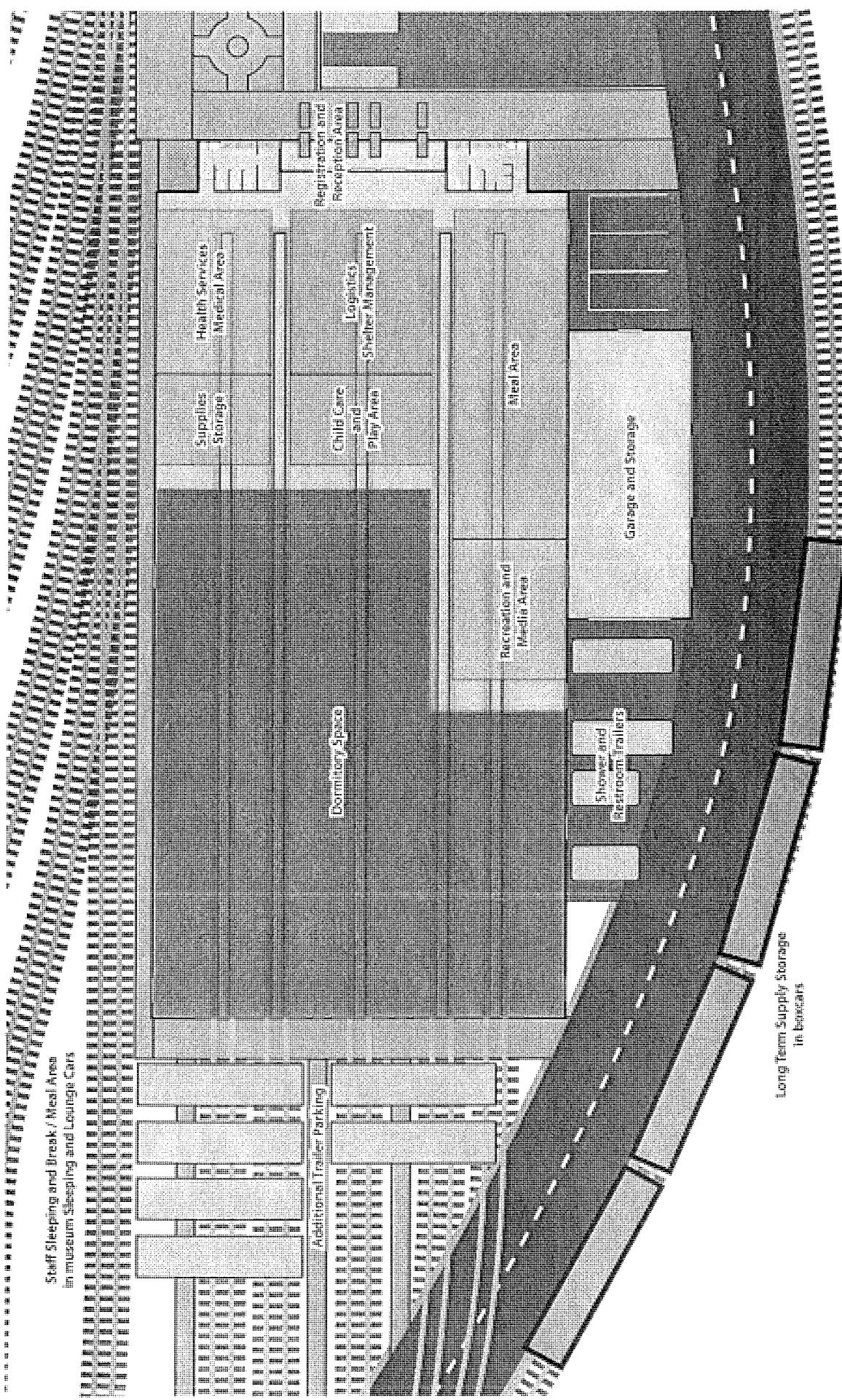
The flangeways for the rails will have a special rubber insert that flexes to allow for the wheel flanges on the rail equipment, but will return to flat shape when the equipment is removed. This will create a flat surface with no trip hazards or large irregularities. This will allow the building to be used as a multi-purpose event center. One example, a setup for a volleyball event, is shown above.

## COMMUNITY EVENT Options



Example configuration showing a convention or exhibition, including a food vending area with food trucks / trailers, tables for exhibition or sales, and a presentation area with flat and raised portable bleacher seating. Event curtains would be used to partition the space as required by event set up.

Additional parking is available in the "Ballfield" area at the museum entrance. A tram would provide transport from remote parking, with a stop in the parking area right in front of the building. The Old Town Extension would allow museum trains to carry passengers from Old Town Portola to the Depot and Whitman Building complex.



## EMERGENCY EVACUATION CENTER - possible configuration

In the event of a mass evacuation event, such as a wildfire, the Whitman Building could be used as an evacuation center. With 20,000 square feet and temperature control, this steel frame structure would provide space for hundreds of people. In addition, easy access designed for large vehicles would make placement of support trailers rapid and straightforward. Emergency supplies could easily be stored on site in museum boxcars which double as displays. Other museum facilities would work in concert to create a highly functional disaster center.



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## PLANNING COMMISSION STAFF REPORT

TO: Honorable Board of Supervisors

FROM: Rebecca Herrin, Assistant Planning Director *Ad*

MEETING DATE: October 15, 2019

SUBJECT: PUBLIC HEARING ITEM: Proposed ordinance amending Plumas County Code Article 4 of Chapter 2 of Title 9 (Planning and Zoning) Section 9-2.407. Fences.

*A public hearing notice and a summary of the proposed ordinance was published in all four newspapers of general circulation in the County on October 2, 2019.*

### **RECOMMENDATIONS:**

1. Hold the public hearing on the proposed ordinance updating fencing regulations.
2. Waive the first reading of the ordinance.

### **BACKGROUND:**

#### **California Building Code amendment:**

In 2003, the California Building Code language was changed regarding the exemption for fences from six feet to seven feet. That is, a fence that is seven feet or less in height is exempt from the requirement for a building permit. Construction of any fence over seven feet in height requires that a building permit be obtained.

The original zoning code regarding fences provided an exemption for fences six feet in height or less. Initially, the fence ordinance update was on the Planning Commission's list of priority updates due to the need to update the zoning code to correspond with the change in permit requirements.

#### **Code enforcement issues:**

As the issue was brought before the Planning Commission for discussion, other changes to the code were proposed by Charles White, Building Official, in order to clarify how maximum fence height is measured from grade. These proposed clarifications should ease problems resulting from code enforcement complaints regarding fence height, as well as enforcement of required fencing around personal cannabis cultivation sites, as permitted and regulated by code.

**General Plan implementation:**

The Planning Commission has been reviewing zoning code updates that will implement General Plan policies and implementation measures. The proposed code amendment also serves to implement **General Plan Policy COS 7.2.9:**

**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.

This specific policy language was added to the General Plan Update as a result of comments made by California Department of Fish and Wildlife during the Environmental Impact Report review process and adoption of the Final Environmental Impact Report to provided added protection for wildlife resources. Please note that fences that are exclusionary to wildlife are discouraged county-wide unless part of a discretionary project review and implementation process such as would be provided through the issuance of a special use permit or planned development permit and appropriate environmental review.

The proposed fencing code now contains standards for provision of wildlife-friendly fencing as per Policy COS 7.2.9.

**Planning Commission discussion and recommendation.**

The Planning Commission reviewed the proposed ordinance at a workshop held on February 7, 2019 and at a public hearing held on March 7, 2019. The Commission adopted Resolution 2019-1 making recommendations to the Board of Supervisors (**Attachment 2**).

The Planning Commission was provided copies of both the "Fencing Guidelines for Wildlife", Habitat Extension Bulletin No. 53, Wyoming Game and Fish Department and "A Landowner's Guide to Wildlife Friendly Fences: How to Build Fence with Wildlife in Mind", Second Edition, Revised and Updated, 2012, Montana Fish Wildlife & Parks. These documents were utilized by the Commission during the development of the zoning code update and copies will be available for the Board and members of the public at this public hearing.

**DISCUSSION/ANALYSIS:**

Plumas County Code Section 9-2.407(a) contained the language:  
"Fences not over six (6') feet in height may be built anywhere on a property."

The six foot height limitation is proposed to be replaced with a seven foot high fence being allowed without a building permit as per California Building Code. Any fence over seven feet in height would be subject to the issuance of a building permit and, as part of

the permit requirements, would need to meet the minimum property line setbacks required for the property's zoning and other restrictions.

There are other height limitations on front yard fences in the Single-Family Residential and Multiple-Family Residential zones. Those fences can be no more than four feet in height. This is for public safety purposes and for aesthetic reasons in neighborhoods with smaller sized parcels.

The changes to the way fences are measured above finished grade will provide more certainty than the original ordinance. In addition, anything attached to a fence, such as lattice or wire that increases the height, is now considered part of the fence and subject to the height restrictions. This interpretation was also unclear in the original ordinance.

**California Building Code Consistency:**

The proposed zoning code amendment to fence regulations will be in conformance with provisions of the California Building Code.

**General Plan Consistency:**

The proposed zoning code amendment to fence regulations will be in conformance with Policy COS 7.2.9 as explained in detail above.

**CEQA COMPLIANCE AND DETERMINATION:**

The ordinance's purpose is for protection of natural resources and public health and safety. Policy COS 7.2.9 was subject to environmental review under Plumas County Environmental Impact Report Number 85, which was certified by the Board of Supervisors on December 17, 2013. Therefore, the ordinance adoption is exempt from the requirements of the California Environmental Quality Act under Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment.

**ATTACHMENTS:**

1. Proposed ordinance and attachments
2. Planning Commission Resolution 2019-1 making recommendations to the Board of Supervisors

ORDINANCE NO. 2019-

AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA,  
AMENDING PLUMAS COUNTY CODE TITLE 9 (PLANNING AND ZONING), CHAPTER 2, ARTICLE 4, FENCES.

The Board of Supervisors of the County of Plumas, State of California, ORDAINS as follows:

Section 1. Plumas County Code Section 9-2.407 of Article 4 of Chapter 2 of Title 9 (Planning and Zoning) of the Plumas County Code is amended and adopted as set forth in Exhibit "A".

Section 2.

Exhibit "A" shall take effect thirty (30) days after adoption by the Board of Supervisors.

Section 3. Codification.

This ordinance shall be codified.

Section 4. Publication.

A summary of this ordinance shall be published, pursuant to Section 25124(b)(1) of the Government Code of the State of California, before the expiration of fifteen days after the passage of the ordinance, once, with the names of the supervisors voting for and against the ordinance, in the *Feather River Bulletin*, the *Indian Valley Record*, the *Chester Progressive*, and the *Portola Reporter*, newspapers of general circulation in the County of Plumas.

The foregoing ordinance was introduced at a regular meeting of the Board of Supervisors on

the \_\_\_\_\_ day of \_\_\_\_\_, 2019, and passed and adopted on the \_\_\_\_\_

day of \_\_\_\_\_, 2019 by the following vote:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

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Chairman, Board of Supervisors

ATTEST:

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Clerk of said Board of Supervisors

•Sec. 9-2.407. - Fences.

(a) Fences not over six (6') feet **seven (7')** feet in height may be built anywhere on a property **in all zones**, except as modified in (c) below.

(b) Fences over **seven (7')** feet in height require that a building permit be obtained and yard requirements be met.

{b} (c) Fences within ten (10') feet of a front **property** line shall be no more than four (4') feet **in height** on parcels zoned 2-R, 3-R, 7-R, or M-R. **If the front property line is in a street, the setback shall be measured from the edge of the easement or the edge of the right-of-way line of the street. Setbacks adjacent to existing private roads without defined right-of-way or road easements shall be measured from the edge of the maintained area of the road.**

{c} (d) Fences not over eight (8') feet in height may be built anywhere on a property zoned **industrial, subject to building permit requirements.**

{d} (e) Fences not over eight (8') feet in height not in an industrial zone may be built subject to the yard requirements.

{e} (f) Heights of fences from grade shall be measured at any point along entire length of fence within five (5') feet of base grade of fence on each side of fence.

{f} (g) For fences adjacent to ascending slopes, fences can be increased in height at a rate of one (1') foot in fence height for each three (3') feet in natural elevation rise within five (5') feet of the base grade of the fence.

{g} (h) Anything attached to a fence that increases the overall height of the fence shall be considered part of the fence and subject to height restrictions.

{h} (i) Perimeter fencing, such as for the purpose of large animal husbandry, is encouraged to be **wildlife friendly**. A **wildlife-friendly fence** is one that allows animals to jump over and crawl under easily without injury.

The lowest wire comprising a wire perimeter fence should be of smooth wire, and should be placed at a height of at least sixteen (16") inches above the ground. If the perimeter fence is for the purpose of enclosure of sheep, the lowest wire shall be no more than ten (10") inches above the ground. The total height of the fence should be no more than forty-two (42") inches above the ground. The topmost wire should be of smooth wire and be flagged or somehow be made highly visible. The distance between the top two wires should be no less than twelve (12") inches apart.

RESOLUTION NUMBER P. C. 2019-1

**RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS THAT THE ORDINANCE AMENDING SECTION 9-2.407 OF ARTICLE 4 OF CHAPTER 2 OF TITLE 9 (FENCES) BE INCORPORATED INTO THE PLUMAS COUNTY CODE AND THAT THE BOARD FIND THE ORDINANCE ADOPTION IS EXEMPT FROM CEQA UNDER SECTION 15061(b)(3)**

**WHEREAS**, the proposed changes to Plumas County Code Section 9-2.407 of Article 4 of Chapter 2 of Title 9 (Fences) was discussed by the Planning Commission at a workshop held on February 7, 2019 and at a public hearing held on March 7, 2019; and

**WHEREAS**, the Planning Commission held a properly noticed public hearing on the proposed ordinance and received testimony from all interested parties; and

**WHEREAS**, the adoption of this ordinance will serve to update the zoning code to correspond to provisions of the California Building Code as adopted by Plumas County; and

**WHEREAS**, the adoption of this ordinance will serve to protect natural resources through the implementation of General Plan Policy COS 7.2.9 Wildlife Fencing.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the County of Plumas, State of California recommends that the Board of Supervisors find that the ordinance adoption is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment because the ordinance adoption will protect natural resources and public health and safety and adopt the ordinance amending Plumas County Code Section 9-2.407. Fences as shown in Exhibit "A" attached.

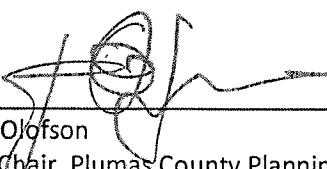
The foregoing Resolution was duly passed and adopted by the Plumas County Planning Commission at a meeting held on the 7<sup>th</sup> DAY of MARCH, 2019 by the following roll call vote:

**AYES:** Commissioners: Abbott, Greening, Williams, Olofson

**NOES:** Commissioners: None

**ABSENT:** Commissioners: Stout

Said resolution to be effective as of the 7th day of March, 2019.

  
John Olofson  
Vice-Chair, Plumas County Planning Commission

ATTEST:

  
Randy Wilson, Planning Director

LB



## **BOARD OF SUPERVISORS STAFF REPORT**

**TO:** Honorable Chair and Board of Supervisors

**FROM:** Tim Evans, Associate Planner

**MEETING DATE:** October 15, 2019

**SUBJECT:** Public Hearing Item: Proposed ordinance amending Title 9 (Planning and Zoning) by adding Article 42, "Water Efficient Landscape," to Chapter 2 of Title 9 of the Plumas County Code by adopting the State's Water Efficient Landscape Ordinance.

*A public hearing notice was published in all four newspapers of general circulation in the County on October 2, 2019.*

*A summary of the proposed ordinance was published in all four newspapers of general circulation in the County on October 2, 2019.*

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### **ACTIONS FOR CONSIDERATION:**

Staff recommends the Board of Supervisors take the following actions:

- I. Hold the public hearing on the proposed ordinance.
- II. Waive the first reading of the ordinance.

### **BACKGROUND:**

On April 1, 2015, Governor Brown signed Executive Order B-29-15 directing the Department of Water Resources to update the State's Model Water Efficient Landscape Ordinance (MWELO). The original version of MWELO was created and implemented as a result of Assembly Bill 325 (AB 325) signed in 1990, which created the Water Conservation in Landscaping Act.

To comply with the updated MWELO requirements, a local agency could adopt by reference Sections 490-495, Chapter 2.7, Division 2, Title 23 in the California Code of Regulations; adopt the MWELO in detail; amend an existing or adopt a new local or regional ordinance; or take no action and allow the MWELO to go into effect by default. For the agencies that took no action, MWELO went into effect by default, and the proposed ordinance is the adoption of the State's MWELO that is currently in effect by default.

The proposed ordinance was discussed by the Planning Commission during the August 16, 2018, and September 6, 2018, meetings. No changes were made to the proposed Water Efficient Landscape Ordinance, which mirrors the State's MWELO, during those meetings.

A properly noticed public hearing was held on Thursday, October 4, 2018, by the Planning Commission in the Planning and Building Services Conference Room at 10:00 a.m. for the proposed Water Efficient Landscape Ordinance. Due to a lack of Commissioners present, the public hearing was continued to November 1, 2018. On November 1, 2018, the continued public hearing was held at the same time and location as the public hearing on October 4, 2018. No comments were presented during either public hearing in regards to the proposed Water Efficient Landscape Ordinance.

#### **DISCUSSION/ANALYSIS:**

The proposed ordinance will add Article 42, "Water Efficient Landscape," to Chapter 2 of Title 9 of the Plumas County Code. The ordinance will implement a set of standards for the design, installation, maintenance, and management of new, rehabilitated, and existing landscapes. The implementation of the standards will be the implementation of the State's standards already in effect by default. The ordinance will apply to landscape projects requiring a building or special use permit in the unincorporated area of Plumas County in the following zones: Single Family Residential (2-R, 3-R, 7-R), Multiple-Family Residential (M-R), Suburban (S-1), Secondary Suburban (S-3), Rural (R-10), Rural (R-20), Core Commercial (C-1), Periphery Commercial (C-2), Convenience Commercial (C-3), Recreation Commercial (R-C), Heavy Industrial (I-1), Light Industrial (I-2), Prime Recreation (Rec-P), Recreation (Rec-1, Rec-3, Rec-10, Rec-20), Recreation Open Space (Rec-OS), Agricultural Preserve (AP), General Agriculture (GA), Timberland Production (TPZ), Open Space (OS), and Lake (L) zones. Although the ordinance applies to landscape projects requiring a building permit or special use permit, a building permit is not a requirement for landscaping projects in Plumas County.

Each section of the ordinance is discussed in further detail below:

Sec. 9-2.4201. Purpose: The section establishes that the proposed ordinance is intended to define standards that regulate the design, installation, maintenance,

and management of new, rehabilitated, and existing landscapes for the purpose of water conservation.

Sec. 9-2.4202. Applicability: The Applicability section demonstrates that the article applies to all residential and non-residential projects requiring a building or special use permit. The ordinance applies to:

- New landscapes (equal to or greater than 500 sq.ft.)
- Rehabilitated landscapes (equal to or greater than 2500 sq.ft.)
- Existing landscapes
- Cemeteries (new/rehabilitated subject to Sec. 9-2.4209(a)(1), and existing subject to Sec. 9-2.4209(a)(2))
- Landscapes (new or rehabilitated) with an aggregate area of 500 square feet to 2,500 square feet have the option to comply with the requirements of the ordinance or the prescriptive requirement in the ordinance.
- Landscapes using graywater or rainwater are subject to Sec. 9-2.4206(g)(1)(v), if the lot/parcel within the project has less than 2,500 square feet of landscape area and meets the Estimated Total Water Use entirely with gray water or rainwater captured on-site.

Sec. 9-2.403. Exemptions: Four exemptions are set forth in this section. The exemptions being:

- Registered local, state, or federal historical sites.
- Ecological restorations not requiring a permanent irrigation system.
- Mined-land reclamation projects not requiring a permanent irrigation system.
- Gardens or plant collections, as part of botanical and arboretums open to the public.

Sec. 9-2.4204. Definitions: Sets forth 83 definitions for the terminology used in the ordinance, ranging from "Applied Water" to "WUCOLS," which were derived directly from the State's MWELO.

Sec. 9-2.4205. Submittal Requirements: This section details the landscape documentation package, a prescriptive compliance option, and the Certificate of Completion. The landscape documentation package entails project information, Water Efficient Landscape Worksheet in compliance with Sec. 9-2.405(b), design plans (landscape design plan, irrigation design plan, grading design plan), and a soil management report. The section goes on further to detail the Water Efficient Landscape Worksheet and its requirements, including all equations that should be used to calculate the necessary data for the worksheet. The section also contains the specific requirements for each design plan (landscape design plan, irrigation design plan, and grading design plan). To streamline the compliance process, a prescriptive compliance option is set forth in this section as a streamlined method to comply

with the ordinance by satisfying specific requirements of the ordinance. The Certificate of Completion requirements are also in this section and require the Certificate of Completion to include the following six elements:

1. Project information.
2. Certification that the project was installed per the approved Landscape Documentation Package by the signer of the landscape design plan, irrigation design plan, or licensed landscape contractor.
3. An irrigation schedule.
4. Landscape and irrigation maintenance schedule.
5. Irrigation audit report.
6. A soil management report.

A Certificate of Completion is to be submitted to the Planning Department, upon receipt the Planning Department will either approve or deny the Certificate of Completion.

Sec. 9-2.4206. Design Elements: The section specifies the standards that shall be adhered to when designing the landscape design plan, irrigation design plan (water meter, controllers, sensors, etc.), and grading design plan. For example, the landscape design plan shall take into account plant material, hydrozones, fire management, water features, and soil preparation, mulch, and amendments. The irrigation design plan shall take into account the system requirements and hydrozones. The grading design plan shall be designed for the efficient use of water by minimizing soil erosion, runoff, and water waste.

The section also sets forth the requirements for the installation of recycled water and graywater systems, stormwater management and rainwater retention, and the prescriptive compliance option. Gray water systems promote the efficient use of water and are encouraged to assist in on-site landscape irrigation. Stormwater management and rainwater retention specifies that stormwater best management practices shall be incorporated as appropriate into the landscape and recommends landscape areas be designed for capture and infiltration capacity that is sufficient to prevent runoff from impervious surfaces, and lists a variety of elements that shall be incorporated to improve on-site stormwater and dry weather runoff capture and use (e.g., grade impervious surfaces during construction, minimize impervious surfaces).

Sec. 9-2.4207. Irrigation Scheduling: An irrigation schedule shall be prepared by a California licensed landscape architect, civil engineer, architect, landscape contractor, or property owner. A summary of the requirements of the section and the information that shall be provided in the irrigation scheduling are below:

- Systems shall have automatic irrigation controllers.
- Overhead irrigation scheduling times shall be between 8:00 p.m. and 10:00 a.m.

- Attention must be paid to irrigation run times, emission devices, flow rate, and current reference evapotranspiration.
- Parameters to be developed and submitted for specific elements (plant establishment period, established landscape, and temporarily irrigated areas).
- Other parameters that shall be considered for the irrigation schedule (irrigation interval, irrigation run times, cycles to minimize runoff, etc.).

Sec. 9-2.4208. Landscape and Irrigation Maintenance Schedule: A regular maintenance schedule shall be submitted with the Certificate of Completion. The maintenance schedule shall include a variety of components, some of them being routine inspection, auditing, weeding, fertilizing, and pruning.

Sec. 9-2.4209. Irrigation Audit, Survey, and Water Use Analysis: An irrigation audit is required for new, rehabilitated, and existing landscapes. Also detailed are the requirements for the irrigation survey. For example, the irrigation survey shall be completed by a certified irrigation auditor and include, but not be limited to, inspection, system test, and written recommendations to improve irrigation system performance.

Sec. 9-4210. Severability: The last section of the ordinance is the Severability section, which states that any provision of the article held invalid shall not affect any other provision or application of the ordinance.

**General Plan Consistency:**

The proposed ordinance, as written, is consistent with the Plumas County General Plan. The proposed ordinance complies with and helps satisfy two goals, two policies, and two implementation measures. The proposed ordinance helps implement Goal 8.5, *Preserve, Protect and Conserve Water Supply and Quality*, which states, “Protect the supply and quality of the County’s water resources, by maintaining the proper ecological function of watersheds, including sediment transport groundwater recharge and filtration, biological processes, flood mitigations, and maintaining enough water for local and agricultural needs and uses.” Under Goal 8.5, the proposed ordinance satisfies the following policies and implementation measures:

**AG/FOR**

**8.5.1 Water for Agricultural Uses**

Protect sustainable supplies of water for agricultural uses.

**Implementation Measure 9d.** Require the use of Best Management Practices identified by the Natural Resource Conservation Service and Low Impact

Development Standards as defined by the State Water Quality Resources Board in watershed lands as means to prevent erosion, siltation, and flooding.

**Implementation Measure 9e.** Establish water conservation programs that encourage the use of drought tolerant landscaping and water efficient building design and provide incentives for those who voluntarily implement them.

The proposed ordinance also satisfies and implements Goal 9.8, *Water-Use Efficiency and Conservation*, which states, “To increase the role of conservation and water-use efficiency to help meet domestic or municipal water supply needs.” Under Goal 9.8, the proposed ordinance satisfies the following policies:

## W

### **9.8.1 Water Conservation**

The County shall work with local water purveyors and managers to implement a variety of water conservation measures appropriate for existing and future needs that comply with state and federal legislation and the California Urban Water Conservation Council. General Water conservation measures may consist of the following:

- Increasing water conserving design and equipment in new construction, including the use of design and technologies based on green building principles;
- Educating water users on water conserving landscaping and other conservation measures;
- Encouraging retrofitting with water conserving devices;
- Designing wastewater collection systems to minimize inflow and infiltration; and
- Reducing impervious surfaces to minimize runoff and increase groundwater recharge.

## W

### **9.8.2 Recycled Water Use**

The County shall encourage new development, redevelopment, and landscape and agricultural irrigators to use recycled water wherever practical and available; this includes striving for the highest possible quality of wastewater treatment to increase the potential use of recycled water for existing and future needs of the county.

**CEQA COMPLIANCE AND DETERMINATION:**

The purpose of the proposed ordinance is to amend Title 9, Planning and Zoning, by adopting and implementing the State's Model Water Efficient Landscape Ordinance, which has been designed to conserve water in regards to landscaping. Therefore, the project is exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15307 because this project is an action taken by a regulatory agency as authorized by state law to assure the maintenance, restoration, or enhancement of a natural resource.

**EXHIBITS:**

1. Planning Commission Resolution 2018-1 making recommendations to the Board of Supervisors
2. Proposed Water Efficient Landscape Ordinance

**EXHIBIT 1: Planning Commission Resolution 2018-1 making  
Recommendations to the Board of Supervisors**

RESOLUTION NUMBER P.C. 2018-1

RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS THAT THE WATER EFFICIENT  
LANDSCAPE ORDINANCE BE ADOPTED AMENDING TITLE 9 OF THE PLUMAS COUNTY CODE AND THE  
BOARD OF SUPERVISORS FIND THE ORDINANCE ADOPTION EXEMPT FROM THE CALIFORNIA  
ENVIRONMENTAL QUALITY ACT (CEQA) UNDER SECTION 15307

WHEREAS, Governor Brown signed Executive Order B-29-15 on April 1, 2015, directing an update of the State's Model Water Efficient Landscape Ordinance, due to the drought State's drought conditions, with the final version approved by the California Department of Water Resources on July 15, 2015, and implementation to begin throughout the state on December 1, 2015; and

WHEREAS, the State Model Water Efficient Landscape Ordinance is currently in effect by default; and

WHEREAS, the Planning Commission held two workshops on August 16, 2018, and September 6, 2018, to discuss the Model Water Efficient Landscape Ordinance and other alternatives; and

WHEREAS, the Planning Commission chose to incorporate the State's Model Water Efficient Landscape Ordinance into Plumas County Code rather than an alternate or modified version; and

WHEREAS, the Planning Commission has held a properly noticed public hearing on October 4, 2018, for the proposed ordinance and received testimony from all interested parties.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the County of Plumas, State of California recommends that the Board of Supervisors find that the Water Efficient Landscape Ordinance adoption is exempt from the California Environmental Quality Act (CEQA) under Section 15307 and adopt the ordinance amending Title 9 of the Plumas County Code.

The foregoing Resolution was duly passed and adopted by the Plumas County Planning Commission at a meeting held on the 1<sup>st</sup> day of November, 2018, by the following roll call vote:

AYES: Commissioners: Abbott, Hoffman Stout, Greening, Williams, Olofson

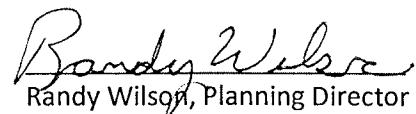
NOES: Commissioners:

ABSENT Commissioners:

Said resolution to be effective as of the 1<sup>st</sup> day of November, 2018.

  
Dr. Robert Abbott  
Chair, Plumas County Planning Commission

ATTEST:

  
Randy Wilson, Planning Director

**EXHIBIT 2: Proposed Water Efficient Landscape Ordinance**

**ORDINANCE NO. 2019-**

**AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, AMENDING CHAPTER 2 OF TITLE 9 (PLANNING AND ZONING) OF THE PLUMAS COUNTY CODE BY ADOPTING ARTICLE 42 "WATER EFFICIENT LANDSCAPE" AND AMENDING CERTAIN SECTIONS OF CHAPTER 2 OF TITLE 9 OF THE PLUMAS COUNTY CODE**

**The Board of Supervisors of the County of Plumas, State of California, ORDAINS as follows:**

**SECTION 1.**

Article 42, "Water Efficient Landscape"; Section 9-2.410 of Article 4 of Chapter 2 (General Requirements) of Title 9 of the Plumas County Code are adopted and amended as set forth in Exhibit "A".

**SECTION 2.**

This ordinance shall become effective 30 days from the date of final passage.

**SECTION 3. Codification**

This ordinance shall be codified.

**SECTION 4. Publication**

A summary of this ordinance shall be published, pursuant to Section 25124(b)(1) of the Government Code of the State of California, before the expiration of fifteen days after the passage of the ordinance, once, with the names of the supervisors voting for and against the ordinance, in the *Feather River Bulletin*, *Indian Valley Record*, *Chester Progressive*, and *Portola Reporter*, newspapers of general circulation in the County of Plumas.

The foregoing ordinance was introduced at a regular meeting of the Board of Supervisors on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, and passed and adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2019 by the following vote:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

---

Chair, Board of Supervisors

ATTEST:

---

Clerk of said Board of Supervisors

## **EXHIBIT A**

## **Sec. 9-2.4201. Purpose**

The purpose of this article is to define standards that regulate the design, installation, maintenance, and management of new, rehabilitated, and existing landscapes for the purpose of water conservation.

## **Sec. 9-2.4202. Applicability**

This article shall apply to all residential and non-residential landscape projects requiring a building or special use permit in the unincorporated area of the County of Plumas.

- (a) New landscape projects with an aggregate landscape area equal to or greater than five hundred (500 ft<sup>2</sup>) square feet.
- (b) Rehabilitated landscape projects with an aggregate landscape area equal to or greater than two thousand five hundred (2500 ft<sup>2</sup>) square feet.
- (c) Existing landscapes.
- (d) Cemeteries, new/rehabilitated subject to Sec. 9-2.4209(a)(1), and existing subject to Sec. 9-2.4209(a)(2).
- (e) Landscape projects, new or rehabilitated, with an aggregate landscape area between five hundred (500 ft<sup>2</sup>) square feet and two thousand five hundred (2500 ft<sup>2</sup>) square feet, may comply with the performance requirements of this article or conform to the prescriptive compliance option contained in Sec. 9-2.4205(e) and Sec. 9-2.4206(g).
- (f) Landscape projects utilizing graywater or rainwater captured on-site are subject only to Sec. 9-2.4206(g)(1)(v), if:
  - 1. Any lot or parcel within the project has less than two thousand five hundred (2500 ft<sup>2</sup>) square feet of landscape area; and
  - 2. Meets the landscape water requirement (Estimated Total Water Use) entirely with graywater or rainwater captured on-site.

## **Sec. 9-2.4203. Exemptions**

The following landscape projects are exempt from this article:

- (a) Registered local, state, or federal historical sites.
- (b) Ecological restoration projects that do not require a permanent irrigation system.
- (c) Mined-land reclamation projects that do not require a permanent irrigation system.
- (d) Gardens or plant collections, as part of botanical gardens and arboretums open to the public.

## **Sec. 9-2.4204. Definitions**

- (a) "Applied Water" means the portion of water supplied by the irrigation system to the landscape.
- (b) "Automatic Irrigation Controller" means a timing device used to remotely control valves that operate an irrigation system. Automatic irrigation controllers are able to self-adjust

and schedule irrigation events using either evapotranspiration (weather-based) or soil moisture data.

- (c) "Backflow Prevention Device" means a safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.
- (d) "Certificate of Completion" means the document required under Sec. 9-2.4205(f).
- (e) "Certified Irrigation Designer" means a person certified to design irrigation systems by an accredited academic institution, a professional trade organization or other program such as the US Environmental Protection Agency's WaterSense irrigation designer certification program and Irrigation Association's Certified Irrigation Designer program.
- (f) "Certified Landscape Irrigation Auditor" means a person certified to perform landscape irrigation audits by an accredited academic institution, a professional trade organization, or other program such as the US Environmental Protection Agency's WaterSense irrigation auditor certification program and Irrigation Association's Certified Irrigation Auditor program.
- (g) "Check Valve" or "Anti-drain Valve" means a valve located under a sprinkler head, or other location in the irrigation system, to hold water in the system to prevent drainage from sprinkler heads when the sprinkler is off.
- (h) "Common Interest Developments" means community apartment projects, condominium projects, planned developments, and stock cooperatives per Civil Code Section 1351.
- (i) "Compost" means the product resulting from the controlled biological decomposition of organic wastes that are source separated from the municipal solid waste stream, or which are separated at a centralized facility. Compost includes vegetable, yard, and wood wastes which are not hazardous waste pursuant to Section 40110 of the California Public Resources Code as currently in force or as hereafter amended.
- (j) "Conversion Factor (0.62)" means the number that converts acre-inches per acre per year to gallons per square foot per year.
- (k) "Distribution Uniformity" means the measure of the uniformity of irrigation water over a defined area.
- (l) "Drip Irrigation" means any non-spray low volume irrigation system utilizing emission devices with a volume flow rate measured in gallons per hour. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.
- (m) "Ecological Restoration Project" means a project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem.
- (n) "Effective Precipitation" or "Usable Rainfall" means the portion of total precipitation which becomes available for plant growth.
- (o) "Emitter" means a drip irrigation emission device that delivers water slowly from the system to the soil.

- (p) "Established Landscape" means the point at which plants in the landscape have developed significant root growth into the soil. Typically, most plants are established after one or two years of growth.
- (q) "Establishment Period of the Plants" means the first year after installing the plant in the landscape or the first two years if irrigation will be terminated after establishment. Typically, most plants are established after one or two years of growth. Native habitat mitigation areas and trees may need three to five years for establishment.
- (r) "Estimated Total Water Use" or "ETWU" means the total water used for the landscape as described in Sec. 9-2.4205(b)(1)(vii).
- (s) "Evapotranspiration Adjustment Factor" or "ETAF" means a factor of 0.55 for residential areas and 0.45 for non-residential areas, that, when applied to reference evapotranspiration, adjusts for plant factors and irrigation efficiencies, two major influences upon the amount of water that needs to be applied to the landscape. The ETAF for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0. The ETAF for existing non-rehabilitated landscapes is 0.8.
- (t) "Evapotranspiration Rate" means the quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specific time.
- (u) "Volume Flow Rate" means the rate at which water flows through pipes, valves, and emissions devices, measured in gallons per minute (gal/min), gallons per hour (gal/hr), or cubic feet per second (ft<sup>3</sup>/s).
- (v) "Flow Sensor" means an inline device installed at the supply point of the irrigation system that produces a repeatable signal proportional to flow rate. Flow sensors must be connected to an automatic irrigation controller, or flow monitor capable of receiving flow signals and operating master valves. This combination flow sensor/controller may also function as a landscape water meter or submeter.
- (w) "Friable" means a soil condition that is easily crumbled or loosely compacted down to a minimum depth per planting material requirements, whereby the root structure of newly planted material will be allowed to spread unimpeded.
- (x) "Fuel Modification Plan Guideline" means guidelines from a local fire authority to assist residents and businesses that are developing land or building structures in a fire hazard severity zone.
- (y) "Graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. Graywater includes, but is not limited to, wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines, and laundry tubs, but does not include wastewater from kitchen sinks or dishwashers. Health and Safety Code Section 17922.12.
- (z) "Hardscapes" means any durable material (pervious and non-pervious).

- (aa) "Hydrozone" means a portion of the landscaped area having plants with similar water needs and rooting depth. A hydrozone may be irrigated or non-irrigated.
- (bb) "Infiltration Rate" means the rate of water entry into the soil expressed as a depth of water per unit of time (e.g., inches per hour).
- (cc) "Invasive Plant Species" means a species of plants not historically found in California that spread outside cultivated areas and can damage environmental or economic resources. Invasive species may be regulated by the Plumas County Agricultural Commissioner as noxious species. Lists of invasive plants are maintained at the California Invasive Plant Inventory (Cal-IPC) and USDA invasive and noxious weed database.
- (dd) "Irrigation Audit" means an in-depth evaluation of the performance of an irrigation system conducted by a Certified Landscape Irrigation Auditor. An irrigation audit includes, but is not limited to: inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule. The audit must be conducted in a manner consistent with the Irrigation Association's Landscape Irrigation Auditor Certification program or other U.S. Environmental Protection Agency "Watersense" labeled auditing program.
- (ee) "Irrigation Efficiency" or "IE" means the measurement of the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices. The irrigation efficiency for purposes of this ordinance are 0.75 for overhead spray devices and 0.81 for drip system.
- (ff) "Irrigation Survey" means an evaluation of an irrigation system that is less detailed than an irrigation audit.
- (gg) "Irrigation Water Use Analysis" means an analysis of water use data based on meter readings and billing data.
- (hh) "Landscape Architect" means a person who holds a license to practice landscape architecture in the state of California Business and Professions Code, Section 5615.
- (ii) "Landscape Area" means all the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).
- (jj) "Landscape Contractor" means a person licensed by the state of California to construct, maintain, repair, install, or subcontract the development of landscape systems.
- (kk) "Landscape Documentation Package" means the documents required under Sec. 9-2.4205.

- (ll) "Landscape Project" means total area of landscape in a project as defined in "Landscape Area" for the purposes of this ordinance, meeting requirements under Sec. 9-2.4202.
- (mm) "Landscape Water Meter" means an inline device installed at the irrigation supply point that measures the flow of water into the irrigation system and is connected to a totalizer to record water use.
- (nn) "Lateral Line" means the water delivery pipeline that supplies water to the emitters or sprinklers from the valve.
- (oo) "Local Agency" means a city or county, including a charter city or charter county, that is responsible for adopting and implementing the ordinance. The local agency is also responsible for the enforcement of this ordinance, including, but not limited to, approval of a permit and plan check or design review of a project.
- (pp) "Local Water Purveyor" means any entity, including a public agency, city, county, or private water company that provides retail water service.
- (qq) "Low Volume Irrigation" means the application of irrigation water at low pressure through a system of tubing or lateral lines and low-volume emitters such as drip, drip lines, and bubblers. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.
- (rr) "Main Line" means the pressurized pipeline that delivers water from the water source to the valve or outlet.
- (ss) "Master Shut-off Valve" is an automatic valve installed at the irrigation supply point which controls water flow into the irrigation system. When this valve is closed water will not be supplied to the irrigation system. A master valve will greatly reduce any water loss due to a leaky station valve.
- (tt) "Maximum Applied Water Allowance" or "MAWA" means the upper limit of annual applied water for the established landscaped area as specified in Sec. 9-2.4205(b)(1)(v-vi). It is based upon the area's reference evapotranspiration, the ET Adjustment Factor, and the size of the landscape area. The Estimated Total Water Use shall not exceed the Maximum Applied Water Allowance. Special Landscape Areas, including recreation areas, areas permanently and solely dedicated to edible plants such as orchards and vegetable gardens, and areas irrigated with recycled water are subject to the MAWA with an ETAF not to exceed 1.0.  $MAWA = (ETo)(0.62)[(ETAF \times TLA) + ((1 - ETAF) \times SLA)]$
- (uu) "Median" is an area between opposing lanes of traffic that may be unplanted or planted with trees, shrubs, perennials, and ornamental grasses.
- (vv) "Microclimate" means the climate of a small, specific area that may contrast with the climate of the overall landscape area due to factors such as wind, sun exposure, plant density, or proximity to reflective surfaces.
- (ww) "Mined-land Reclamation Projects" means any surface mining operation with a reclamation plan approved in accordance with the Surface Mining and Reclamation Act of 1975.

(xx) "Mulch" means any organic material such as leaves, bark, straw, compost, or inorganic mineral materials such as rocks, gravel, or decomposed granite left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature, and preventing soil erosion.

(yy) "New Construction" means, for the purposes of this ordinance, a new building with a landscape or other new landscape, such as a park, playground, or greenbelt without an associated building.

(zz) "Non-residential Landscape" means landscapes in commercial, institutional, industrial, and public settings that may have areas designated for recreation or public assembly. It also includes portions of common areas of common interest developments with designated recreational areas.

(aaa) "Operating Pressure" means the pressure at which the parts of an irrigation system are designed by the manufacturer to operate.

(bbb) "Overhead Sprinkler Irrigation Systems" or "Overhead Spray Irrigation Systems" means systems that deliver water through the air (e.g., spray heads, rotors, impulse sprinklers, micro-sprays)

(ccc) "Overspray" means the irrigation water which is delivered beyond the target area.

(ddd) "Parkway" means the area between a sidewalk and the curb or traffic lane. It may be planted or unplanted, and with or without pedestrian egress.

(eee) "Permit" means an authorizing document issued by the County for new construction or rehabilitated landscapes.

(fff) "Pervious" means any surface or material that allows the passage of water through the material and into the underlying soil.

(ggg) "Plant Factor" or "Plant Water Use Factor" is a factor, when multiplied by ETo, estimates the amount of water needed by plants. For purposes of this ordinance, the plant factor range for very low water use plants is 0 to 0.1, the plant factor range for low water use plants is 0.1 to 0.3, the plant factor range for moderate water use plants is 0.4 to 0.6, and the plant factor range for high water use plants is 0.7 to 1.0. Plant factors cited in this article are derived from the publication "Water Use Classification of Landscape Species." Plant factors may also be obtained from horticultural researchers, academic institutions, or professional associations as approved by the California Department of Water Resources (DWR).

(hhh) "Project Applicant" means the individual or entity submitting a Landscape Documentation Package required under Sec. 9-2.4205, to request a permit, plan check, or design review from the County. A project applicant may be the property owner or his or her designee.

(iii) "Rain Sensor" or "Rain Sensing Shutoff Device" means a component which automatically suspends an irrigation event when it rains.

(jjj) "Record Drawing" or "As-builts" means a set of reproducible drawings which show significant changes in the work made during construction and which are usually based on drawings marked up in the field and other data furnished by the contractor.

(kkk) "Recreational Area" means areas, excluding private single family residential areas, designated for active play, recreation or public assembly in parks, sports fields, picnic grounds, amphitheaters, or golf course tees, fairways, roughs, surrounds, and greens.

(lll) "Recycled Water", "Reclaimed Water", or "Treated Sewage Effluent Water" means treated or recycled waste water of a quality suitable for nonpotable uses such as landscape irrigation and water features. This water is not intended for human consumption.

(mmm) "Reference Evapotranspiration" or "ETo" means a standard measurement of environmental parameters which affect the water use of plants. ETo is expressed in inches per day, month, or year, and is an estimate of the evapotranspiration of a large field of four (4") inch to seven (7") inch tall, cool season grass that is well watered. Reference evapotranspiration is used as the basis of determining the Maximum Applied Water Allowances so that regional differences in climate can be accommodated.

(nnn) "Regional Water Efficient Landscape Ordinance" means a local ordinance adopted by two or more local agencies, water suppliers and other stakeholders for implementing a consistent set of landscape provisions throughout a geographical region. Regional ordinances are strongly encouraged to provide a consistent framework for the landscape industry and applicants to adhere to.

(ooo) "Rehabilitated Landscape" means any relandscaping project that requires a permit, plan check, or design review, meets the requirements of Sec. 9-2.4202 , and the modified landscape area is equal to or greater than two thousand five hundred (2,500 ft<sup>2</sup>) square feet.

(ppp) "Residential Landscape" means landscapes surrounding single or multifamily homes.

(qqq) "Run off" means water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape area. For example, run off may result from water that is applied at too great a rate (application rate exceeds infiltration rate) or when there is a slope.

(rrr) "Soil Moisture Sensing Device" or "Soil Moisture Sensor" means a device that measures the amount of water in the soil. The device may also suspend or initiate an irrigation event.

(sss) "Soil Texture" means the classification of soil based on its percentage of sand, silt, and clay.

(ttt) "Special Landscape Area" or "SLA" means an area of the landscape dedicated solely to edible plants, recreational areas, areas irrigated with recycled water, or water features using recycled water.

(uuu) "Sprinkler Head" or "Spray Head" means a device which delivers water through a nozzle.

- (vvv) "Static Water Pressure" means the pipeline or municipal water supply pressure when water is not flowing.
- (www) "Station" means an area served by one valve or by a set of valves that operate simultaneously.
- (xxx) "Swing Joint" means an irrigation component that provides a flexible, leak-free connection between the emission device and lateral pipeline to allow movement in any direction and to prevent equipment damage.
- (yyy) "Submeter" means a metering device to measure water applied to the landscape that is installed after the primary utility water meter.
- (zzz) "Turf" means a ground cover surface of mowed grass. Annual bluegrass, Kentucky bluegrass, Perennial ryegrass, Red fescue, and Tall fescue are cool-season grasses. Bermudagrass, Kikuyugrass, Seashore Paspalum, St. Augustinegrass, Zoysiagrass, and Buffalo grass are warm-season grasses.
- (aaaa) "Valve" means a device used to control the flow of water in an irrigation system.
- (bbbb) "Water Conserving Plant Species" means a plant species identified as having a very low or low plant factor.
- (cccc) "Water Feature" means a design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied). The surface area of water features is included in the high water use hydrozone of the landscape area. Constructed wetlands used for on-site wastewater treatment or stormwater best management practices that are not irrigated and used solely for water treatment or stormwater retention are not water features and, therefore, are not subject to the water budget calculation.
- (dddd) "Watering Window" means the time of day irrigation is allowed.
- (eeee) "WUCOLS" means the Water Use Classification of Landscape Species published by the University of California Cooperative Extension and the Department of Water Resources 2014.

## Sec. 9-2.4205. Submittal Requirements

- (a) Landscape Documentation Package. Prior to construction of any landscape project described in Sec. 9-2.4202, the project applicant shall submit a Landscape Documentation Package with the building or special use permit application. The Landscape Documentation Package shall contain the following:
  - (1) Project information that includes:
    - (i) Date.
    - (ii) Project applicant.
    - (iii) Project location identified by address and assessor parcel number(s) (APN(s)).
    - (iv) Total landscape area and turf area (square feet).
    - (v) Project type (e.g., new, rehabilitated, public, private, cemetery).

- (vi) Water supply type (e.g., potable, recycled, well, graywater) and identify the local water purveyor if not served by a private well.
- (vii) Checklist of all documents included in the Landscape Documentation Package.
- (viii) Contact information for the applicant and property owner.
- (ix) Applicant signature and date with statement, "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Design Package."

- (2) Water Efficient Landscape Worksheet that complies with Sec. 9-2.4205(b).
- (3) A landscape design plan that complies with Sec. 9-2.4205(c)(1) and Sec. 9-2.4206(a).
- (4) An irrigation design plan that complies with Sec. 9-2.4205(c)(2) and Sec. 9-2.4206(b).
- (5) A grading design plan that complies with Sec. 9-2.4205(c)(3) and Sec. 9-2.4206(c).
- (6) A soil management report that complies with Sec. 9-2.4205(d).

(b) Water Efficient Landscape Worksheet. A sample worksheet may be found in Appendix B of Chapter 2.7, Division 2, Title 23 of the California Code of Regulations. The Water Efficient Landscape Worksheet shall be completed by a civil engineer, landscape architect, or other professional appropriately licensed by the State of California. The worksheet shall contain all of the following:

- (1) Information on the plant factor (PF), irrigation method, irrigation efficiency (IE), and landscape area associated with each hydrozone. Calculations demonstrating the Maximum Applied Water Allowance (MAWA), Estimated Total Water Usage (ETWU), and the evapotranspiration adjustment factor (ETAF). Regular landscape areas and Special Landscape Areas shall be identified and water uses organized as shown in Appendix B of Chapter 2.7, Division 2, Title 23 of the California Code of Regulations. The following equations and standards shall be utilized for the calculations:
  - (i) Plant Factor (PF). The plant factors used shall be from WUCOLS or from horticultural researchers with academic institutions or professional associations as approved by the California Department of Water Resources. The plant factor range for very low water use plants is 0 to 0.1, the plant factor range for low water use plants is 0.1 to 0.3, the plant factor range for moderate water use plants is 0.4 to 0.6, and the plant factor range for high water use plants is 0.7 to 1.0. High water use plants shall not be mixed with low or moderate water use plants.
  - (ii) Irrigation Efficiency (IE). The irrigation efficiency is determined by the type of irrigation method.
    - (aa) Spray Irrigation = 0.75.
    - (ab) Drip Irrigation = 0.81.
  - (iii) ETAF. The evapotranspiration adjustment factor for a landscape project is based on the plant factor and irrigation method selected for each hydrozone. The maximum ETAF allowed is 0.55 for residential areas and 0.45 for non-residential areas and is expressed as annual gallons required, exclusive of Special Landscape Areas. The ETAF for new and existing (non-rehabilitated) Special Landscape Areas, including any recycled

water areas, shall not exceed 1.0. The ETAF for existing non-rehabilitated landscapes is 0.8. ETAF shall be calculated utilizing the following equation:

$$ETAF = \frac{PF}{IE}$$

Where:

PF = Plant Factor

IE = Irrigation Efficiency

(iv) ETAF (Average and Sitewide). The calculated ETAF for both the regular landscape areas,  $ETAF_{AVG\_Regular}$ , and sitewide landscape areas,  $ETAF_{Sitewide}$ , shall not exceed the maximum allowable ETAF of 0.45 for non-residential areas and 0.55 for residential areas. Average ETAF for regular landscape areas and Sitewide ETAF for sitewide landscape areas shall be calculated utilizing the following equations:

$$ETAF_{AVG\_Regular} = \frac{\text{Total Regular}(ETAF \times HA)}{TRLA}$$

Where:

Total Regular(ETAF x HA) = Sum of ETAF x HA, excluding Special Landscape Areas.

ETAF = evapotranspiration adjustment factor

HA = hydrozone landscape area (square feet)

TRLA = total regular landscape area of all hydrozones, excluding Special Landscape Areas (square feet)

$$ETAF_{Sitewide} = \frac{\text{Total Regular}(ETAF \times HA) + SLA}{TLA}$$

Where:

Total Regular(ETAF x HA) = Sum of ETAF x HA, excluding special landscape areas.

ETAF = evapotranspiration adjustment factor

HA = hydrozone landscape area (square feet)

SLA = total Special Landscape Area (square feet)

TLA = total landscape area of all hydrozones (regular and special) (square feet)

(v) MAWA (New or Rehabilitated Landscapes). The Maximum Applied Water Allowance for new and rehabilitated landscapes shall be calculated based on the maximum ETAF allowed. MAWA shall be calculated utilizing the following equation:

$$MAWA = (ETo)(0.62)[(ETAF \times TLA) + ((1 - ETAF) \times SLA)]$$

Where:

ETo = reference evapotranspiration determined from Appendix A of Chapter 2.7, Division 2, Title 23 of the California Code of Regulations (inches per year). For geographic areas not covered in Appendix A, use data from other cities located nearby in the same reference evapotranspiration zone, as found in the CIMIS Reference Evapotranspiration Zones Map, Department of Water Resources, 1999.

0.62 = conversion factor (acre inches to gallons)

ETAF = evapotranspiration adjustment factor (0.45 for non-residential and 0.55 for residential)

TLA = total landscape area of all hydrozones (square feet)

SLA = total Special Landscape Area (square feet)

(vi) MAWA (Existing Landscape). The Maximum Applied Water Allowance for existing landscapes shall be calculated using the following equation:

$$MAWA = (ETo)(0.62)(0.8)(TLA)$$

Where:

ETo = reference evapotranspiration determined from Appendix A of Chapter 2.7, Division 2, Title 23 of the California Code of Regulations (inches per year). For geographic areas not covered in Appendix A, use data from other cities located nearby in the same reference evapotranspiration zone, as found in the CIMIS Reference Evapotranspiration Zones Map, Department of Water Resources, 1999.

0.62 = conversion factor (acre inches to gallons)

ETAF = evapotranspiration adjustment factor = 0.8

TLA = total landscape area of all hydrozones (square feet)

(vii) ETWU. The Estimated Total Water Use is calculated based on the plants used and irrigation method selected for the landscape design. ETWU shall be calculated utilizing the following equation:

$$ETWU = (ETo)(0.62)(ETAF)(HA)$$

Where:

ETo = reference evapotranspiration determined from Appendix A of Chapter 2.7, Division 2, Title 23 of the California Code of Regulations (inches per year). For

geographic areas not covered in Appendix A, use data from other cities located nearby in the same reference evapotranspiration zone, as found in the CIMIS Reference Evapotranspiration Zones Map, Department of Water Resources, 1999.

0.62 = conversion factor (acre inches to gallons)

ETAF = evapotranspiration adjustment factor

HA = hydrozone landscape area (square feet)

(viii) Total ETWU must be below MAWA. To calculate total ETWU, the ETWU for all hydrozones, regular landscape areas and Special Landscape Areas, shall be summed.

(ix) Effective Precipitation.

(aa) Effective Precipitation (25% of annual precipitation) in tracking water use and may use the following equations to calculate MAWA:

(a) For residential landscapes:

$$MAWA = (ETo - EPPT)(0.62)[(0.55 \times TLA) + ((.45) \times SLA)]$$

(b) For non-residential landscapes:

$$MAWA = (ETo - EPPT)(0.62)[(.45 \times TLA) + ((.55) \times SLA)]$$

Where:

ETo = reference evapotranspiration determined from Appendix A of Chapter 2.7, Division 2, Title 23 of the California Code of Regulations (inches per year). For geographic areas not covered in Appendix A, use data from other cities located nearby in the same reference evapotranspiration zone, as found in the CIMIS Reference Evapotranspiration Zones Map, Department of Water Resources, 1999.

EPPT = 25% of annual precipitation

TLA = total landscape area of all hydrozones (square feet)

0.62 = conversion factor (acre inches to gallons)

SLA = total Special Landscape Area (square feet)

(c) Design Plans.

(1) Landscape Design Plan. The landscape design plan shall be completed by, and bear the signature of, a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape. For the efficient use of water, a landscape shall be carefully designed and planned for the intended function of the

project. The landscape design plan shall meet all applicable criteria set forth in Sec. 9-2.4206(a) and shall:

- (i) Include general notes, planting notes, plant layout based on size at maturity, species, and symbol legend.
- (ii) Delineate and label each hydrozone by number, letter, or other method.
- (iii) Identify each hydrozone as very low, low, moderate, high water, or mixed water use. Temporarily irrigated areas of the landscape shall be included in the low water use hydrozone for the water budget calculation, as defined by WUCOLS.
- (iv) Identify Special Landscape Areas.
- (v) Identify areas permanently and solely dedicated to edible plants.
- (vi) Identify irrigated areas with recycled water or graywater.
- (vii) Identify type of mulch and application depth.
- (viii) Identify soil amendments, type, and quantity.
- (ix) Identify type and surface area of water features.
- (x) Identify hardscapes.
- (xi) Identify any applicable rain harvesting or catchment technologies as discussed in Sec. 9-2.4206(f) and their twenty-four (24) hour retention or infiltration capacity.
- (xii) Identify any graywater discharge piping, system components and area(s) of distribution.
- (xiii) Contain the following statement: "I have complied with the criteria of the Plumas County Water Efficient Landscape Ordinance and applied them for the efficient use of water in the landscape design plan."
- (xiv) Include a Plant Legend, in tabular form, demonstrating the following:
  - (aa) Plant type (e.g., tree, shrub, ground covers, vine, perennials, grasses).
  - (ab) Common name and botanical name.
  - (ac) Quantity.
  - (ad) Container size.
  - (ae) Remarks.

(2) Irrigation Design Plan. The irrigation design plan shall be completed by, and bear the signature of, a licensed landscape architect, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation plan. The irrigation design plan shall meet all applicable criteria set forth in Sec. 9-2.4206(b) and shall contain:

- (i) General notes, irrigation notes, hydrozone notes (zone number, water use, landscape area, etc.), irrigation layout, species, device type, and irrigation legend.
- (ii) Hydrozone areas shall be designated by number, letter, or other designation on the irrigation design plan.
- (iii) Include on the irrigation design plan, designated areas irrigated by each valve, and assign a number to each valve. Use this number in the Water Efficient Landscape Worksheet.
- (iv) The irrigation design plan, at a minimum, shall contain:
  - (aa) Location and size of separate water meters for landscape.

- (ab) Location, type, and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices.
- (ac) Static water pressure at the point of connection to the main water supply.
- (ad) Volume flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station.
- (ae) Recycled water irrigation systems as specified in Sec. 9-2.4206(d), if applicable.
- (af) The following statement: "I have complied with the criteria of the Plumas County Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

**(3) Grading Design Plan**

- (i) If the landscape project area will be graded, the grading design plan shall be completed by, and bear the signature of, a landscape architect, civil engineer, or architect licensed by the State of California and shall be submitted as part of the Landscape Documentation Package. Grading shall meet all applicable County grading requirements. A grading plan prepared by a civil engineer for other local agency permits satisfies this requirement. The grading design plan shall meet all applicable criteria set forth in Sec. 9-2.4206(c) and shall contain:
  - (aa) A landscape grading plan that indicates finished configurations and elevations of the landscape area including:
    - (a) Height of graded slopes.
    - (b) Drainage patterns.
    - (c) Pad elevations.
    - (d) Finished grade.
    - (e) Stormwater retention improvements, if applicable.
  - (ab) The grading design plan shall contain the following statement: "I have complied with the criteria of the Plumas County Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the grading design plan."

**(d) Soil Management Report.**

- (1) A soil management report shall be completed by the project applicant, or his/her designee, as follows:
  - (i) An analysis completed by a properly certified or accredited laboratory using accepted industry protocol.
  - (ii) The analysis shall be of the soil for the proposed landscape areas of the project that includes information about:
    - (aa) Soil texture.
    - (ab) Soil infiltration rate determined by laboratory test or soil texture infiltration rate table.
    - (ac) pH.

- (ad) Total soluble salts.
- (ae) Sodium.
- (af) Percent organic matter.
- (ag) Recommendations on soil amendments.

(iii) The project applicant, or his/her designee, shall comply with one of the following:

- (aa) If significant mass grading is not planned, the soil analysis report shall be submitted as part of the Landscape Documentation Package; or
- (ab) If significant mass grading is planned, the soil analysis report shall be submitted to the local agency as part of the Certificate of Completion.

(iv) In projects with multiple landscape installations a soil sampling rate of one (1) in seven (7) lots or approximately fifteen (15%) percent will satisfy this requirement.

(e) Prescriptive Compliance Option. Utilization of the prescriptive compliance option requires compliance with the following standards and shall be documented on a landscape design plan:

- (1) Submit a Landscape Documentation Package which includes all of the requirements listed in Sec. 9-2.4205(a)(1)(i-vi, viii, and ix) and adheres to the design elements listed in Sec. 9-2.4206(g).
- (2) At the time of final inspection, the permit applicant must provide the owner of the property with a Certificate of Completion, Certificate of Installation, irrigation schedule, and a schedule of landscape and irrigation maintenance.

(f) Certificate of Completion.

- (1) The Certificate of Completion (see Appendix C of Chapter 2.7, Division 2, Title 23 of the California Code of Regulations for a sample Certificate of Completion) shall include the following six (6) elements:
  - (i) Project information sheet that contains:
    - (aa) Date.
    - (ab) Project name.
    - (ac) Project applicant name, telephone, and mailing address.
    - (ad) Project address and location.
    - (ae) Property owner name, telephone, and mailing address.
  - (ii) Certification by either the signer of the landscape design plan, irrigation design plan, or the licensed landscape contractor that the landscape project has been installed per the approved Landscape Documentation Package;
    - (aa) where there have been significant changes made in the field during construction, these "as-built" or record drawings shall be included with the certification;
    - (ab) A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.
  - (iii) An irrigation schedule that complies with Sec. 9-2.4207 that describes the irrigation times and irrigation parameters for the project.
  - (iv) Landscape and irrigation maintenance schedule (see Sec. 9-2.4208).
  - (v) Irrigation audit report (see Sec. 9-2.4209).

- (vi) Soil management report, if not submitted with Landscape Documentation Package, and documentation verifying implementation of soil report recommendations (see Sec. 9-2.4205(d)).
- (2) The project applicant shall:
  - (i) Submit the signed Certificate of Completion to the Plumas County Planning Department for review.
  - (ii) Ensure that copies of the approved Certificate of Completion are submitted to the property owner or his or her designee.
- (3) Upon receiving the Certificate of Completion, the Plumas County Planning Department shall approve or deny the Certificate of Completion. If the Certificate of Completion is denied, the Planning Department shall provide information to the project applicant regarding reapplication, appeal, or other assistance.

## **Sec. 9-2.4206. Design Elements**

The landscape and irrigation design plans shall be carefully designed and planned for the intended function of the project. The following standards shall be adhered to when designing landscape and irrigation design plans.

- (a) Landscape Design Plan.
  - (1) Plant Material.
    - i. Any plant may be selected for the landscape, providing the ETWU in the landscape area does not exceed the MAWA. Methods to achieve water efficiency shall include one or more of the following:
      - (aa) Protection and preservation of native species and natural vegetation.
      - (ab) Selection of water-conserving plant, tree, and turf species, especially local native plants.
      - (ac) Selection of plants based on local climate suitability, disease, and pest resistance.
      - (ad) Selection of trees based on size at maturity as appropriate for the planting area.
      - (ae) Selection of plants from local and regional landscape program plant lists, if available.
      - (af) Selection of plants from local Fuel Modification Guidelines.
    - ii. Plants shall be selected and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the project site. Plants with similar water needs shall be grouped within hydrozones. Methods to achieve water efficiency shall include one or more of the following:
      - (aa) Use the Sunset Western Climate Zone System which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate.
      - (ab) Recognize the horticultural attributes of plants (i.e., mature plant size, invasive roots) to minimize damage to property or infrastructure [e.g., buildings, sidewalks, power lines]; allow for adequate soil volume for healthy root growth.

- (ac) Consider solar orientation for plant placement to maximize summer shade.
- iii. Turf shall not be planted on slopes greater than twenty-five (25%) percent where the toe of the slope is adjacent to an impermeable hardscape, and where twenty-five (25%) percent means one (1') foot of vertical elevation change for every four (4') feet of horizontal length ( $Slope\ Percent = \frac{Rise}{Run} \times 100$ ).
- iv. The use of invasive plant species, such as those listed by the California Invasive Plant Council, is strongly discouraged.
  - i. Existing invasive plants within or adjacent to the proposed landscape area shall be removed prior to installation, to minimize potential for spread into installation area.
  - ii. High water use plants, characterized by a plant factor of 0.7 to 1.0, are prohibited in street medians.
  - iii. The architectural guidelines of a common interest development, which include community apartment projects, condominiums, planned developments, and stock cooperatives, shall not prohibit or include conditions that have the effect of prohibiting the use of low-water use plants as a group.

(2) Hydrozones. Each hydrozone shall have plant materials with similar water use, with the exception of hydrozones with plants of mixed water use, as specified in Sec. 9-2.4206(b)(2)(iv). On the landscape design plan, hydrozone areas shall be designated by number, letter, or other designation. All water features shall be included in the high water use hydrozone and temporarily irrigated areas shall be included in the low water use hydrozone.

(3) Fire Management. A landscape design plan for projects in fire-prone areas shall address fire safety and prevention. A defensible space or zone around a building or structure is required per Public Resources Code Section 4291(a) and (b). Avoid fire-prone plant materials and highly flammable mulches.

(4) Water Features.

- (i) Recirculating water systems shall be used for water features.
- (ii) Where available, recycled water shall be used as a source for decorative water features.
- (iii) Surface area of a water feature shall be included in the high water use hydrozone area of the water budget calculation.
- (iv) Pool and spa covers are highly recommended.

(5) Soil Preparation, Mulch, and Amendments.

- (i) Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.
- (ii) Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected.
- (iii) For landscape installations, compost at a rate of a minimum of four (4 cu. yd.) cubic yards per one thousand (1000 ft<sup>2</sup>) square feet of permeable area shall be incorporated to a depth of six (6") inches into the soil. Soils with greater than six (6%) percent organic matter in the top six (6") inches of soil are exempt from adding compost and tilling.

- (iv) A minimum three (3") inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, up to five (5%) percent of the landscape may be left without mulch. Designated insect habitat must be included in the landscape design plan as such.
- (v) Stabilizing mulching products shall be used on slopes that meet current engineering standards.
- (vi) The mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement.
- (vii) Organic mulch materials made from recycled or post-consumer shall take precedence over inorganic materials or virgin forest products unless the recycled post-consumer organic products are not locally available.

(b) Irrigation Design Plan. An irrigation system shall meet all the requirements listed in this section and the manufacturer's recommendations. The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance.

(1) System Requirements.

- (i) A dedicated water meter or submeter, shall be installed for all non-residential irrigated landscapes of one thousand (1000 ft<sup>2</sup>) square feet but not more than five (5000 ft<sup>2</sup>) thousand square feet (the level at which Water Code 535 applies). A landscape water meter may be either:
  - (aa) A water service meter dedicated to landscape use; or
  - (ab) A privately owned meter or submeter.
- (ii) Automatic irrigation controllers utilizing evapotranspiration, soil moisture sensor data, or any other type of self-adjusting controller, utilizing non-volatile memory shall be required for irrigation scheduling in all irrigation systems.
- (iii) If the water pressure is below or exceeds the recommended pressure of the specified irrigation devices, the installation of a pressure regulating device is required to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.
  - (aa) If the static pressure is above or below the required dynamic pressure of the irrigation system, pressure-regulating devices such as inline pressure regulators, booster pumps, or other devices shall be installed to meet the required dynamic pressure of the irrigation system.
  - (ab) Static water pressure, dynamic or operating pressure, and flow reading of the water supply shall be measured at the point of connection. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at installation.
- (iv) Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather or during rain.

- (v) Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.
- (vi) Backflow prevention devices shall be installed to protect the water supply from contamination by the irrigation system. A project applicant shall refer to the Plumas County Environmental Health Department for any additional backflow prevention requirements.
- (vii) Flow sensors that detect high flow conditions created by system damage or malfunction shall be installed for all non-residential landscapes of five thousand (5000 ft<sup>2</sup>) square feet or larger.
- (viii) Master shut-off valves are required on all projects except landscapes that make use of technologies that allow for the individual control of sprinklers that are individually pressurized in a system equipped with low pressure shut down features.
- (ix) Irrigation systems shall be designed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas.
- (x) Relevant information from the soil management report, such as soil type and infiltration rate, shall be utilized when designing irrigation systems.
- (xi) The design of the irrigation system shall conform to the hydrozones of the landscape design plan.
- (xii) The irrigation system must be designed and installed to meet, at a minimum, the irrigation efficiency criteria as described in Sec.9-2.4205(b) regarding the Maximum Applied Water Allowance (MAWA).
- (xiii) All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers'/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.
- (xiv) The project applicant is encouraged to inquire with the local water purveyor about peak water operating demands or water restrictions that may impact the effectiveness of the irrigation system.
- (xv) Sprinkler heads and other emission devices shall have matched precipitation rates.
- (xvi) Head to head coverage is recommended. However, sprinkler spacing shall be designed to achieve the highest possible distribution uniformity.
- (xvii) Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to hardscapes or in high traffic areas of turf grass.
- (xviii) Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
- (xix) Overhead irrigation shall not be permitted within twenty-four (24") inches of any non-permeable surface. Allowable irrigation within the setback from non-permeable surfaces may include drip, drip line, or other low flow non-spray technology. The setback area may be planted or unplanted. The surfacing of the

setback may be mulch, gravel, or other porous material. These restrictions may be modified if one of the following circumstances apply:

- (aa) The landscape area is adjacent to permeable surfacing and no runoff occurs.
- (ab) The adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping.
- (ac) The irrigation designer specifies an alternative design or technology, as part of the Landscape Documentation Package and clearly demonstrates strict adherence to irrigation system design criteria in Sec. 9-2.4206(b)(1)(ix). Prevention of overspray and runoff must be confirmed during the irrigation audit.
- (xx) Slopes greater than twenty-five (25%) shall not be irrigated with an irrigation system with an application rate exceeding 0.75 inches per hour. This restriction may be modified if the landscape designer specifies an alternative design or technology, as part of the Landscape Documentation Package, and clearly demonstrates no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.

(2) Hydrozone.

- (i) Each valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use.
- (ii) Irrigation devices (sprinkler heads, drip emitters, etc.) shall be selected based on what is appropriate for the plant type within each hydrozone.
- (iii) Where feasible, trees shall be placed on separate valves from shrubs, groundcovers, and turf to facilitate the appropriate irrigation of trees.
- (iv) Moderate and High water use, or Low and moderate water use plants may be mixed within a hydrozone, if one of the following apply:
  - (aa) Plant factor calculation is based on the proportions of respective plant water uses and their plant factor.
  - (ab) The plant factor is set to the plant(s) with the greater water use in the hydrozone to determine the calculations for the Water Efficient Landscape Worksheet. Individual hydrozones that mix high and low water use plants shall not be permitted.

(c) Grading Design Plan. For the efficient use of water, grading of a project site shall be designed to minimize soil erosion, runoff, and water waste. To prevent excessive erosion and runoff, it is highly recommended that project applicants:

- (1) Grade so that all irrigation and normal rainfall remains within property lines and does not drain on to non-permeable hardscapes.
- (2) Avoid disruption of natural drainage patterns and undisturbed soil.
- (3) Avoid soil compaction in landscape areas.

(d) Recycled Water.

- (1) The installation of recycled water irrigation systems shall allow for the current and future use of recycled water.
- (2) In addition to this article, landscapes utilizing recycled water shall be designed and operated in accordance with all applicable State and local laws and regulations related to the use of recycled water.

(e) Graywater Systems.

- (1) Graywater systems promote the efficient use of water and are encouraged to assist in on-site landscape irrigation. All graywater systems shall conform to the California Plumbing Code (Title 24, Part 5, Chapter 16) and all applicable County standards. Refer to Sec.9- 2.4202(f) for the applicability of this ordinance to landscape areas less than two thousand five hundred (2500 ft<sup>2</sup>) square feet with the Estimated Total Water Use met entirely by graywater.
- (f) Stormwater Management and Rainwater Retention. Stormwater best management practices shall be incorporated as appropriate into the landscape installation, the details of which shall be shown on the landscape design plan. Project applicants shall refer to the Regional Water Quality Control Board for information on any applicable storm water requirements. To ensure water retention and infiltration is maximized, all planted landscapes shall have friable soil. It is recommended that:
  - (1) Landscape areas be designed for capture and infiltration capacity that is sufficient to prevent runoff from impervious surfaces (i.e., roof and paved areas) from either:
    - (i) The one (1") inch, twenty-four (24 hr.) hour rain event; or
    - (ii) The 85<sup>th</sup> percentile, twenty-four (24 hr.) hour rain event; and/or
    - (iii) Additional capacity as required by any applicable local, regional, state, or federal regulation.
  - (2) Stormwater projects incorporate any of the following elements to improve on-site stormwater and dry weather runoff capture and use:
    - (i) Grade impervious surfaces, such as driveways, during construction to drain to vegetated areas.
    - (ii) Minimize the area of impervious surfaces such as paved areas, roof, and concrete driveways.
    - (iii) Incorporate pervious or porous surfaces (e.g., gravel, permeable pavers or blocks, pervious or porous concrete) that minimize runoff.
    - (iv) Direct runoff from paved surfaces and roof areas into planting beds or landscaped areas to maximize site water capture and reuse.
    - (v) Incorporate rain gardens, cisterns, and other rain harvesting or catchment systems.
    - (vi) Incorporate infiltration beds, swales, basins, and drywells to capture stormwater and dry weather runoff and increase percolation into the soil.
    - (vii) Consider constructed wetlands and ponds that retain water, equalize excess flow, and filter pollutants.
- (g) Prescriptive Compliance. In order to utilize prescriptive compliance option, the following criteria shall be met:
  - (1) Compliance with the following design elements is mandatory and shall be documented on a landscape plan:
    - (i) Provide all the requirements listed in Sec.9-2.4205(a)(1)(i-vi, viii, and ix).
    - (ii) Incorporate compost at a rate of at least four cubic (4 cu. yd.) yards per one thousand (1000 ft<sup>2</sup>) square feet to a depth of six (6") inches into landscape area (unless contraindicated by a soil test);
    - (iii) Plant material shall comply with all of the following:
      - (aa) For residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas

using recycled water. For non-residential areas, install climate adapted plants that require occasional, little, or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water.

(ab) A minimum three (3") inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

(iv) Turf shall comply with all of the following:

(aa) Turf shall not exceed 25% of the landscape area in residential areas, and there shall be no turf in non-residential areas.

(ab) Turf shall not be planted on sloped areas which exceed a slope of one (1 ft.) foot vertical elevation change for every four (4 ft.) feet of horizontal length.

(ac) Turf is prohibited in parkways less than ten (10') feet wide, unless the parkway is adjacent to a parking strip and used to enter and exit vehicles. Any turf in parkways must be irrigated by subsurface irrigation or by other technology that creates no overspray or runoff.

(v) Irrigation systems shall comply with the following:

(aa) Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data and utilize a rain sensor.

(ab) Irrigation controllers shall be of a type which does not lose programming data in the event of primary power source interruption.

(ac) Pressure regulators shall be installed on the irrigation system to ensure the dynamic pressure of the system is within the manufacturers recommended pressure range.

(ad) Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.

(ae) All irrigation emission devices must meet the requirements set in the ANSI standard, ASABE/ICC 802-2014, "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.

(af) Areas less than ten (10') feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.

(vi) To measure the landscape water use of landscapes in non-residential areas with landscapes greater than one thousand (1000 ft<sup>2</sup>) square feet, a private submeter, or as many submeters as necessary, shall be installed.

## **Sec. 9-2.4207. Irrigation Scheduling**

The irrigation schedule required by Sec.9-2.4205(f)(1)(iii) shall be prepared by a California licensed, landscape architect, civil engineer, architect, landscape contractor, or property owner and provide the following information:

- (a) Irrigation scheduling shall be regulated by automatic irrigation controllers.
- (b) Overhead irrigation shall be scheduled between 8:00 p.m. and 10:00 a.m. unless weather conditions prevent it. If allowable hours of irrigation differ from local water purveyor, the stricter of the two shall apply.
- (c) For implementation of the irrigation schedule, particular attention must be paid to irrigation run times, emission devices, flow rate, and current reference evapotranspiration, so that applied water meets the ETWU. Total annual applied water shall be less than or equal to MAWA. Actual irrigation schedules shall be regulated by automatic irrigation controllers using current reference evapotranspiration data (e.g., CIMIS) or soil moisture sensor data.
- (d) Parameters used to set the automatic controller shall be developed and submitted for each of the following:
  - (1) The plant establishment period.
  - (2) The established landscape.
  - (3) Temporarily irrigated areas.
- (e) Each irrigation schedule shall consider for each station all of the following that apply:
  - (1) Irrigation interval.
  - (2) Irrigation run times.
  - (3) Number of short cycles required to minimize runoff.
  - (4) Amount of applied water scheduled to be applied on a monthly basis.
  - (5) Application rate setting.
  - (6) Root depth setting.
  - (7) Plant type setting.
  - (8) Soil type.
  - (9) Slope factor setting.
  - (10) Shade factor setting.
  - (11) Irrigation uniformity or efficiency setting.

## **Sec. 9-2.4208. Landscape and Irrigation Maintenance Schedule**

- (a) Landscapes shall be maintained to ensure water efficiency. A regular maintenance schedule shall be submitted with the Certificate of Completion.
- (b) A maintenance schedule shall include, but not be limited to:
  - (1) Routine inspection.
  - (2) Auditing.
  - (3) Adjustment and repair of the irrigation system and its components.
  - (4) Aerating and dethatching turf areas.
  - (5) Weeding in landscape areas.
  - (6) Fertilizing.
  - (7) Pruning.
  - (8) Removing obstructions from emissions devices.

- (9) Top dressing with compost.
- (10) Replenishing mulch.
- (c) Operation of irrigation systems outside of the allowed watering period is permitted for auditing and system maintenance.
- (d) Repair of all irrigation equipment shall be done with the originally installed components, their equivalents, or with components with greater efficiency.
- (e) A project applicant is encouraged to implement established landscape industry sustainable Best Practices for all landscape maintenance activities.

## **Sec. 9-2.4209. Irrigation Audit, Survey, and Water Use Analysis**

- (a) Irrigation Audit.
  - (1) New/Rehabilitated Landscapes.
    - (i) All landscape audits shall be conducted by a certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.
    - (ii) In large projects or projects with multiple landscape installations (i.e., production home developments) an auditing rate of one (1) in seven (7) lots or approximately fifteen (15%) percent will satisfy this requirement.
    - (iii) For new construction and rehabilitated landscape projects installed after December 1, 2015, as described in Sec. 9-2.4202:
      - (aa) The project applicant shall submit an irrigation audit report with the Certificate of Completion to the Plumas County Planning Department that may include, but is not limited to:
        - (a) Inspection.
        - (b) System tune-up.
        - (c) System test with distribution uniformity.
        - (d) Reporting overspray or runoff that causes overland flow.
        - (e) Preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure, and any other factors necessary for accurate programming.
  - (2) Existing Landscapes that were installed before December 1, 2015 and are over one acre in size.
    - (i) All landscape audits shall be conducted by a certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.
    - (ii) For landscapes with a water meter, programs shall be administered by the County that include, but not be limited to, irrigation water use analyses, irrigation surveys, and irrigation audits.
    - (iii) For landscapes that do not have a water meter, programs shall be administered by the County that may include, but not be limited to, irrigation surveys and irrigation audits.
  - (b) Irrigation Survey. Irrigation surveys are less intensive and detailed than an irrigation audit. An irrigation survey includes, but is not limited to, inspection, system test, and

written recommendations to improve performance of the irrigation system. Irrigation surveys shall be conducted by a certified irrigation auditor.

### **Sec. 9-2.4210. Severability**

If any provision of this article, or the application thereof, is held invalid, that invalidity shall not affect any other provision or application of this article that can be given effect without the invalid provisions or application; and to this end, the provisions or application of this section are severable.

Sec. 9-2.410. - Landscaping.

When parking lots of five (5) or more spaces are required, an area equal to a minimum of ten (10) percent of the required parking lot area shall be landscaped. Landscaping shall adhere to the requirements as set forth in Article 42, "Water Efficient Landscape," of Title 9 (Planning and Zoning), unless exempted by Article 42, "Water Efficient Landscape." Landscaping requirements may be modified as necessary by the Planning Director.

Uses subject to the issuance of a special use permit and involving landscaping shall be subject to the requirements as set forth in Article 42, "Water Efficient Landscape," of Title 9 (Planning and Zoning).

(§ 3, Ord. 84-593, eff. January 3, 1985)

RESOLUTION NO. 19-

**RESOLUTION BY THE PLUMAS COUNTY BOARD OF SUPERVISORS  
ACCEPTING THE CEQA ADDENDUM TO THE 2009-2014 HOUSING  
ELEMENT INITIAL STUDY/NEGATIVE DECLARATION NUMBER 646 AND  
ADOPTING THE 2019-2024 GENERAL PLAN HOUSING ELEMENT (2).**

**WHEREAS**, Section 65358 of the California Government Code provides for the amendment of all or a part of an adopted general plan; and

**WHEREAS**, the Housing Element is one of the seven state-mandated elements of the Plumas County General Plan and provides the framework to address the existing and projected housing needs of all economic segments of the unincorporated area of Plumas County; and

**WHEREAS**, Article 10.6, commencing at California Government Code Section 65580 and ending with Section 65589.11, is Housing Element law; and

**WHEREAS**, California Government Code Section 65588 requires the Plumas County Board of Supervisors adopt a Housing Element in compliance with Housing Element law; and

**WHEREAS**, an addendum to the Initial Study/Negative Declaration 646 was prepared as review pursuant to the California Environmental Quality Act under Title 14, Sections 15162 and 15164 of the California Code of Regulations and reflects the independent judgement and analysis of the County of Plumas; and

**WHEREAS**, under CEQA Guidelines Section 15164, an addendum to a Negative Declaration may be prepared if only minor technical changes or additions are required or if none of the conditions identified in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or Negative Declaration have occurred; and

**WHEREAS**, in the absence of substantial evidence to support a fair argument that the project changes may result in significant environmental impacts not previously studied, an addendum is appropriate for the proposed 2019-2024 Housing Element since the conditions set forth in Section 15162 are not present; and

**WHEREAS**, to provide opportunities for public participation in the preparation of the 2019-2024 Housing Element update, the County conducted two workshops on June 20, 2019 and on July 11, 2019 during the meetings of the Plumas County Planning Commission; and

**WHEREAS**, the Public Review Draft and the CEQA Addendum prepared for the project was posted on the County's website for the public's review; and

**WHEREAS**, on July 19, 2019, the Plumas County 2019-2024 Public Review Draft Housing Element was submitted to the California Department of Housing and Community Development (HCD) for the statutorily-required 60-day review and that HCD reviewed the document and provided comments during a conference call with County staff on August 7, 2019; and

**WHEREAS**, pursuant to Senate Bill 18 on August 16, 2019, County staff sent correspondence to the Native American Heritage Commission requesting the local government tribal consultation list for Plumas County. On August 20, 2019, County staff received a list of ten (10) tribes with traditional lands or cultural places located within the boundaries of Plumas County; and

**WHEREAS**, pursuant to Senate Bill 18, California Government Code Section 65352.3 and Section 65352.4, on August 16, 2019, County staff sent, by registered mail, the Plumas County 2019-2024 Public Review Draft Housing Element; and

**WHEREAS**, on August 26, 2019, the Senate Bill 18 statutorily-required 45-day comment period began and then ended on October 10, 2019 with no tribal representatives requesting consultation; and

**WHEREAS**, the comments received from HCD were addressed by County staff and, subsequently, additional information was incorporated into the Public Review Draft Housing Element which was provided to HCD on August 26, 2019 and presented to the Commission on August 29, 2019; and

**WHEREAS**, the Planning Commission held a properly noticed public hearing on the 2019-2024 Public Review Draft Housing Element and proposed CEQA Addendum at a special meeting held on August 29, 2019, and received testimony from all interested parties; and

**WHEREAS**, upon the conclusion of the August 29, 2019 public hearing, the Planning Commission recommended that the Board of Supervisors, by way of Resolution Number P. C. 2019-7, find the CEQA Addendum to the Initial Study/Negative Declaration 646 provides appropriate environmental review for the 2019-2024 Housing Element and that the Board of Supervisors adopt the Housing Element as presented; and

**WHEREAS**, additional comments received from HCD during a second conference call on September 9, 2019 were addressed by County staff and, subsequently, additional information was incorporated into the Public Review Draft Housing Element which was provided to HCD September 12, 2019; and

**WHEREAS**, on September 16, 2019, HCD sent Plumas County a letter regarding the review of the County's 2019-2024 Housing Element, which concluded that the Draft Element, with revisions provided to HCD on August 26, 2019 and September 12, 2019, meets the statutory requirements of state Housing Element law (Article 10.6 of the Government Code), and further, that the Housing Element will comply with state law in accordance with Gov. Code section 65585 when it is adopted by the Board of Supervisors and submitted to HCD; and

**WHEREAS**, the Board of Supervisors held a properly noticed public hearing on the 2019-2024 Public Review Draft Housing Element and proposed CEQA Addendum on October 1, 2019, and received testimony from all interested parties; and

**WHEREAS**, the Board of Supervisors directed County staff to incorporate comments made by Feather River College and the Plumas County Community Development Commission during the October 1, 2019 public hearing, which were then incorporated into the Final 2019-2024 Housing Element.

**NOW, THEREFORE, BE IT RESOLVED**, the Board of Supervisors of the County of Plumas, California:

1. Finds and determines that the foregoing recitals are true and correct; and
2. Accepts the 2019-2024 General Plan Housing Element California Environmental Quality Act Addendum to the 2009-2014 Housing Element Initial Study/Negative Declaration Number 646; and
3. Adopts the 2019-2024 General Plan Housing Element (2) set forth in Exhibit "A" attached hereto.

The forgoing Resolution was duly passed and adopted by the Plumas County Board of Supervisors at a meeting held on the 15<sup>th</sup> day of October, 2019, by the following roll call vote:

**AYES:** Supervisors:

**NOES:** Supervisors:

**ABSENT:** Supervisors:

ATTEST:

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Kevin Goss, Chair  
Plumas County Board of Supervisors

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Nancy Deforno, Clerk of the Board

**EXHIBIT “A”**  
**Final 2019-2024 General Plan Housing Element**

OCTOBER 2019

FINAL



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# PLUMAS COUNTY

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## HOUSING ELEMENT

### 2019 – 2024

Prepared by



PLUMAS  
COUNTY  
CALIFORNIA



PLACEWORKS



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## List of Acronyms

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AB – Assembly Bill  
ACS – American Community Survey  
ADT – Average Daily Traffic  
ADU – Accessory Dwelling Units  
AHP – Affordable Housing Programs  
AMI – Area Median Income  
APR – Annual Percentage Rate  
CDBG – Community Development Block Grants  
CEQA – California Environmental Quality Act  
CHFA – California Housing Finance Agency  
CR – Commercial Recreation  
CRA – Community Reinvestment Act  
CSD – Community Services District  
ELI – Extremely low income  
FEMA – Federal Emergency Management Agency  
FIRM – Flood Insurance Rate Maps  
FNRC – Far Northern Regional Center  
FRC – Feather River College  
GIS – Geographic Information System  
HAMFI – Housing Area Median Family Income  
HCD – Housing and Community Development, California Department of  
 HEAP – Home Energy Assistance Program  
HH – Household  
HOME – Home Investment Partnerships Program  
HUD – Housing and Urban Development, U.S. Department of  
ITC – Investment Tax Credit  
LAFCo – Local Agency Formation Commission  
LIHTC – Low-Income Housing Tax Credit  
MASH – Multifamily Affordable Solar Housing  
M-R – Multifamily Zone  
NOFA – Notice of Funding Availability  
PCCDC – Plumas County Community Development Commission  
PCIRC – Plumas Crisis Intervention & Resource Center  
PHA – Public Housing Authority  
PUD – Public Utility District  
RCRC – Regional Council of Rural Counties  
RHNA – Regional Housing Needs Allocation  
RHNP – Regional Housing Needs Plan  
RV – Recreation Vehicle  
SASH – Single-Family Affordable Solar Housing  
SB – Senate Bill  
SP-DRA – Special Plan Design Review Area  
SRA – State Responsibility Areas  
USDA – United States Department of Agriculture  
WRAP – Winter Rate Assistance Program  
WUI – Wildland Urban Interface  
ZNE – Zero Net Energy

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# Introduction

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The Housing Element is a comprehensive assessment of existing and projected housing needs for all economic segments of the County and provides clear policy direction for decision making pertaining to zoning, subdivision approval, housing allocations, and capital improvements.

State law (Government Code Sections 65580 through 65589) mandates the content of the Housing Element and requires an analysis of:

- Population and employment trends;
- The County's fair share of the regional housing needs;
- Housing stock and household characteristics;
- An inventory of land suitable for residential development;
- Governmental and non-governmental constraints on the improvement, maintenance, and development of housing;
- Special housing needs;
- Opportunities for energy conservation; and
- Publicly assisted housing projects that may convert to market rate housing projects.

The above requirements help to develop an understanding of the existing and projected housing needs within Plumas County. Policy and program time frames are set, over a five year period, which aim to meet the needs and promote the conservation, preservation, improvement, and development of a diverse variety of housing types affordable to a range of income groups.

## Purpose

The purpose of the 2019-2024 Plumas County Housing Element is to identify housing solutions that address local housing problems and to meet or exceed the County's unincorporated area Regional Housing Needs Allocation (RHNA). The County recognizes that the provision of adequate housing is best met through a collaboration of various resources including County departments, outside state and federal agencies, and Plumas County housing and special needs stakeholders. This element establishes a housing goal, policies, and programs the County and its housing partners will implement to facilitate actions that address the County's identified housing issues.

## General Plan Consistency

State law requires the Housing Element to be consistent and compatible with other General Plan elements. The 2035 Plumas County General Plan provides goals relating to protection and utilization of resources, development consistent with service levels, and constraints to development. Any proposed land use must be compared with the entire General Plan to determine if the project is consistent with the basic land use designation and does not adversely affect an overlaying constraint. The Introduction to the General Plan lists the General Plan elements, including Land Use, Housing, Noise, Circulation, Economics, Public Health and Safety, Conservation and Open Space, Agriculture and Forestry, and Water.

The 2019-2024 Housing Element update was analyzed for consistency with the County's 2035 General Plan, and the Housing Element does not propose any goals, policies, or programs that are considered contrary to the other eight General Plan elements' goals, policies, and implementation measures. No changes are proposed to the existing General Plan land use designations. The County will review and revise the Housing Element, as necessary, for consistency when amendments are made to the General Plan.

## Regional Housing Needs Allocation

The Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code Section 65584) and requires regions to address housing issues and needs based on future growth projections for the area. The California Department of Housing and Community Development (HCD) acts as the County Council of Governments and allocates the regional housing needs numbers for Plumas County.

Table 1 provides the breakdown of the RHNA for unincorporated Plumas County, by income category, for the planning period beginning December 31, 2018 and ending August 31, 2024.

**Table 1: Plumas County (unincorporated) Future Housing Needs, 2018–2024**

Income Category <sup>1</sup>	2018–2024 RHNA
Extremely Low (below 30 percent of AMI)	2
Very Low (31-50 percent of AMI)	3
Low (51-80 percent of AMI)	3
Moderate (81-120 percent of AMI)	2
Above Moderate (above 120 percent of AMI)	6
Total	16

*Source: HCD, Final Regional Housing Need Determination, Letter to Plumas County Planning Department dated August 31, 2018*

<sup>1</sup> See Table 8 for more information on household income based on the Plumas County income limits and area median income (AMI) Data Sources

In preparing the Housing Element, various sources of information were used. The County relied on the US Census American Community Survey (ACS), California Department of Finance, California Department of Developmental Services, HCD, and other local sources as available.

The US Census, which is completed every 10 years, is an important source of information for the community profile. It provides the most reliable and in-depth data for demographic characteristics of a locality. The ACS is conducted by the US Census Bureau and provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. The Housing Needs Assessment reflects the data primarily provided from HCD and the 2012–2016 and 2013–2017 ACS data.

The California Department of Finance is another source of valuable data and is more current than the census. However, the Department of Finance does not provide the depth of information that can be found in the US Census Bureau reports. Whenever possible, Department of Finance data and other local sources were used in the Housing Needs Assessment in order to provide the most current profile of Plumas County.

## Public Participation

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HCD requires that local governments make a diligent effort to achieve the public participation of all economic segments of the community, and throughout the Housing Element update process, the County of Plumas made diligent efforts to reach all segments of the community. The County elicited public participation by posting notices at the Plumas County Planning and Building Services Permit Center and on the Plumas County website at <https://www.plumascounty.us/>; by publishing notice in all four newspapers of general circulation (*Chester Progressive, Indian Valley Record, Feather River Bulletin, and Portola Reporter*); and by coordinating with the Plumas County Community Development Commission (PCCDC) which assists low income residents in meeting their housing needs. In addition, PCCDC provides energy assistance and weatherization services, builds and improves infrastructure, supports the creation and retention of jobs, and supports human service organizations.

In an effort to continue to engage the public and housing stakeholders within the County in the planning process, the County's Planning Department reached out to the following agencies in July 2019 in an effort to inform them that the public review draft Housing Element was submitted to HCD and to ask for their input:

- PCCDC
- Plumas Rural Services
- Plumas Crisis Intervention & Resource Center (PCIRC)
- Far Northern Regional Center (FNRC)
- NorCal Continuum of Care
- Plumas-Sierra Housing Continuum of Care
- Native American tribes (SB 18)
- Feather River College

The public review draft Housing Element was also made available on the County's Planning Department Housing Element website at <https://www.plumascounty.us/2629/Housing-Element> and circulated within the County to the Building Department, Department of Social Services, Behavioral Health Department, Code Enforcement Department, County Administrator, and County Counsel.

## Public Workshops

To provide opportunities for public participation in the preparation of the Housing Element update, the County conducted two workshops on June 20, 2019 and on July 11, 2019 during the meetings of the Plumas County Planning Commission. The purpose and contents of the Housing Element was explained and a timeline for preparation and adopted was presented.

## Comments Received

No public comments were received at either of the public workshops.

## Public Hearings

A public hearing on the Draft Housing Element was conducted by the Plumas County Planning Commission on August 29, 2019. The Planning Commission voted in favor of forwarding the Draft 2019-2024 Housing Element and CEQA Addendum to the Board of Supervisors with a recommendation for adoption.

A public hearing on the Draft Housing Element was conducted by the Plumas County Board of Supervisors on October 1, 2019. The Board of Supervisors made a unanimous motion to direct staff to return to the Board with a Resolution to accept the CEQA Addendum to the 2009-2014 Housing Element Initial Study/Negative Declaration Number 646 and adopt the 2019-2024 General Plan Housing Element, and to incorporate comments made by Feather River College and PCCDC.

## Comments Received

Public comment received at the August 29, 2019 Planning Commission public hearing was made by a Trustee of the Board of Feather River College, a community college in Quincy, regarding the lack of student housing. A Commissioner commented concerning an edit within the Residential Energy Conservation section to clarify that PG&E provides only electricity to the County, not natural gas, as there are no natural gas service lines in Plumas County.

Public comment received at the October 1, 2019 Board of Supervisors public hearing was made by the President of Feather River College regarding the unmet need for college student resident housing. The Director of PCCDC commented regarding the need for affordable housing to support Section 8 vouchers. The Board received correspondence from PCIRC.

# Housing Goal, Policies, and Programs

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## Goal HE

Provide the opportunity for decent housing and a suitable living environment for every Plumas County resident.

Accommodate the housing needs of all economic segments of the County.

Provide housing opportunities which are consistent with economic, environmental, and social factors set forth in the General Plan.

Maintain the opportunity for individual choices in housing.

## Policies

### Policy HE 1

Maintain a continuing program, in co-operation with State and Federal agencies, to rehabilitate and replace substandard housing units.

### Policy HE 2

Maintain a continuing program to provide subsidized housing, as funds are available from State and Federal agencies.

### Policy HE 3

Maintain a continuing program to assist first-time homebuyers.

### Policy HE 4

Maintain minimum governmental regulations as necessary for public health and safety and a surplus of lands available for development so as to preclude artificially inflated costs.

### Policy HE 5

Provide provisions for alternative types of housing in rural designated areas of Plumas County.

### Policy HE 6

Maintain maximum flexibility in construction alternatives to allow individual choice in design alternatives.

## Programs

1. **Monitor Vacant and Underutilized Sites Inventory.** The County will maintain and update an inventory of vacant and underutilized sites that are designated for residential uses. As part of its annual review of progress in implementing the Housing Element, the County will update the inventory, if necessary, to maintain an adequate supply of land consistent with California Government Code Section 65863 and to identify additional areas that may be suitable for higher-density residential development to ensure that a sufficient supply of land is available to achieve the County's RHNA and quantified objectives for moderate and lower-income households. As the Plumas Local Agency Formation Commission (LAFCo) reviews the municipal services provided within the County by the special districts, incorporate the information on services and infrastructure capacity into the inventory analysis. The County will make the inventory available to the public by providing information at the Planning Department counter and on the County's Planning Department Housing Element website at <https://www.plumascounty.us/2629/Housing-Element>.

**Responsible Agency:** Planning Department, and Plumas County LAFCo

**Time Frame:** Annually review

**Funding:** General Fund

2. **Inclusionary Housing Program.** Inclusionary zoning ordinances require developers to include a certain percentage of rental or for-sale units that are affordable to lower-income households as a condition of development. The County, in cooperation with PCCDC, will explore the adoption of a local inclusionary housing program. The program may include requiring developers of certain types of housing developments to construct affordable units onsite or, in limited circumstances where the County deems construction of affordable units to be impractical, pay an in-lieu fee to subsidize affordable housing development, or dedicate land to the County or an agency, such as PCCDC, for the development of affordable housing. Prior to adopting any inclusionary housing program, the County will conduct analysis to ensure that sufficient incentives exist for developers to mitigate potential negative impacts from the program on the cost and supply of market-rate housing.

**Responsible Agency:** Plumas County Community Development Commission, and Planning Department

**Time Frame:** Explore options of an ordinance by the end of 2020; and if determined to be feasible, adopt an ordinance by the end of 2021

**Funding:** General Fund

3. **Affordable Housing Trust Fund.** The County, in cooperation with PCCDC, will assess the feasibility and, if feasible, develop an Affordable Housing Trust Fund to be used for the development of affordable housing in the County.

**Responsible Agency:** Plumas County Community Development Commission, and Planning Department

**Time Frame:** Assess the feasibility by 2021; and if determined to be feasible, develop by the end of 2022

**Funding:** General Fund

4. **Development Review and Processing Procedures.** The County will continually seek to improve development review and procedures to minimize the time and/or cost required for review and project approval. This streamlining approach will reduce the time and/or cost to developers and may increase the housing production in the county. The County will also annually review Planning and Building Services Fee Schedule to ensure the fees do not constrain the development of housing.

**Responsible Agency:** Planning Department, and Building Department

**Time Frame:** Annually, starting in June 2020

**Funding:** General Fund

5. **Building, Planning, and Zoning Codes.** As new California codes are adopted, the County will review Title 8 (Building Regulations) and Title 9 (Planning and Zoning) of the Plumas County Code of Ordinances for current compliance and adopt the necessary revisions so as to further local development objectives.

**Responsible Agency:** Planning Department, and Building Department

**Time Frame:** As new codes are adopted by the state

**Funding Source:** General Fund

6. **Camping Time Limit.** Amend Section 9-2.405 (Camping) of the Plumas County Code to remove the camping limitation on private lands (non-camp ground use) of 120 days in a calendar year to provide for alternative affordable housing opportunities for those that need it, for example, caregivers or property owners that desire to remain on the property while under construction of a dwelling. "Camping" means the habitation on a property in nonstructural temporary shelters or recreational vehicles (RVs). Camping units are equated to residential units, are permissible subject to the concurrence of the property owner, and are required to meet health and safety regulations.

**Responsible Agency:** Planning Department

**Time Frame:** Amend by 2020

**Funding Source:** General Fund

7. **Provide Assistance for Persons with Developmental Disabilities.** Senate Bill (SB) 812 (Ashburn, 2010), which took effect January 2011, requires the County to address the needs of individuals with a developmental disability. The County will work with the Far Northern Regional Center to implement an outreach program that informs families in the County about housing and services available for persons with developmental disabilities. This outreach program will also include outreach to potential developers of affordable housing. The program could include the development of an informational brochure and directing people to service information on the County's website.

**Responsible Agency:** Planning Department, and Far Northern Regional Center

**Time Frame:** Develop an outreach program within one year of adopting the Housing Element and implement the program within six months after it is developed

**Funding Source:** General Fund

8. **Reasonable Accommodation and Housing for Persons with Disabilities.** The County will adopt a written procedure to make reasonable accommodations (i.e., modifications or exceptions) in its zoning ordinance and other land use regulations and practices when such accommodations may be necessary to afford persons with disabilities, and other special needs, an equal opportunity to use and enjoy a dwelling. The procedure will be a ministerial process and address all aspects of the Americans with Disabilities Act in regard to home construction, retrofitting restrictions, and parking requirements. The following decision making criteria may be incorporated into the procedure, including but not limited to, the request for a reasonable accommodation will be used by an individual with a disability and is necessary to make housing available to an individual with a disability protected under fair housing laws, the requested accommodation would not impose an undue financial or administrative burden on the County, and the requested accommodation would not require a fundamental alteration in the nature of the County's building, planning, and zoning codes. The County will also address financial incentives for home developers who address SB 520 (Chesbro, 2001) accessibility issues for persons with disabilities in new construction and retrofitting existing homes. Lastly, the County will review and revise, as necessary, its Zoning Ordinance to ensure the County's definition of "Family" is consistent with federal and state fair housing laws and is not a constraint on the development of housing for persons with disabilities.

**Responsible Agency:** Planning Department, and Building Department

**Timeframe:** Update the Zoning Ordinance by 2021

**Funding Source:** General Fund

9. **Transitional and Supportive Housing and Navigation Centers.** In an effort to comply with state law, the County will review and revise, as necessary, its Zoning Ordinance to define and consider transitional and supportive housing a residential use permitted by right in all zones that permit residential uses, subject to only those restrictions that apply to residential uses of the same type in the same zone. To specifically comply with Assembly Bill (AB) 2162 (Chiu, 2018), the County will amend the Zoning Ordinance to allow supportive housing as a permitted use in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. In addition, the County will amend the Zoning Ordinance to allow Low Barrier Navigation Centers pursuant to Government Code Section 65660 – 65668 (AB 101, Weiner, 2019). A Low Barrier Navigation Center means a Housing First approach, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. "Low Barrier" means best practices to reduce barriers to entry, and may include, but is not limited to: the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth; pets; the storage of possessions; and privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

**Responsible Agency:** Planning Department

**Time Frame:** Update the Zoning Ordinance by 2021

**Funding Source:** General Fund

10. **Accessory Dwelling Units.** Accessory dwelling units (ADU), or second units, can be an affordable housing option and can help meet the needs of many residents. To ensure consistency with state law concerning ADUs (AB 1866 [Wright, 2002], AB 2299 [Bloom, 2016], and SB 1069 [Wieckowski, 2016]), the County will review and revise, as necessary, its Zoning Ordinance to facilitate the development of ADUs.

Responsible Agency: Planning Department

Time Frame: Update the Zoning Ordinance by 2019

Funding Source: General Fund

11. **Density Bonus Program.** State law requires that the County allow more dwellings to be built than the existing development standards allow if a developer agrees to make a certain number of dwellings available to the target income category (e.g., very low, low, and/or moderate income). This provision in state law is commonly referred to as a density bonus provision. The County should actively encourage developers to utilize the density bonus provision and develop affordable housing by providing information about the program at the Planning Department counter, on the County's website, and at applicant pre-application meetings.

Responsible Agency: Planning Development

Time Frame: Update the Zoning Ordinance by 2021; ongoing as projects are processed through the Planning Department

Funding Source: General Fund

12. **First-Time Homebuyer Program.** PCCDC will develop a First-Time Homebuyer Program to provide down payment assistance and closing cost assistance to low-income first-time homebuyers. Once developed, the County will refer interested households to the PCCDC.

Responsible Agency: Plumas County Community Development Commission, and Planning Department

Time Frame: Develop program by 2021; then refer interested households to PCCDC as they approach the County

13. **Funding Source: HOME funds**, in addition, the County will consult with HCD annually and refer to the NOFA calendar to determine other potential funding sources **Preserve Assisted Units**. State law requires jurisdictions to provide a program in their housing elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. To ensure that assisted affordable housing remains affordable, PCCDC, in cooperation with the County, will monitor the status of all affordable housing projects and, as their funding sources near expiration, will work with owners and other agencies to consider options to preserve such units. The County and PCCDC, as appropriate, will also provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation.

Responsible Agency: Plumas County Community Development Commission, and Planning Department

Time Frame: Ongoing, as projects approach expiration

Funding Source: General Fund

14. Rehabilitation Program. PCCDC, in cooperation with the County, will pursue grant opportunities to reinstate a Housing Rehabilitation Program in the County that provides down payment assistance and rehabilitation services to very low- and low-income households. PCCDC, with assistance from the County as appropriate, will promote the availability of funding and resources through public outreach and collaboration with nonprofits, local realtors, lenders, and escrow companies.

Responsible Agency: Plumas County Community Development Commission, and Planning Department

Time Frame: Continue to apply annually for various types of grant funding as NOFAs are released

Funding Source: HOME funds, in addition, the County will consult with HCD annually and refer to the NOFA calendar to determine other potential funding sources

15. Code Enforcement. The County's Code Enforcement Officer handles code enforcement issues on a complaint-driven basis and deals with a variety of issues, including property maintenance, abandoned vehicles, and housing conditions. Complaints are investigated through an established code enforcement process. An Investigative Service Request Form or Complaint Form (found on the County's website at <https://www.plumascounty.us/79/Code-Enforcement>) is mandatory before a complaint is accepted for investigation. The complaint form can be submitted by mail, email, walk-in, or fax. Complaints should be filed when someone feels there is a violation of County Zoning Ordinance, Building Codes, and Environmental Health and Safety Regulations occurring in their neighborhood or community. The County will continue to use the Code Enforcement Department, as well as the Plumas County Sheriff's Office and Building Department staff, when needed, to ensure compliance.

Responsible Agency: Code Enforcement Department, Sheriff's Office, and Building Department

Time Frame: Ongoing, as complaints are received

Funding Source: General Fund

16. **Fair Housing.** The County will continue to refer persons experiencing discrimination in housing to PCCDC who is the local contact and referral agency. The County and PCCDC will cooperate with neighboring jurisdictions, nonprofits, and local organizations that sponsor workshops on fair housing laws and how those who are victims of discrimination can address grievances. Provide notice and educational materials on fair housing rights and equal housing opportunity to residents of Plumas County through the PCCDC's housing programs and Housing Choice Voucher Program (Section 8) applications. Continue to distribute fair housing information and instructions on how to file a discrimination complaint through resources on the PCCDC website at <http://www.plumascdc.org/> and through posters and brochures available at the PCCDC, County Planning Department counter, Plumas County Library branches, and PCIRC's Quincy Wellness & Family Resource Center and the Portola Family Resource Center.

Responsible Agency: Planning Department, PCIRC, Plumas County Library, and Plumas County Community Development Commission

Timeframe: Ongoing, as complaints are received

Funding Source: General Fund

**17. Title 24 Energy Efficiency Standards.** The County will continue to enforce Title 24 of the California Building Code on all development.

Responsible Agency: Building Department

Timeframe: Ongoing

Funding Source: General Fund

**18. Energy Efficiency Programs.** The County will work with utility providers (e.g., Liberty Energy, Plumas-Sierra Rural Electric Cooperative, and PG&E) and PCCDC to encourage existing income qualifying residents to participate in energy efficiency retrofit programs such as the Low Income Weatherization Program, Low Income Home Energy Assistance Program ( HEAP), and Winter Rate Assistance Program (WRAP). PCCDC will consider sponsoring an energy awareness program in conjunction with utility providers in Plumas County to educate residents about the benefits of various retrofit programs.

Responsible Agency: Plumas County Community Development Commission, and Planning Department

Timeframe: Ongoing

Funding Source: General Fund, PCCDC, Plumas County utility providers

**19. Housing Condition Survey.** The County, in cooperation with PCCDC, will conduct a housing condition survey to identify areas of housing deterioration and dilapidation to determine the number of housing units in the unincorporated Plumas County area that are in need of rehabilitation or replacement.

Responsible Agency: Planning Department, and Plumas County Community Development Commission

Timeframe: Within the planning period

Funding Source: Community Development Block Grant (CDBG) Planning and Technical Assistance Grant or other grant program

**20. Employee Housing.** The Plumas County Zoning Ordinance permits employee housing, meaning dwelling units or manufactured homes, by right, in the County's two agricultural zones; Agricultural Preserve (AP) and General Agriculture (GA). To comply with California Health and Safety Code Sections 17021.5 and 17021.6 the County will review and revise, as necessary, its Zoning Ordinance to ensure employee housing cannot be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use, and the permitted occupancy and definition of employee housing in an agricultural zone must include agricultural employees who do not work on the property where the employee housing is located.

Responsible Agency: Planning Department

Timeframe: Update the Zoning Ordinance by 2020

Funding Source: General Fund

**21. Housing for Lower Income and Extremely Low-Income Households.** The County will proactively encourage and facilitate the development of affordable housing for lower income households through actions such as providing regulatory incentives, reducing or waiving development fees, and outreach to nonprofits and affordable housing developers to assist in the application for state and federal funding sources. In addition, PCCDC, in collaboration with the County, will explore the feasibility of preserving and rehabilitating existing older (structurally sound) motels in Plumas County suitable for single-room occupancy (SRO) units, typically between 200 and 350 square feet, and consider providing funding sources to assist. SRO units provide a valuable source of affordable housing for extremely low-income households and can serve as an entry point into the housing market for people who have previously experienced insecure housing conditions.

**Responsible Agency:** Plumas County Community Development Commission, Planning Department, and Building Department

**Timeframe:** Bi-annual review and outreach and assess the feasibility of SRO units by 2021; and if determined to be feasible, apply annually thereafter for various types of grant funding as NOFAs are released

**Funding Source:** HOME funds, in addition, the County will consult with HCD annually and refer to the NOFA calendar to determine other potential funding sources

**22. Emergency Shelter Development.** Pursuant to SB 2, the County will amend the Zoning Ordinance to allow emergency shelters as a permitted use in the M-R zone without a conditional use permit or other discretionary review. Emergency shelters will not be subject to additional development standards, processing, or regulatory requirements beyond what applies to residential development in the M-R zone. In addition, the County will evaluate adopting development and managerial standards that are consistent with California Government Code Section 65583(a)(4). These standards may include such items as lighting, on-site management, maximum number of beds or persons to be served nightly by the facility, off-street parking based on demonstrated need, and security during hours that the emergency shelter is in operation.

**Responsible Agency:** Planning Department

**Timeframe:** Update the Zoning Ordinance by 2019

**Funding Source:** General Fund

**23. Housing Choice Voucher Program.** PCCDC, in cooperation with the County, will continue to manage the Housing Choice Voucher Program (Section 8) for Plumas, Lassen, Sierra, and Tehama counties to assist eligible tenants by paying a portion of the rent to a landlord for a privately leased unit. Promote the Housing Choice Voucher Program and distribute program information through resources on the PCCDC website at <http://www.plumascdc.org/> and through posters and brochures available at PCCDC, County Planning Department counter, and Plumas County Library branches.

**Responsible Agency:** Plumas County Community Development Commission, PCCDC Board of Commissioners, and Planning Department

**Timeframe:** Ongoing, and resolution as needed

**Funding Source:** General Fund

24. **Water and Sewer Infrastructure.** In cooperation with special districts, PCCDC will continue to seek funding for water and sewer infrastructure repairs, upgrades, and new facilities.

**Responsible Agency:** Plumas County Community Development Commission; and public utility districts, community service districts, and other water and sewer companies

**Timeframe:** Continue to apply as NOFAs are released

**Funding Source:** Various types of grants

25. **Community Development Block Grant Funding.** The County will support PCCDC when applying for Community Development Block Grant (CDBG) program funding.

**Responsible Agency:** Plumas County Community Development Commission, and Planning Department

**Timeframe:** Ongoing, as NOFAs are released

**Funding Source:** CDBG

26. **Mobile Home Parks.** The County, in coordination with HCD, will review and evaluate the housing conditions of tenants of mobile home parks and identify strategies to address the needs, as appropriate, including seeking technical assistance and financial resources from HCD.

**Responsible Agency:** Planning Department and HCD

**Timeframe:** Review, annually

**Funding Source:** General Fund and HCD

## Quantified Objectives

Based on the policies and program actions outlined above, the following quantified objectives represent a reasonable expectation of the maximum number of housing units that will be developed (i.e., new construction), rehabilitated, or conserved/preserved and the number of households that will be assisted over the next five year planning period. Table 2 illustrates the County's realistic expectations for development during the planning period.

**Table 2: Quantified Objectives, 2019–2024**

	Income Category					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction (1)	2	3	3	2	6	16
Rehabilitation (2)	-	7	7	-	-	14
Conservation/Preservation (3)	24	48	48	-	-	120
Total	26	58	58	2	6	150

*Source: Plumas County, July 2019.*

(1) New construction objectives are based on the 16 unit 2018-2024 Regional Housing Needs Allocation.

(2) There is not currently a funded rehabilitation program in place within the unincorporated County area; however, Program 14 directs PCCDC, in cooperation with the County, to pursue grant opportunities during the planning period to create a Housing Rehabilitation Program to provide down payment assistance and rehabilitation services to very low- and low-income households.

(3) Conservation/preservation assumptions are based on the historical annual average number of clients (i.e., 24) served by PCCDC through their weatherization programs. County staff has indicated that there are zero affordable units at risk of converting to market-rate housing based upon available information as of July 2019.

## Evaluation of the Previous Housing Element Program Implementation

The following table provides the implementation progress and describes the effectiveness and status of the County's previous housing programs. As a part of this review and evaluation, some of the 2009-2014 programs have been completely reworked to be more straightforward and streamlined when incorporating into the 2019-2024 Housing Element.

	2009-2014 Housing Element Programs	2009-2014 Timeframes	Status of 2009-2014 Program Implementation	2009-2014 Program Recommendation
1. Rehabilitation. Continue utilization of Revolving Fund. Utilize additional state and Federal Programs which may become available. (Community Block Grant Program, Farmers Home 502 and 504.)		10 units per year.	The County does not currently have a housing rehabilitation revolving fund but remains interested in reinstating a housing rehabilitation program.	Modify as Program 14.
2. New Construction. Utilization of State and Federal programs such as, but not limited to, Farmers Home 502. The County will support and assist funding applications for the development of housing affordable to lower and moderate-income households. Monitor private sector development activity. Continue a Housing and Land-use Committee, to consist of at least the Community Development Executive Director, the Economic Development Executive Director, the Director of Planning and Building Services, the Zoning Administrator, and a representative of the Board of Supervisors, or their designees. The committee shall be charged with pro-actively, aggressively, and opportunistically seeking developers of housing affordable to lower and moderate income households, assisting developers in finding sites with zoning that encourages housing for lower and moderate income households, ensuring support of funding applications, and assisting with the entitlement process, including expedited processing. The committee shall address land exchange, zoning issues, acquisition or disposal of property where those affects addressing the housing needs of the County. The committee shall monitor private sector development activity.	Annually.	New construction has been limited to single-family homes and manufactured homes. Due to the recession, development was slowed from pre-recession levels. Recovery has been gradual.	Modify and include in Program 3 and Program 12.	

2009-2014 Housing Element Programs	2009-2014 Timeframes	Status of 2009-2014 Program Implementation	2009-2014 Program Recommendation
3. Rent Assistance. Continue present programs and expand program as funds are available from State and Federal agencies. (Department of Housing and Urban Development, Section 8.)	Annually.	The Plumas County Community Development Commission provides this rental assistance. The County has 170 active housing vouchers with 370 persons on the waiting list.	Modify and include as Program 23.
4. Housing Discrimination. Maintain the Plumas County Community Development Commission as the local contact and referral agency for complaints of housing discrimination and establish the Plumas County Community Development Commission as the agency to distribute materials and information on fair housing throughout the County in all county buildings open to the public.	Immediate and Constant.	The Plumas County Community Development Commission provides this service but has not received any complaints.	Modify as Program 16.
5. Counseling. Provide counseling for various programs as needed.	Counsel for programs as needed.	The Plumas County Community Development Commission provides counseling for an average of 150 households annually.	Included in Programs 16, 18, and 23.
6. First Time Homebuyer Program. The Regional Council of Rural Counties (RCRC) Californian Rural Home Mortgage Finance Authority offers a variety of first-time homebuyers and no/low down-payment mortgage products for low and moderate-income households.	Refer first time homebuyers to The Regional Council of Rural Counties (RCRC) Californian Rural Home Mortgage Finance Authority.	The Plumas County Community Development Commission has not provided this program in the past, but commits to providing in the future.	Modify as Program 12.
7. Infrastructure. Continue to provide technical assistance and to seek funds for infrastructure repair, upgrade and purchase to and for districts as requested.	Action as requested.	The Plumas County Community Development Commission provides this service and applied for funding for infrastructure repair/upgrades during the 2009-2019 time period.	Modify and include as Program 24.
8. Economic Development Funds. Apply for CDBG economic development revolving loan funds.	Opportunism.	The Plumas County Community Development Commission administers this program but did not apply for funding during the 2009-2019 time period.	Modify and include as Program 25.

2009-2014 Housing Element Programs	2009-2014 Timeframes	Status of 2009-2014 Program Implementation	2009-2014 Program Recommendation
9. Economic Development Strategy. Prepare and carry out a continuing Economic Development Strategy.	1 Continuing Economic Development Strategy.	In December, 2013, the County completed an update to the General Plan which contained an Economics Element. The Economics Element contains policies and implementation measures regarding the Economic Development Strategy and assisted the County in qualifying as an Opportunity Zone.	Delete – covered in Economics Element of County's 2035 General Plan.
10. Governmental Regulations. Maintain minimum governmental regulations and a surplus of lands available for development so as to preclude artificially inflated costs.	As needed.	The County keeps a vacant land inventory and the County's zoning code contains numerous by-right nondiscretionary processes.	Modify as Program 1 and Program 4.
11. Dwelling: Transfer of Area. Amend zoning provisions to permit transfer of allowable area among additional quarters and guest houses through an administrative procedure which results in recorded documentation of the transfer.	By July 1, 2014.	This amendment has not occurred. However, the Zoning Code allows by right one dwelling unit, one guest house, one additional quarters within the dwelling unit, and one additional detached dwelling unit on any parcel twice or more the minimum parcel size in all residential zones.	Delete – accessory Dwelling Units are addressed under Program 10 and will provide options for affordable housing without additional administrative procedures.
12. Camping, no time limit: Amend Section 9-2.405 of the Plumas County Code to remove the limitation on camping of 120 days in a calendar year. Amend the definition of camping so that it is for transient occupancy, not permanent residence.	Annual Need.	Although this amendment has not occurred, the County still plans to complete this amendment.	Modify and continue as Program 6.

2009-2014 Housing Element Programs	2009-2014 Timeframes	Status of 2009-2014 Program Implementation	2009-2014 Program Recommendation
<b>13. No Net Loss of Densities:</b> The County shall not by administrative, quasi-judicial, or legislative action, reduce, require, or permit the reduction of the residential density for any parcel to a lower residential density that is below the density established by the General Plan and zoning for those sites identified in the Housing Element that are utilized by the Department of Housing and Community Development in determining compliance with housing element law to accommodate the County's share of regional housing need for a minimum of twenty years.	Offset any loss in residential density with an increase in residential density, ensuring no net loss in residential density; or offset any loss in residential density with an equal construction of affordable housing.	The County has not been approached by any developers interested in such reduction of density.	Modify and continue as Program 11.
<b>14. Yards: Fire Safe and Building Code:</b> Amend the zoning requirements for yards to those necessary as part of the provisions of the Plumas County Code that have been certified in-lieu of the State Responsibility Area Fire Safe Regulations. Rely on the occupancy separation requirements of the California Building Code [Part 2 of Title 24 of the California Code of Regulations] to adequately provide for public health and safety for purposes other than those of the provisions of the Plumas County Code that have been certified in-lieu of the State Responsibility Area Fire Safe Regulations.	By July 1, 2014.	In November 2018, the California Board of Forestry and Fire Protection certified the County's ordinance in lieu of the State Fire Safe regulations as providing the same practical effect.	Delete – program completed.
<b>15. Infrastructure:</b> As the Plumas Local Agency Formation Commission reviews of the municipal services provided within the county by the city and the special districts are completed, incorporate the information on services into the analyses of infrastructure capacity to accommodate regional housing needs on a regular basis.	Update analyses of infrastructure capacity on an annual basis as municipal service reviews are completed.	This information has been used in the 2019-2024 Housing Element analysis regarding vacant sites for Regional Housing Allocation Needs.	Modify and continue as part of Program 1.
<b>16. Reasonable Accommodation:</b> Adopt an ordinance providing reasonable accommodation under Federal and State Housing Laws	By January 1, 2010.	The County has not yet adopted a reasonable accommodation ordinance.	Modify and continue as Program 8.

2009-2014 Housing Element Programs	2009-2014 Timeframes	Status of 2009-2014 Program Implementation	2009-2014 Program Recommendation
17. Identification of sites where low and moderate income housing will not conflict with existing zoning regulations: Maintain a program of identifying to agencies and developers sites where low and moderate income housing will not conflict with existing zoning regulations through answering all requests for identification of such sites and explaining that Plumas County zoning regulations are designed to preclude conflict between those regulations and low and moderate income housing.	Ongoing.	The County continues to maintain a sites inventory that identifies sites suitable for low- and moderate-income housing. The County did not receive any requests from developers for clarification.	Modify and continue as Program 1.
18. Inclusionary Zoning: Evaluate having an inclusionary zoning requirement within the zoning code.	Conduct an analysis by the end of 2009.	No inclusionary zoning has been established.	Modify and continue as Program 2.
19. Housing Trust Fund: Evaluate establishing a housing trust fund.	Conduct an analysis by the end of 2009.	No Housing Trust Fund has been established.	Modify and continue as Program 3.

# Community Profile

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## Population Characteristics

Housing needs are largely determined by population and employment growth, coupled with various demographic variables. Characteristics of Plumas County residents such as age, household size, occupation, and income combine to influence the type of housing needed in the County and its affordability.

### Population Growth

Between 2010 and 2018, Plumas County's unincorporated population declined slightly by 100 people, or -0.6 percent. This trend of slight population decline is reflected in Portola, the only incorporated city in the county, whose population fell by approximately 6 percent between 2010 and 2018 (Table 3).

**Table 3: Population Growth 2010-2018, unincorporated Plumas County and City of Portola**

City/County	Total Population		2010–2018 Change	
	2010	2018	Number	Percentage
Unincorporated Plumas County	17,903	17,803	-100	-0.6%
City of Portola	2,104	1,976	-128	-6.1%

*Source: California Department of Finance, 2010 and 2018, E-4 Population Estimates for Cities, Counties, and the State.*

*Note: Population counts vary slightly based on the source of data and type of survey.*

### Age Characteristics

Current and future housing needs are usually determined in part by the age characteristics of a community's residents. Each age group has distinct lifestyles, family type and size, incomes, and housing preferences. Consequently, evaluating the age characteristics of a community is important in determining its housing needs.

The median age of residents in Plumas County was approximately 52 years old in 2017. Over time, the median age has been increasing slowly, from 35.7 in 2000 and 39.6 in 2011. The unincorporated County's population is getting older, with 58.7 percent of residents over 45 years of age, and 19.3 percent of residents in the family-forming age group (25–44). Table 4 shows the age distribution of the population of unincorporated Plumas County.

**Table 4: Population by Age (2017), unincorporated Plumas County**

Age Group	2017	
	Number	Percentage
0-9 years	1,465	8.8%
10-19 years	1,593	9.5%
20-24 years	617	3.7%
25-34 years	1,349	8.1%
35-44 years	1,868	11.2%
45-54 years	2,055	12.3%
55-59 years	1,484	8.9%
60-64 years	1,896	11.4%
65-74 years	2,723	16.3%
75-84 years	1,150	6.9%
85+ years	491	2.9%
Median Age	52.1	N/A

*Source: 2013-2017 ACS 5-Year Estimates, Table S0101.*

## Employment Trends

It is estimated that the total job base in the County has decreased by 26 percent in a seven year period or between 2010 and 2017. There have also been significant decreases in jobs in construction (40 percent) and professional/management (43.0 percent), and a slight increase in agriculture, forestry, fishing and hunting, and mining (2.2 percent) and manufacturing (7.0 percent).

Educational services, and health care and social assistance as well as arts, entertainment, and recreation, and accommodation and food services currently make up the majority of the job market at 21.9 percent and 11.4 percent, respectively. Table 5 shows employment by industry in unincorporated Plumas County.

**Table 5: Employment by Industry (2010–2017), unincorporated Plumas County**

Employment Sector	Number of Jobs		Percentage Change 2010–2017	Percentage of Jobs, 2017
	2010	2017		
Total	8,895	6,572	-26.1%	100.0%
Agriculture, forestry, fishing and hunting, and mining	630	644	2.2%	9.8%
Construction	1,081	649	-40.0%	9.9%
Manufacturing	589	630	7.0%	9.6%
Wholesale trade	254	76	-70.1%	1.2%
Retail trade	746	553	-25.9%	8.4%
Transportation and warehousing, and utilities	394	267	-32.2%	4.1%
Information	80	61	-23.8%	0.9%

Employment Sector	Number of Jobs		Percentage Change	Percentage of Jobs, 2017
	2010	2017	2010–2017	
Finance and insurance, and real estate and rental and leasing	748	331	-55.7%	5.0%
Professional, scientific, and management, and administrative and waste management services	654	373	-43.0%	5.7%
Educational services, and health care and social assistance	1,993	1,438	-27.8%	21.9%
Arts, entertainment, and recreation, and accommodation and food services	702	752	7.1%	11.4%
Other services, except public administration	471	342	-27.4%	5.2%
Public administration	553	456	-17.5%	6.9%

Source: 2006-2010, 2013-2017 ACS 5-Year Estimates, Table DP03.

## Household Characteristics

### Households Type and Size

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Family households often prefer single-family homes or manufactured homes to accommodate children, while nonfamily households generally occupy multifamily apartment type housing.

In unincorporated Plumas County, families comprised 59.8 percent of all households, and 20.2 percent of all households were family households with children under 18 years of age. Table 6 displays household composition as reported by the 2013-2017 American Community Survey.

**Table 6: Household Characteristics (2017), unincorporated Plumas County**

Jurisdiction	Households	Average Household Size	Percentage of Households	
			Families <sup>1</sup>	Nonfamily
Unincorporated Plumas County	7,388	2.06	4,419 (59.8%)	2,969 (40.2%)

Source: 2013-2017 ACS 5-Year Estimates, Department of Finance, 2019.

<sup>1</sup> Families with Children Under 18 - 1,496 (20.2%)

## Overcrowding By Tenure

Overcrowding occurs when there is more than one person per room (excluding bathrooms and kitchens) and severely overcrowding occurs when there are more than 1.51 persons per room. Overcrowding is often a result of an inadequate supply of affordable and decent housing. According to the 2012-2016 American Community Survey, 111 households were living in overcrowded conditions (1.3 percent of all households) and 38 households (0.5 percent) were living in severely overcrowded conditions. Refer to Table 7.

Table 7: Overcrowded Households (2016), unincorporated Plumas County

Persons per Room	Number	Percentage of Total Units
Owner-Occupied	5,492	73.7%
1.00 or less	5,457	99.4%
1.01 to 1.50 (overcrowded)	35	0.6%
1.51 or more (severely overcrowded)	0	0.0%
Renter-Occupied	1,958	26.3%
1.00 or less	1,882	96.1%
1.01 to 1.50 (overcrowded)	38	1.9%
1.51 or more (severely overcrowded)	38	1.9%
Total Occupied Housing Units	7,450	100.0%
<i>Total Owner Overcrowded</i>	35	0.4%
<i>Total Renter Overcrowded</i>	76	0.9%
Total Overcrowded	111	1.3%
<i>Total Owner Severely Overcrowded</i>	0	0.0%
<i>Total Renter Severely Overcrowded</i>	38	0.5%
Total Severely Overcrowded	38	0.5%

Source: 2012-2016 ACS 5-Year Estimates, Table B25014.

### Household Income

HCD annually publishes income limits per county for use in determining eligibility for assisted housing programs in that county. The 2019 income limits are listed in Table 8 for each income category according to household size. These income limits are based on an area median income (AMI) of \$70,700 (for a family of four) in Plumas County as a whole:

■ Extremely Low Income	below 30 percent of area median income (AMI) (\$0–\$25,750)
■ Very Low Income	31–50 percent of AMI (\$25,751–\$34,800)
■ Low Income	51–80 percent of AMI (\$34,801–\$55,700)
■ Moderate Income	81–120 percent of AMI (\$55,701–\$84,850)
■ Above Moderate Income	Above 120 percent of AMI (\$84,851 or more)

**Table 8: Maximum Household Income by Household Size (2019), Plumas County**

Income Category	Persons per Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$14,650	\$16,910	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430
Very Low	\$24,400	\$27,850	\$31,350	\$34,800	\$37,600	\$40,400	\$43,200	\$45,950
Low	\$39,000	\$44,600	\$50,150	\$55,700	\$60,200	\$64,650	\$69,100	\$73,550
Medium Income	\$49,500	\$56,550	\$63,650	\$70,700	\$76,350	\$82,000	\$87,650	\$93,300
Moderate	\$59,400	\$67,900	\$76,350	\$84,850	\$91,650	\$98,450	\$105,200	\$112,000

Source: HCD Memorandum, "State Income Limits for 2019," May 6, 2019.

In an effort to determine an approximate number of extremely low-income households, the County looked at households earning \$24,999 or less. The County determined there were approximately 1,764 extremely low-income households. As of 2017, the largest income group earned an annual household income between \$50,000 to \$74,999 whereas the smallest income group earned over \$150,000 per year. The majority, or 3,410 households lie at the middle of the income groups earning between \$35,000 to \$99,000 annually. Table 9 show the income distribution of households in unincorporated Plumas County.

**Table 9: Household Income Trends (2017), unincorporated Plumas County**

Income	Number	Percentage
< \$15,000	897	12.1%
\$15,000–\$24,999	867	11.7%
\$25,000–\$34,999	744	10.1%
\$35,000–\$49,999	1,019	13.8%
\$50,000–\$74,999	1,384	18.7%
\$75,000–\$99,999	1,007	13.6%
\$100,000–\$149,999	857	11.6%
>\$150,000	613	8.3%
<b>Total</b>	<b>7,388</b>	<b>100.0%</b>
<i>Earning \$24,999 or less</i>	<i>1,764</i>	<i>23.9%</i>

Source: 2013-2017 ACS 5-Year Estimates, Table DP03

## Overpayment

Overpayment is narrowly defined as the number of lower-income households that spend more than 30 percent of their income for housing (i.e., either mortgage or rent), including the cost of utilities, property insurance, and real estate taxes, as defined by the federal government. Table 10 shows the extent of overpayment in unincorporated Plumas County. Approximately 45.6 percent of households were overpaying for housing—20.6 percent were renter-occupied households and 25.0 percent were owner-occupied households.

When looking at lower-income households overpaying (i.e., households earning less than \$55,700 for a household of four), approximately 966 were owner-occupied households and approximately 740 were renter-occupied households.

**Table 10: Housing Cost as a Percentage of Household Income by Tenure (2015), unincorporated Plumas County**

Total Households Characteristics	Number	Percent of Total Households
Total occupied units (households)	7,225	100.0%
Total renter households	1,805	25.0%
Total owner households	5,420	75.0%
Total lower income (0-80% of HAMFI) households	2,900	40.1%
Lower income renters (0-80%)	1,050	14.5%
Lower income owners (0-80%)	1,850	25.6%
Extremely low-income renters (0-30%)	425	5.9%
Extremely low-income owners (0-30%)	495	6.9%
Lower income households paying more than 50%	980	13.6%
Lower income renter HH severely overpaying	375	5.2%
Lower income owner HH severely overpaying	605	8.4%
Extremely Low-Income (0-30%)	505	7.0%
ELI Renter HH severely overpaying	255	3.5%
ELI Owner HH severely overpaying	250	3.5%
Income between 30%-50%	335	4.6%
Income between 50% -80%	140	1.9%
Lower income households paying more than 30%	1,706	23.6%
Lower income renter HH overpaying	740	10.2%
Lower income owner HH overpaying	966	13.4%
Extremely Low-Income (0-30%)	640	8.9%
Income between 30%-50%	680	9.4%
Income between 50% -80%	386	5.3%
<i>Total Households Overpaying</i>	3,296	45.6%
<i>Total Renter Households Overpaying</i>	1,490	20.6%
<i>Total Owner Households Overpaying</i>	1,806	25.0%

Source: 2006-2015 CHAS Data Sets, [https://www.huduser.gov/portal/datasets/cp.html#2011-2015\\_data](https://www.huduser.gov/portal/datasets/cp.html#2011-2015_data).

## Housing Stock Characteristics

### Vacancy and Housing Availability

Vacancy trends in housing are analyzed using the vacancy rate as an indicator of housing supply and demand. If housing demand is greater than the supply, the vacancy rate is likely to be low, and the price of housing increases. A vacancy rate of 5 percent is generally considered optimal because it is high enough to provide some flexibility in the housing market without significant increases in housing prices.

As shown in Table 11, the vacancy rate in unincorporated Plumas County is very high, estimated to be 42.3 percent as of 2017. This is a slight decrease from the vacancy rate in 2010, which was estimated to be 43.9 percent. The high vacancy rate in unincorporated Plumas County can be explained due to the fact that many dwelling units are seasonally occupied (i.e., vacation rentals and/or second homes) and some residents tend to not occupy their homes during the winter months.

**Table 11: Residential Vacancy Rate 2010 and 2017, unincorporated Plumas County**

	2010	2017
Unincorporated Plumas County	43.9%	42.3%

*Source: Department of Finance, 2010 and 2017, E-5 Report.*

### Housing Tenure

As shown in Table 12, unincorporated Plumas County has a higher percentage of householders who own their home (73.7 percent of occupied units) than of householders who rent their home from a property owner (26.3 percent of occupied units).

**Table 12: Household Tenure (2016), unincorporated Plumas County**

	Number	Percentage
Owner-Occupied Units	5,492	73.7%
Renter-Occupied Units	1,958	26.3%
Total	7,450	100.0%

*Source: 2012-2016 ACS 5-Year Estimates, Table B25009.*

### Unit Type

As shown in Table 13, the majority (77.9 percent) of occupied housing units in unincorporated Plumas County are single-family, detached homes, followed by mobile homes or other type, which make up about 14 percent. Only 2.7 percent of single-family homes are attached. Multifamily units of any kind (2+ units) comprise 5.8 percent of the occupied housing stock.

**Table 13: Housing Units by Type (2019), unincorporated Plumas County**

Housing Unit Type	Number	Percentage
Single-Family, Detached	11,498	77.9%
Single-Family, Attached	393	2.6%
Multifamily, 2–4 Units	322	2.2%
Multifamily, 5+ Units	528	3.6%
Mobile Homes or Other Type	2,025	13.7%
<b>Total</b>	<b>14,766</b>	<b>100.0%</b>

*Source: California Department of Finance, E-5, 2019*

### Mobile Home Parks

Mobile home park spaces represent an affordable housing option for lower income households in unincorporated Plumas County. HCD provides information on mobile home parks and total spaces in the unincorporated County area based on HCD's listing of mobile home parks. In all, there were 664 mobile home spaces (September 2019) represented by 55 mobile home parks, RV parks, resorts, and trailer parks located in Belden, Cromberg, Chester, Quincy, East Quincy, Greenville, Crescent Mills, Taylorsville, Prattville, Canyon Dam, Lake Almanor, Graeagle, Blairsden, Chilcoot, Vinton, Twain, Beckworth, and Meadow Valley. Program 26 commits the County, in coordination with HCD, to review and evaluate the housing conditions of tenants of mobile home parks and identify strategies to address the needs, as appropriate, including seeking technical assistance and financial resources from HCD.

## Housing Age and Conditions

Housing conditions are an important indicator of quality of life in Plumas County. Like any asset, housing ages over time. If not regularly maintained, structures can deteriorate and discourage reinvestment, depress neighborhood property values, and even become health hazards. Thus, maintaining and improving housing quality is an important goal for communities.

An indication of the quality of the housing stock is its general age. Typically housing over 30 years old is likely to have rehabilitation needs that may include plumbing, roof repairs, foundation work, and other repairs. Table 14 displays the age of unincorporated Plumas County's housing stock as of 2019, of which 32.9 percent were built since 1990. This means roughly two-thirds of the housing stock in the County is over 30 years old, and as a rule of thumb, the rehabilitation needs for these aging homes are likely great in Plumas County. Additionally, as of July 2019, the County Building Department estimates 15 to 20 percent of homes within the unincorporated County area are in need of some sort of rehabilitation and, of those, 10% are estimated to be in a dilapidated condition.

The County's last housing condition survey was conducted in 1999. Program 19 directs a survey be conducted during the 2019–2024 Housing Element planning cycle to identify areas of housing deterioration and dilapidation to determine the number of housing units in Plumas County that are in need of rehabilitation or replacement. The County will work with PCCDC to complete the housing conditions assessment.

**Table 14: Age of Housing Stock (2017), unincorporated Plumas County**

Year Built	Number of Units	Percentage
2014 or later*	144	1.0%
2010–2013	133	0.9%
2000–2009	1,970	13.5%
1990–1999	2,542	17.5%
1980–1989	2,618	18.0%
1970–1979	3,217	22.1%
1960–1969	1,478	10.2%
1950–1959	1,018	7.0%
1940–1949	465	3.2%
1939 or earlier	974	6.6%
<b>Total</b>	<b>14,559</b>	<b>100.0%</b>

Source: 2013-2017 ACS 5-Year Estimates, Table B25034

\*California Department of Finance, E-5, 2019

## Housing Costs and Affordability

### Rental Housing Costs

Based on market trends, in Plumas County for all rentals the median rent per month was \$839, and the average rent per month was \$846.<sup>1</sup>

### Sales Prices

Data for unincorporated Plumas County is difficult to obtain. As a part of this analysis the County relied on data for Quincy, a census-designated place and the county seat. According to Trulia, the median sales price for homes in Quincy between February and May 2019 was \$261,000 based on seven home sales. Quincy market trends indicate an increase of \$102,500 (65 percent) in median home sales over the past year.

### Housing Affordability

Housing affordability is dependent upon income and housing costs. According to the HCD income guidelines for 2019, the AMI in Plumas County, as a whole, is \$70,700 for a family of four. Assuming that the potential homebuyer in each income group has sufficient credit and down payment (5 percent) and maintains affordable housing expenses (i.e., spends no more than 30 percent of their income on the mortgage, taxes, and insurance), the maximum affordable home prices can be determined. Table 15 demonstrates the purchasing power of each of the income categories.

When looking at rental and sales prices and comparing those to what households can afford, the County has rental housing affordable to very low-, low-, and moderate-income households and for sale prices affordable to low- and moderate income households.

**Table 15: Affordable Housing Costs by Income Category (2019)**

(Based on a Four-person Household in Plumas County)	Income Category		
	Very Low	Low	Moderate
Annual Income	\$34,800	\$55,700	\$84,850
Monthly Income	\$2,900	\$4,641	\$7,071
Maximum Monthly Gross Rent <sup>1</sup>	\$870	\$1,393	\$2,121
Maximum Purchase Price <sup>2</sup>	\$157,702	\$253,142	\$386,354

Sources: HCD State Income Limits, 2019; <https://www.chase.com/personal/mortgage/calculators-resources/affordability-calculator>; <https://www.realtor.com/mortgage/tools/affordability-calculator/#summary>, accessed 6/7/2019.

<sup>1</sup> Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

<sup>2</sup> Affordable housing sales prices are based on the following assumed variables: approximately 5% down payment, 30-year fixed rate mortgage at 4.5% annual interest rate, taxes, insurance and private mortgage insurance (since borrowers will likely put less than 20% down).

<sup>1</sup> These prices are based on a point-in-time analysis of rental listings found on Craigslist within a 35-mile radius of ZIP code 95983 (Taylorsville/Genesee) on 6/7/2019.

## Special Needs Groups

There are certain categories of households in Plumas County that, because of their physical or economic condition, require particular housing, space, or support services. A critical purpose of the Housing Element is to ensure that the County preclude barriers to residents whose housing needs are not normally met by the private sector. Special needs households may have difficulties in finding affordable housing due to constraints by lower incomes and a lack of housing that is suitable to their special needs. Special needs households include the elderly, persons with mobility and/or self-care limitations, large families, families with female heads of household, farmworkers, homeless or families with insecure housing that includes persons in need of emergency shelter, and student resident housing.

## Senior Households

The limited and fixed incomes of many elderly people make it difficult for them to find affordable housing. Additionally, many elderly people have physical disabilities and dependence needs that limit their selection of housing and increase their need for accessible health care and transportation. It is not uncommon for the elderly to have higher poverty rates even though Social Security and other retirement benefits provide a guaranteed minimum income.

As of 2017, the American Community Survey estimated there were 4,364 seniors age 65 years and over, living in unincorporated Plumas County, which represented over one-quarter of the total unincorporated County population, and approximately 6.8 percent of those 65 and older were below the poverty rate. When looking at senior household tenure, 87 percent of households were owner-occupied, and 13 percent were renter occupied.

**Table 16: Senior Population (2017), unincorporated Plumas County**

Age Group	2017
Ages 65–74	2,723
Ages 75–84	1,150
Ages 85+	491
Total	4,364

*Sources: 2013-2017 ACS 5-Year Estimates, Table DP05.*

## Persons with Disabilities

As defined by the California Government Code, disabilities include physical and mental disabilities. A “mental disability” involves any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limit a major life activity. A “physical disability” includes any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss of body functions. Physical disabilities include those that are neurological, immunological, or musculoskeletal in nature as well as those that involve the respiratory, cardiovascular, reproductive, genitourinary, hemic and lymphatic, or digestive systems and those involving the special sense organs, speech organs, skin, or endocrine system.

Table 17 shows residents of Plumas County have a relatively high rate of disability. About 17 percent of the total population (5 years old or older) has some type of disability, and more than half of those are below the age of 65.

**Table 17: Persons with Disability (2016), Plumas County**

	Number	Percentage
Persons Age 5–64 with a Disability	1,975	10.0%
Persons Age 65 + with a Disability	1,472	7.4%
<b>Total Persons with a Disability (Age 5+)</b>	<b>3,447</b>	<b>17.4%</b>
<b>Total Population</b>	<b>19,773</b>	<b>100.0%</b>

*Source: 2012–2016 ACS 5-Year Estimates, Table S1810.*

Table 18 shows the total number of persons in Plumas County by disability type for the 5 to 64 and 65 and over age groups. Many of these persons have more than one disability, which is why more disabilities are listed than there are disabled persons. Cognitive difficulties and Ambulatory living difficulties are the most common forms of disability among residents ages 5 to 64 in Plumas County. Seniors age 65 and above in unincorporated Plumas County are more likely to have either ambulatory difficulties or hearing difficulties.

**Table 18: Persons with Disability by Disability Type (2016), Plumas County**

	Number	Percentage
<b>Total Disabilities Tallied</b>	<b>3,447</b>	<b>100.0%</b>
<i>Total Disabilities Tallied for People 5 to 64 years</i>	<i>1,975</i>	<i>57.3%</i>
Hearing difficulty	282	8.2%
Vision difficulty	545	15.8%
Cognitive difficulty	1,050	30.5%
Ambulatory difficulty	869	25.2%
Self-care difficulty	522	15.1%
Independent living difficulty	648	18.8%
<i>Total Disabilities Tallied for People 65 Years and Over</i>	<i>1,472</i>	<i>42.7%</i>
Hearing difficulty	697	20.2%
Vision difficulty	352	10.2%
Cognitive difficulty	402	11.7%
Ambulatory difficulty	977	28.3%
Self-care difficulty	420	12.2%
Independent living difficulty	496	14.4%

*Source: 2012–2016 ACS 5-Year Estimates, Table S1810.*

## Persons with Development Disabilities

SB 812 (Ashburn, 2010) requires the County to include, in the special housing needs analysis, the needs of individuals in Plumas County with a developmental disability. A developmental disability is a disability that occurs before an individual reaches 18 years of age, is expected to continue indefinitely, and constitutes a substantial disability for that individual. Developmental disabilities include mental retardation, cerebral palsy, epilepsy, autism, and disabling conditions closely related to mental retardation or requiring similar treatment. Housing Element Program 7 specifically addresses the needs of the developmentally disabled and Program 8 supports the County adopting a written procedure to make reasonable accommodations (i.e., modifications or exceptions) for persons with disabilities and other special needs when it comes to home construction, retrofitting, and parking requirements.

Table 19 includes information about Plumas County's population of developmentally disabled persons by age and zip code.

**Table 19: Persons with Developmental Disabilities (2018), Plumas County**

Zip Code (Community)	0–17 years	18+ years
95934 (Indian Falls)	0	<11
95947 (Crescent Mills)	<11	<11
95956 (Bucks Lake/Meadow Valley)	<11	<11
95971 (Quincy)	20	32
95983 (Taylorsville/Genesee)	0	<11
95984 (Twain/Virgilia)	<11	0
96020 (Chester)	<11	13
96103 (Graeagle)	<11	0
96105 (Chilcoot)	<11	<11
96122 (Portola/Lake Davis)	11	15
96135 (Vinton)	0	<11

*Source: California Department of Developmental Services, 2018.*

## Far Northern Regional Center

Far Northern Regional Center (FNRC) has offices located in Redding and Chico that serves children and adults with developmental disabilities who are residents in Butte, Glenn, Lassen, Modoc, Plumas, Shasta, Siskiyou, Tehama, and Trinity counties. It serves families whose infants or toddlers (birth to 3 years of age) have or are at risk for development disabilities or delays. FNRC also serves individuals over age 3, including adults. As of April 1, 2019, Far Northern Regional Center provides services to 124 clients in Plumas County.

In order to fulfill the diverse needs of persons from infancy to end of life, some of the services and supports provided by FNRC include:

- Early Intervention Services
- Behavior Intervention
- Respite Care
- Licensed Homes
- Adult Day Activities
- Supported Employment
- Independent Living Setting
- Healthcare

## Large Families

Large families are defined by the US Census Bureau as households containing five or more persons. They are considered a special needs group because there is a limited supply of adequately sized housing to accommodate their needs. A five-person household requires a three- or four-bedroom home; a six-person household requires four bedrooms; and a seven-person household requires four to six bedrooms.

According to the 2012–2016 US Census American Community Survey, 366 households (4.9 percent) in unincorporated Plumas County included five or more persons. Of those, 154 (42.1 percent) were owner-occupied large households, and 212 (57.9 percent) were renter-occupied large households.

As of 2017, there was no shortage of housing for large families in Plumas County due to the availability of housing by bedroom size. There are 7,591 three-bedroom housing units, 1,611 four-bedroom units, and 166 units with five or more bedrooms, respectively comprising 48.2 percent, 10.2 percent, and 1.1 percent of all housing in the county. Since the population of Plumas County changes gradually and the average household size was 2.06 persons per household in 2017, it can be presumed that the current supply of housing is sufficient to accommodate large families.

## Female-Headed Households

Female-headed households are households headed by a single female parent with children under the age of 18 living at home. Single-parent households generally have lower incomes than two-parent households and often require special attention due to their need for affordable child care, health care, housing assistance, and other supportive services. Additionally, female-headed households generally tend to have lower incomes and higher living expenses, often making the search for affordable, decent, and safe housing more difficult.

Poverty is typically an issue with female-headed households. As of the 2012–2016 American Community Survey, approximately 11 percent of households in unincorporated Plumas County were female-headed households with children, and 3 percent of households were female-headed households under the poverty level. As a result of this poverty, it is likely that many of these female householders in Plumas County are overpaying for housing (i.e., paying more than 30 percent of their income for housing needs) and may be experiencing other unmet housing needs.

## Farmworkers

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. The number of persons employed in agriculture, forestry, fishing and hunting, and mining increased by 2.2 percent from 630 persons to 644 persons from 2010 to 2017 per ACS counts in those years, representing nearly 10 percent of the job market in Plumas County in 2017. According to the United States Department of Agriculture (USDA) 2017 Census of Agriculture there were 173 hired farm laborers and 211 unpaid farm laborers in Plumas County.

Most farmworkers earn relatively low wages, and thus they fall into the extremely low- and very-low-income categories. According to the occupational profile for Plumas County (accessed May 31, 2019, at <https://www.labormarketinfo.edd.ca.gov/>), the annual median income for farmworkers is \$38,780. This income falls within the low-income category.

Housing opportunities for migrant farmworkers may include employee housing (i.e., dwelling units or manufactured homes) and other congregate living facilities as well as affordable multifamily or single-family rental units (Housing Element Program 20). Year-round farmworkers typically need affordable rental or ownership housing, which is available in the County's existing residential zoning districts.

## Homeless Persons

Homeless individuals and families have the most immediate housing need of any special needs group. Their needs are difficult to meet because of the diversity and complexity of the factors that lead to homelessness. California state law requires that housing elements estimate the need for emergency shelter for homeless people.

In 2019, the NorCal Continuum of Care Point-in-Time count identified 1,249 homeless people in Del Norte, Lassen, Modoc, Plumas, Shasta, Sierra, and Siskiyou counties, which is a slight decrease of 23 from the 2016 Point-in-Time count, which identified 1,272 homeless. The vast majority (806 people) of the homeless counted in 2019 were unsheltered while only 443 people had access to shelter.

In Plumas County specifically, the Point-in-Time count identified 53 homeless people, or 4 percent of the homeless population counted in the seven-county region—11 had been experiencing chronic homelessness, and 24 were female, though only 5 of the women were unsheltered. The Plumas Crisis Intervention & Resource Center (PCIRC) offers homeless prevention and rapid re-housing programs, based on an evidence-based Housing First Model, utilizing available annual funding to those experiencing homelessness in Plumas County. Program examples include emergency motel sheltering, mental health transitional housing, Pathways Home (Housing First Model for transitioning offenders), emergency and transitional housing for youth, Ohana House in Quincy (emergency and transitional housing for adults age 18+), and Plumas House (transitional sober living environment for men). The Sierra Safe Program in Loyalton (Sierra County) provides emergency shelter through the women's shelter under correct criteria and/or motels.

Plumas County provides emergency shelter service through use of County buildings and facilities. During the Camp Fire disaster in Paradise, Butte County, Plumas County provided temporary emergency shelters in the Chester Memorial Hall, the Quincy Veteran's Hall, and the Plumas-Sierra County Fairgrounds in Quincy.

Additionally, the Plumas County Behavioral Health Department, Sierra County Behavioral Health Department, and the Plumas County Community Development Commission help coordinate local efforts through the Plumas-Sierra Housing Continuum of Care to identify homeless programs funding opportunities—for PCIRC as the primary homeless service provider—and to complete threshold requirement activities for state and federal affordable housing programs for future HCD/US Department of Housing and Urban Development (HUD) funded projects, such as the No Place Like Home program.

## Feather River College Student Resident Housing

Feather River College (FRC) in Quincy is a public community college, which is fully accredited by the Western Association of Schools and Colleges, and offers two year associate degrees, in addition to offering a four year Bachelor's of Science in Equine and Ranch Management.

FRC, as of October 2019, operated the following student housing:

- On-Campus Dormitories – 64 apartments housing 160 students
- The Meadows Apartments – 11 apartments housing 27 students
- The Pines Apartments – 25 rooms housing 46 students

This inventory consists of 77 one-bedroom apartments, 19 two-bedroom apartments, and 4 studio apartments across the three locations.

The FRC resident housing capacity is set at 233 students; however, the college has added extra bunks in some of the larger rooms, increasing the overall capacity to approximately 250 students. This number does not include staff living in dormitories for supervision.

While the unmet need of student housing is difficult to track, FRC estimates the resident housing needs gap to be approximately 70+ students. Based on a waitlist reaching 65 names during the summer of 2019, FRC was able to accommodate 25 additional students, leaving approximately 40 who could not be served with student housing. FRC received another 40+ inquiries about student housing during the summer of 2019, but these potential students never turned in an application after they learned about the waitlist.

During the fall of 2019, the majority of the residents in student housing were associate degree students with only two bachelor's degree students in the dormitories. It should be noted that the bachelor's degree students are relatively older (average 26 years old) and have reported their own difficulty in finding housing, as some have families and different needs than the associate degree students.

## Housing Resources and Opportunities

This section includes an evaluation of the availability of land resources, the County's ability to satisfy its share of the region's future housing needs, availability of public facilities (e.g., water and sewer capacity), environmental constraints, and financial resources available to assist in implementing the County's housing programs.

### Regional Housing Need

The Regional Housing Needs Allocation (RHNA) is a minimum projection of housing units needed to accommodate projected household growth at all income levels by the end of the housing element's statutory planning period.

Table 20 shows the County's regional housing need by income for the projection period beginning December 31, 2018, and ending August 31, 2024.

**Table 20: Regional Housing Needs Allocation, 2018–2024**

Income Category	Total RHNA
Extremely Low	2
Very Low	3
Low	3
Moderate	2
Above Moderate	6
Total	16

*Source: Plumas County, July 2019.*

### Adequate Sites Inventory and Analysis

This section addresses the requirements of California Government Code Sections 65583 and 65583.2 for a parcel-specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within unincorporated Plumas County. The County's share of the regional housing need will be met through the identification of available sites that are suitable and appropriately zoned for residential uses.

The County's land inventory was developed using a combination of resources, including the County's GIS (Geographic Information Systems) database, updated assessor's data, aerial mapping, and review of the County's General Plan Land Use Element and Zoning Ordinance. The inventory includes both small and large residentially zoned parcels that are vacant. The site-by-site inventory is located in Appendix A. Housing Element Program 1 ensures that the County will annually review the inventory to maintain an adequate supply of land.

## Realistic Capacity

The realistic buildout capacity was determined as follows: aerial surveys were reviewed and site visits were made to determine the proportion of developed versus vacant areas of parcels. The potential for additional development on each parcel was evaluated using utility maps, street maps, and similar information in County files to determine the availability of services that would accommodate future development, and by reviewing Flood Insurance Rate Maps, and County records of geologically and biologically sensitive areas to determine constraints to future development.

The County also considered and evaluated the implementation of its current multifamily development standards to determine approximate density and unit capacity. Realistic capacity for vacant sites was determined by multiplying the number of acres by the maximum density for the site, and then applying 80 percent of that result as the final realistic unit number to account for site and regulatory constraints.

## Zoning to Accommodate the Development of Housing Affordable to Lower-Income Households

Housing element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; or (2) utilize default density standards deemed adequate to meet the appropriate zoning test.

Per California Government Code Section 65583.2(c)(3)(B), the default density standard for Plumas County, which for purposes of this code section is defined as an unincorporated area in a nonmetropolitan county, is a minimum of 10 dwelling units per acre. Sites in the County that are zoned to provide for higher density projects and encourage and facilitate the development of housing for lower-income households are in the Multiple-Family Residential Zone (M-R) and associated General Plan land use designation Multiple-Family Residential, which allows a maximum density of 21.8 dwelling units per acre. Consequently, the County's zoning is consistent with, and in fact exceeds, the minimum default density standard of 10 dwelling units per acre and is therefore considered appropriate to accommodate housing for lower-income households.

## Small Site Development

The County is not relying on small vacant M-R sites (smaller than a half-acre) to meet a portion of its lower income RHNA, and therefore those types of parcels do not appear in the Appendix A inventory.

## Meeting the Regional Housing Need

Table 21 compares the Plumas County RHNA for both the 5th and 6th cycle planning periods to the available vacant sites inventory capacity. The resulting analysis demonstrates that the County has a surplus of vacant sites that have the realistic development potential to allow the construction of approximately 1,941 units affordable to lower-income households (including extremely low-, very-low-, and low-income households) and 2,803 units affordable to moderate- and above-moderate-income households, for a total vacant sites inventory RHNA surplus of 4,744 units.

Appendix A (Tables A-1 and A-2) provides the characteristics of the high density and lower density available vacant sites for the development of single-family homes and multifamily units, as well as adequate sites maps (Figures A-1 through A-6) that show the location of each site, by area, including Graeagle and Blairsden, Greenville, Chester and Lake Almanor, La Porte, Delleker and Portola (unincorporated), and Quincy.

**Table 21: Comparison of Regional Growth Need and Residential Sites Capacity**

Income Category	5th Cycle 2014–2019 RHNA	6th Cycle 2018–2024 RHNA	Total Regional Growth Need	Realistic Vacant Residential Sites Capacity	RHNA Surplus
Very Low	12	5	28	1,969	1,941
Low	8	3			
Moderate	12	2	45	2,848	2,803
Above Moderate	25	6			
Total	57	16	73	4,817	4,744

*Source: Plumas County, July 2019.*

## Availability of Public Facilities

The County has prepared an inventory of vacant sites (Appendix A) that are suitable for the development of housing for all income levels to meet the RHNA. Part of determining the suitability of the sites is to consider whether water capacity, sewer capacity, and other necessary public facilities including dry utilities will be available to the sites in the vacant land inventory during the planning period. A brief discussion of the availability of these facilities follows.

To comply with SB 1087 (Florez, 2005), the County will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

## Water and Sewer Capacity

The County does not directly provide water and sewer; these services are provided by independent special districts. The Multiple-Family Residential (M-R) zoned property is, for the most part, located within areas where sufficient water, sewer, and electrical services are provided because that is a requirement of the General plan land use designations. Housing Element Program 24 supports the County's cooperation with PCCDC and special districts when seeking funding for water and sewer infrastructure repairs, upgrades, and new facilities.

The following list includes the special districts that provide water and sewer services to residential properties, including M-R zoned properties, in the unincorporated area of Plumas County. Sufficient total existing water and sewer capacity is available to accommodate the identified residential capacity, including on M-R zoned sites, in the American Valley Community Service District (CSD) and Grizzly Lake CSD. As a result, sufficient total water and sewer capacity is available to accommodate the regional housing need for all income groups. Additional new community sewer capacity is planned for the Graeagle Land and Water Company service area, including M-R zoned sites.

## Special Districts

- Chester Public Utility District (PUD)
  - Water system has sufficient capacity
  - Sewer system may need upgrade
- Walker Ranch CSD
  - Water system more than sufficient capacity
  - Sewage disposal capacity unclear
- Hamilton Branch CSD
  - Water system has sufficient capacity
  - No community sewage disposal system
- Indian Valley CSD
  - Water and sewer capacity is unknown
- American Valley CSD
  - Water system has sufficient capacity
  - Sewage system has sufficient capacity
- Graeagle Land and Water Company
  - Water system has sufficient capacity
  - Plans to build new community sewage disposal system are underway
- West Almanor CSD
  - Water system is a mutual water company
  - No community sewage disposal system
- Grizzly Lake CSD
  - Water system has sufficient capacity
  - Sewage system has sufficient capacity
- Plumas Eureka CSD
  - Water system has sufficient capacity
  - Sewage system has sufficient capacity
- Clio PUD
  - Water system capacity is unknown
  - No community sewage disposal system

## Electricity and Other Dry Utilities

Dry utilities including electricity, telephone, cable, and internet service are available to most areas within the County. At this time, electricity is available through Liberty Energy, Plumas-Sierra Rural Electric Cooperative, and Pacific Gas and Electric Company (PG&E). The extension of power to service new residential developments has not been identified as a constraint. Outlying areas, outside of established communities, may not be served.

Dry utility services providers are as follows:

■ Electricity	Liberty Energy, Plumas-Sierra Rural Electric Cooperative, PG&E
■ Telephone	AT&T and Frontier Communications
■ Internet	Plumas-Sierra Rural Electric Cooperative, AT&T, DigitalPath

## Environmental Constraints

The majority of sites included in the sites inventory (Appendix A) are in existing communities, such as Graeagle, Greenville, Chester and Lake Almanor, Delleker and Portola (unincorporated), and Quincy, where infrastructure is in place (e.g., the availability of water and sewer, roadways, drainage) and most geographic or environmental constraints, such as topography, the presence of wetlands, or soils issues, are minimal. Although some sites in the unincorporated areas of the County fall within a Federal Emergency Management Agency (FEMA) floodplain (Tables A-1 and A-2), these issues will be mitigated with future development projects.

The FEMA Flood Insurance Rate Maps (FIRM) describe the following two types of Special Flood Hazard Areas (SFHA) present in the County. SFHA are defined as the area that will be inundated by the flood event having a 1.0% chance of being equaled or exceeded in any given year. The 1.0% annual chance flood is also referred to as the base flood or 100-year flood.

- Zone A: No base flood elevation determined.
- Zone AE: Base flood elevations determined.

Areas on a FEMA FIRM in the County outside the SFHAs include:

- Shaded Zone X: Areas determined to be within the 0.2% (500-year) annual chance floodplain.
- Unshaded Zone X: Areas determined to be outside the 0.2% (500-year) annual chance floodplain.

Lastly, Zone D areas are where there are possible, but undetermined flood hazards, as no analysis of flood hazards has been conducted.

## Financial Resources

Efforts by the County to assist in the development, rehabilitation, and conservation/preservation of affordable housing would utilize organizational, agency, and other financial resources. The following local, state, and federal housing programs that are valuable resources in assisting in the development of affordable housing, conservation of housing stock, the preservation of at-risk housing, and for housing rehabilitation, are as follows, and described under this section:

- Home Investment Partnerships Program
- Housing Choice Voucher (Section 8) Program
- Community Development Block Grant
- Section 202 and Section 108 Loan Guarantees
- Community Reinvestment Act
- Low-Income Housing Tax Credit Program
- Acquisition/Rehabilitation Program
- Affordable Housing Programs
- Urban Predevelopment Loan Program
- Multifamily Housing Program

Additionally, Housing Element Program 3 supports assessing the feasibility of an Affordable Housing Trust Fund to be used for the development of affordable housing in the County, Program 12 speaks to the development of a first-time homebuyer program, and Program 14 seeks to reinstate a Housing Rehabilitation Program to provide down payment assistance and rehabilitation services for lower income households.

Further, Housing Element Program 13 addresses the State law requirement that jurisdictions preserve publicly assisted affordable housing projects at risk. With that said, as of July 2019 there are no affordable units in Plumas County at risk of converting to market-rate housing.

### Home Investment Partnerships Program

The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees, or other forms of credit enhancement, or for rental assistance or security deposits.

Participating jurisdictions may choose from a broad range of eligible activities, using HOME funds to provide home purchase or rehabilitation financing assistance to eligible homeowners and new homebuyers, to build or rehabilitate housing for rent or ownership, or for "other reasonable and necessary expenses related to the development of non-luxury housing," including site acquisition or improvement, demolition of dilapidated housing to make way for HOME-assisted development, and payment of relocation expenses. Also, participating jurisdictions may use HOME funds to provide tenant-based rental assistance contracts of up to two years if such activity is consistent with their consolidated plan and justified under local market conditions.

## Public Housing Authority

The local Public Housing Authority (PHA) is operated by PCCDC, which, as the housing authority for the county, manages housing and community development activities, including affordable rental housing opportunities and the Housing Choice Voucher (Section 8) program.

The affordable rental housing opportunities for families, seniors, and the disabled in Plumas County are funded in partnership by HUD and USDA and include five housing developments for a total of 209 units that are owned, managed, and maintained by the PCCDC, as follows:

- Valley Heights (Quincy) – 47 units for families and seniors (USDA)
- Green Meadows (Greenville) – 47 units for families and seniors (HUD)
- Pine Meadows (Chester) – 16 units for families (USDA)
- Sierra Meadows (Chester) – 49 units for families and seniors (HUD)
- Wildwood Village (Chester) – 50 units for seniors and the disabled (USDA)

The Housing Choice Voucher program involves a tenant-based rental subsidy administered by the agency. Qualified families are selected and certified from a waiting list. A qualified family can use the certificate at any decent, sanitary, and safe housing unit (single family or multifamily) that accepts the certificates. The tenant's portion of the rent is based on 30 percent of the adjusted family gross income. The housing authority subsidizes the difference between the tenant's portion and the contract rent. However, fair market rents restrict the actual contract rent as determined by the US Department of Housing and Urban Development. The Housing Choice Voucher program is similar to the certificate program, except the tenant's housing contract rent is not restricted by fair market rents. In total for Plumas, Lassen, Tehama, and Sierra counties, there are 632 Housing Choice Vouchers assigned. As of July 2019, there were 170 active housing vouchers in Plumas County and 370 persons on the Plumas County waitlist. Housing Element Program 23 supports the continued management of the Housing Choice Voucher Program by PCCDC.

Housing Element Program 16 supports fair housing practices and PCCDC will continue to provide notice and educational materials on fair housing rights and equal housing opportunity to residents of Plumas County through the CDC's housing programs and Section 8 applications.

## Community Development Block Grant

The US Department of Housing and Urban Development awards Community Development Block Grants (CDBG) annually to entitlement jurisdictions and states for general activities, including housing, and economic development activities. HUD also offers various other programs that can be used by the County, nonprofit, and for-profit agencies for the preservation of low-income housing units such as Section 202 and Section 108 loan guarantees. Housing Element Program 25 supports PCCDC applying for CDBG program funding.

## Community Reinvestment Act

The Community Reinvestment Act (CRA), enacted by Congress in 1977, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires the period evaluation of each insured depository institution's record in helping meet the credit needs of its entire community. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.

## Low-Income Housing Tax Credit Program

In 1986, Congress created the Low-Income Housing Tax Credit (LIHTC) to encourage private investment in the acquisition, rehabilitation, and construction of low-income rental housing. Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California Legislature created a state program to supplement the federal credit.

The state credit is essentially identical to the federal credit. The Tax Credit Allocation Committee allocates both, and state credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas; ten percent are reserved for nonprofit sponsors. To compete for the credit, rental housing developments must reserve units at affordable rents to households at or below a percentage of area median income.

The federal tax credit provides a subsidy over 10 years toward the cost of producing a unit. Developers sell these tax benefits to investors for their present market value to provide upfront capital to build the units. Credits can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehabilitation, or new construction of rental housing. Projects not receiving other federal subsidy receive a federal credit of 9 percent per year for ten years and a state credit of 30 percent over four years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a 4 percent federal credit each year for ten years and a 13 percent state credit over four years.

## California Housing Finance Agency

The California Housing Finance Agency (CHFA) offers permanent financing for acquisition and rehabilitation to for-profit, nonprofit, and public agency developers seeking to preserve at-risk housing units. In addition, the CHFA offers low interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program.

## Federal Home Loan Bank System

The Federal Home Loan Bank System facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low-income households must occupy at least 20 percent of the units for the useful life of the housing or the mortgage term.

## California Department of Housing and Community Development

HCD conducts the Urban Predevelopment Loan Program, which provides funds to pay the initial costs of preserving existing affordable housing developments for their existing tenants. Priority is given to applications with matching financing from local agencies or federal programs. HCD also conducts the acquisition and rehabilitation component of the Multifamily Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low interest construction and permanent loans. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.

## Constraints on the Development of Housing

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Various interrelated factors can constrain the ability of the private and public sectors to provide adequate housing and meet the housing needs for all economic segments of the community. These factors can be divided into two categories: (1) governmental constraints and (2) nongovernmental constraints. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing. Nongovernmental constraints consist of land availability, the environment, vacancy rates, land cost, construction costs, and availability of financing.

### Governmental Constraints

Governmental constraints are policies, standards, requirements, or actions imposed by the various levels of government upon land and housing ownership and development. Although federal and state agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this Housing Element.

### Zoning Standards

Table 22 presents the County's development standards, which are applied to all new residential developments.

Table 22: Development Standards

Zone District	Maximum Bldg. Height <sup>2</sup>	Lot Width	Minimum Yard Setback						Min. Lot Area (sq.ft.)	Lot Area per unit (sq.ft.)	Maximum Lot Coverage
			Front	Side Parcels < 1 acre	Side Parcels ≥ 1 acre	Rear Parcels < 1 acre	Rear Parcels ≥ 1 acre				
2-R	35 ft	60 ft	20 ft	5 ft/story	30 ft	5 ft/story	30 ft	21,780	-	-	50%
3-R	35 ft	60 ft	20 ft	5 ft/story	30 ft	5 ft/story	30 ft	14,520	-	-	50%
7-R	35 ft	60 ft	20 ft	5 ft/story	30 ft	5 ft/story	30 ft	6,223	-	-	50%
M-R	35 ft	60 ft	20 ft	5 ft/story	30 ft	5 ft/story	30 ft	6,000	1,998	-	50%
S-1	35 ft	120 ft	20 ft	5 ft/story	30 ft	5 ft/story	30 ft	43,560	-	-	-
S-3	35 ft	150 ft	20 ft	5 ft/story	30 ft	5 ft/story	30 ft	130,680	-	-	-
R-10	35 ft	300 ft	20 ft	5 ft/story	30 ft	5 ft/story	30 ft	435,600	-	-	-
R-20	35 ft	300 ft	20 ft	5 ft/story	30 ft	5 ft/story	30 ft	871,200	-	-	-
AP	35 ft	N/A	20 ft	5 ft/story	30 ft	5 ft/story	30 ft	3,484,800	-	-	-
GA	35 ft	300 ft	20 ft	5 ft/story	30 ft	5 ft/story	30 ft	1,742,400	-	-	-
MH	— <sup>1</sup>	— <sup>1</sup>	— <sup>1</sup>	— <sup>1</sup>	— <sup>1</sup>	— <sup>1</sup>	— <sup>1</sup>	— <sup>1</sup>	— <sup>1</sup>	— <sup>1</sup>	— <sup>1</sup>

Source: Plumas County Code, Title 9, Planning & Zoning, enacted June 19, 2018.

<sup>1</sup> As required by the primary zoning in which the MH (Manufactured Home Combining Zone) zoning is combined.

<sup>2</sup> Height limit only, does not apply to number of stories.

## Parking Standards

The County's parking requirements vary according to the type of dwelling unit, as shown in Table 23.

**Table 23: Residential Parking Standards**

Type of Residential Development	Required Parking (covered or uncovered)
Single Family	Two parking spaces
Multifamily	
One bedroom or studio	Two parking spaces
Two bedrooms	Two parking spaces
Three or more bedrooms	Two parking spaces
Second Dwelling Unit	One parking space
Mobile Home Parks	Two parking spaces per dwelling unit

*Source: Plumas County Zoning Ordinance, amended 1991.*

## Provisions for a Variety of Housing

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multifamily housing, manufactured housing, residential care facilities, SROs (Housing Element Program 21), mobile homes, employee housing, ADUs, emergency shelters, and transitional and supportive housing and navigation centers. Table 24 summarizes the residential uses permitted, not permitted, and those that require a special use permit by zoning district.

**Table 24: Housing Types Permitted by Zoning District**

Residential Use	Zone										
	2-R	3-R	7-R	M-R	S-1	S-3	R-10	R-20	AP	GA	MH <sup>1</sup>
Single-Family — Detached	P	P	P	P	P	P	P	P	P	P	P
Single-Family — Attached	-	-	-	P	-	-	-	-	-	-	-
2-4 Dwelling Units	P	P	P	P	P	P	P	P	-	P	
Residential Care ≤ 6P	P	P	P	P	P	P	P	P	P	P	
Residential Care > 6P	S	S	S	S	S	S	S	S	S	S	
Emergency Shelter	-	-	-	P	-	-	-	-	-	-	-
Single-Room Occupancy <sup>2</sup>	-	-	-	<u>2</u>	-	-	-	-	-	-	-
Manufactured Homes	P	P	P	P	P	P	P	P	P	P	P
Mobile Homes	P	P	P	P	P	P	P	P	P	P	P
Transitional Housing	<u>4</u>										
Employee Housing	-	-	-	-	-	-	-	-	P	P	
Supportive Housing	<u>4</u>										
Accessory Dwelling Units <sup>5,6</sup>	P	P	P	-	P	P	P	P	-	-	-
Navigation Centers	<u>4</u>										

Source: Plumas County Code, Title 9 – Planning and Zoning, 2019

<sup>1</sup> As required by the primary zoning in which the MH (Manufactured Home Combining Zone) zoning is combined.

<sup>2</sup> See Program 22 – County to amend the Zoning Ordinance to allow emergency shelters as a permitted use in the M-R zone.

<sup>3</sup> Defined as “Rooming Facility” in Plumas County Code.

<sup>4</sup> See Program 9 – County to amend the Zoning Ordinance: 1) to define and consider transitional and supportive housing a residential use permitted by right in all zones that permit residential uses, 2) to allow supportive housing as a permitted use in zones where multifamily and mixed use is permitted, including nonresidential zones permitting multifamily uses, and 3) to allow Low Barrier Navigation Centers pursuant to Government Code Section 65560 – 65568 (AB 101, Weiner, 2019).

<sup>5</sup> Defined as “Additional Quarters” and “Guest Houses” in Plumas County Code.

<sup>6</sup> See Program 10 – County to review and revise, as needed, the Zoning Ordinance to define and permit ADUs in compliance with state law.

“P” = Permitted

“S” = Special Use Permit

“-” = Not Permitted

## Emergency Shelters and Transitional and Supportive Housing

SB 2 (Cedillo, 2007) requires every jurisdictions in the state of California to allow for emergency shelters and transitional and supportive housing.

The California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.” Transitional housing is a type of supportive housing used to facilitate the movement of people experiencing homelessness into permanent housing. A person experiencing homelessness may live in a transitional apartment for a predetermined period of time, however not less than six months while receiving supportive services that enable independent living. Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives.

The County commits to reviewing and revising, as necessary, its Zoning Ordinance to define and consider transitional and supportive housing a residential use permitted by right in all zones that permit residential uses, subject to only those restrictions that apply to residential uses of the same type in the same zone (Government Code Section 65583(a)(5)) through implementation of Program 9 and pursuant to SB 2. Further, in an effort to comply with AB 2162 (Chiu, 2018), the County will amend the Zoning Ordinance to allow supportive housing as a permitted use in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.

Pursuant to SB 2, the County must identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit or other discretionary permit. The zone or zones identified must have land available to accommodate an emergency shelter. The County commits to allowing emergency shelters as a permitted use in the Multiple-Family Residential (M-R) zone without a conditional use permit or other discretionary review through implementation of Program 22. Emergency shelters will not be subject to additional development standards, processing, or regulatory requirements beyond what applies to residential development in the M-R zone. Further, as part of Program 22, the County will evaluate adopting development and managerial standards that are consistent with California Government Code Section 65583(a)(4). These standards may include such items as lighting, on-site management, maximum number of beds or persons to be served nightly by the facility, off-street parking based on demonstrated need, and security during hours that the emergency shelter is in operation.

In 2019, the NorCal Continuum of Care Point-in-Time count identified 53 homeless people in Plumas County. Plumas County’s strategy for allowing the opportunity for the development of a year-round emergency shelter is primarily to provide suitable sites that are in close proximity to retail services; public transportation; medical facilities; employment opportunities; and have access to water, sewer, and other utilities.

The number of acres required to accommodate the unmet need of approximately 53 homeless individuals in a year-round emergency shelter was determined based on the average density (i.e., persons per acre) of temporary shelter facilities in Plumas County. Based on this analysis, the County has concluded that in order to meet the overall capacity needs of the potential 53 individuals requiring shelter in Plumas County, a site of not less than 1.5 acres is needed to develop an adequate shelter to meet the anticipated need. Appendix A, Table A-1, reflects M-R sites that are of sufficient size and could accommodate the development of an emergency shelter facility.

## Housing for Persons with Disabilities

In compliance with SB 520 (Chesbro, 2001), a complete evaluation of the County's zoning laws, practices, and policies was conducted and no constraints to housing development for persons with disabilities was found, with the exception of providing for a reasonable accommodation procedure in the County's Zoning Ordinance.

- **Reasonable accommodations.** The County's Zoning Ordinance does not have a reasonable accommodation procedure but has included Program 8 to come into compliance with SB 520.
- **Separation requirements.** The County's Zoning Ordinance does not impose any separation requirements between residential care facilities.
- **Site planning requirements.** The site planning requirements for residential care facilities are no different than for other residential uses in the same zone.
- **Definition of family.** The definition of family under the Plumas County Code Section 9-2.232 (Family) states "Family" shall mean "a person or persons living as an economic unit." Program 8 of the Housing Element directs the County to review and revise, as necessary, the Zoning Ordinance to ensure the County's definition of "Family" is consistent with federal and state fair housing laws and is not a constraint on the development of housing for persons with disabilities.

## Accessory Dwelling Units

An accessory dwelling unit or "ADU" is a secondary dwelling unit with complete independent living facilities for one or more persons and can generally take three forms:

- **Detached:** the unit is separated from the primary residential structure
- **Attached:** the unit is attached to the primary residential structure
- **Repurposed Existing Space:** attached or detached space (e.g., garage) converted into an independent living unit

An ADU provides complete independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated (GC 65852.2(i)(4)). It also includes an efficiency unit (See Health and Safety Code Section 17958.1) and a manufactured home (See Health and Safety Code Section 18007).

AB 1866 (Wright, 2002) requires local governments to use a ministerial process for considering second-unit applications for the purpose of facilitating the production of affordable housing. To comply with state law, the County has included Program 10, which commits to reviewing the Zoning Ordinance and revising, as needed, to define and permit ADUs in compliance with state law, including also addressing AB 2299 (Bloom, 2016) and SB 1069 (Wieckowski, 2016). See Table 24 for how "ADUs" are defined and permitted in the Plumas County Code.

## Local Processing and Permit Procedures

Shown in Table 25 are the typical permit processing times for residential development.

**Table 25: Typical County Permit Process and Timelines**

Project Type	Approving Body	Timeline
Ministerial Review	Planning and Building Services	2 to 3 weeks
Conditional Use Permit	Zoning Administrator	3 to 6 months
Zone Change	Board of Supervisors	6 months
General Plan Amendment	Board of Supervisors	6 months to 1 year
Site Plan Review	Planning and Building Services	2 to 3 weeks
Architectural/Design Review	Design Review Committee	3 to 4 weeks
Tract Maps	Zoning Administrator	6 months to 1 year
Parcel Maps	Zoning Administrator	4 to 6 months
CEQA – Negative Declaration	Zoning Administrator/Board of Supervisors	6 months to 1 year
CEQA – EIR	Zoning Administrator/Board of Supervisors	1 to 2 years

*Source: Plumas County, 2019.*

Shown in Table 26 are the typical processing procedures for residential development.

**Table 26 Typical Processing Procedures by Project Type**

	Single-Family Unit	Subdivision	Multifamily < 5 Units	Multifamily ≥ 5 Units
Typical Approval Requirements	Site Plan	Tentative Map Review (including approval by Zoning Administrator)	Site Plan	Site Plan
	—	—	Design Review	Design Review
	—	—	—	—
Est. Total Processing Time	1 week	9 months	3 weeks	3 to 6 weeks

*Source: Plumas County, 2019.*

Housing Element Program 4 ensures that the County will continually seek to improve development review and permit processing times and procedures to minimize the time required for review and project approval.

## Typical Densities for Development

Plumas County is a rural county with diverse small communities that has not experienced significant housing development since the economic recession of 2008-09. Densities vary widely depending on infrastructure availability in different communities. However, where public water and sewage disposal is available, the typical density for development in the past has been approximately three dwelling units per acre. Outside of community areas, rural residential densities are typically five to ten acres per dwelling unit. Multifamily densities in community areas are typically seven to ten units per acre.

## Length of Time Between Application Approval and Building Permit Issuance

The length of time to obtain building permits from the subdivision approval stage, is largely dependent on the urgency of the developer. The typical timeframe from entitlement approval to obtaining building permits is 3 to 6 weeks depending upon the complexity of the project.

## Design Guidelines

The County implements individual design (architectural review) guidelines in the communities of Quincy, Chester, Johnsville, and LaPorte. These design guidelines do not constrain the development of housing, but rather provide more specificity and guidance. For more information on the design review guidelines, visit the County's Planning Department Design Review Areas webpage.

**Quincy Design Review Guidelines:** The Quincy Design Review Guidelines only apply to the areas in Quincy that have the Special Plan Design Review Area (SP-DRA). A map showing the parcels where the guidelines apply is included on page 7 of the Quincy Design Review Guidelines PDF. The parcels that are zoned M-R (Multiple-Family Residential) and have the combining zone SP-DRA are limited in Quincy. The guidelines pertain to new construction, exterior modifications, commercial landscapes, and signage, which are in the Design Review Area and visible from the street. The guidelines include voluntary and mandatory requirements (i.e., goals are voluntary and guidelines are mandatory, but the guidelines may have exceptions granted based on the circumstances or if the project will provide a greater public benefit).

The guidelines apply to commercial and residential structures. Commercial structure guidelines address building height, building width, building setback, proportion of openings, horizontal rhythms, roof form, architectural style, building materials, color, awnings/sidewalk coverings, roof projections, and maintenance of vacant buildings. The residential guidelines include the review of building height, architectural style, building materials, color, and awnings. The guidelines also apply to signs and streetscapes/landscapes.

**Chester Design Review Guidelines:** The Chester Design Review Guidelines apply to the areas along Highway 36 (Main Street) on parcels that have the SP-DRA. A map showing the parcels where the guidelines apply is included on page 6 of the Chester Design Review Guidelines PDF. The parcels that are zoned M-R (Multiple-Family Residential) and have the combining zone SP-DRA are limited (approximately 6 parcels). The Chester Design Review Guidelines are structured like the Quincy Design Review Guidelines. The guidelines include commercial and residential structure guidelines as well as guidelines for signs and streetscapes/landscapes.

The guidelines apply to new construction, exterior modifications, commercial landscapes, and signage, which are within the Design Review Area and visible from the street. The commercial structure requirements address building height, building width, building setback, building orientation, horizontal rhythms, roof form, architectural style, building materials, color, awnings/sidewalk coverings, roof projections, and maintenance of vacant buildings. The residential guidelines entail the review of building height, architectural style, building materials, color, and awnings.

**Johnsville Design Review Guidelines (Style Book):** The Johnsville Design Review Guidelines, also known as the Style Book, apply to the entire historic town of Johnsville. The guidelines relate to maintaining the historic nature of the architecture, exterior siding, foundations, roofing, exterior finish, and optional materials.

**La Porte and Little Grass Valley Design Review Guidelines:** The La Porte Design Review Guidelines apply to the historic town of La Porte. Page 2 of the guidelines shows a map of the parcels where the guidelines apply.

The Little Grass Valley guidelines apply to lots in the vicinity of the lake that is zoned "R-C" (Recreation Commercial). The guidelines apply to all exterior building activities for commercial and residential structures, except painting. Guidelines are included for signs, fencing, and buildings (design, materials, and windows).

## Planning and Building Permit Fees

Total development costs are similar for both single and multifamily developments. Table 27 shows the current 2017–2018 planning fees.

**Table 27: Planning Fees (2017-2018)**

Fee Category	Fee Amount	
Planning Applications or Permits	Single-Family	Multifamily
Variance	\$1,167.00	\$1,167.00
Special Use Permit	\$1,220.00	\$1,220.00
Special Use Permit Amendment	\$677.00	\$677.00
General Plan Amendment	\$1,658.00	\$1,658.00
Zone Change	\$1,320.00	\$1,320.00
Technical Report Review (Traffic Studies, Grading Plans, Erosion Control Plans, Flood Studies, Drainage Studies, and Geotechnical Reports)	\$1,000 deposit billed at \$77.54/hr.(Public Works) and \$500 deposit billed at \$75.57/hr. (Engineering)	\$1,000 deposit billed at \$77.54/hr.(Public Works) and \$500 deposit billed at \$75.57/hr. (Engineering)
Planned Development Permit (without Tentative Map)	\$2,144 + \$125/lot	\$2,144 + \$125/lot
Planned Development Permit (with Tentative Map)	\$1,571.00	\$1,572.00
Specific Plan	-	-
Development Agreement	\$3186 + \$1,000 deposit billed at \$77.54/hr. (Public Works) + \$1,000 deposit billed at \$75.57/hr. (Engineering)	\$3186 + \$1,000 deposit billed at \$77.54/hr. (Public Works) + \$1,000 deposit billed at \$75.57/hr. (Engineering)
Development Agreement Amendment	\$1,672 + \$1,000 deposit billed at \$77.54/hr. (Public Works) + \$1,000 deposit billed at \$75.57/hr. (Engineering)	\$1,672 + \$1,000 deposit billed at \$77.54/hr. (Public Works) + \$1,000 deposit billed at \$75.57/hr. (Engineering)
Site Development Permit	\$1,327	\$1,327
Modification of Development Standards	\$1,509 + \$25/lot	\$1,509 + \$25/lot
Fire Safe Driveway Review (Engineering Dept.)	\$151	\$151
Subdivision Fees or Applications	Single-Family	Multifamily
Certificate of Compliance	\$1,009	\$1,010
Lot Line Adjustment	\$1,120 + \$62/lot	\$1,120 + \$62/lot
Owner Initiated Merger	\$202	\$202
Tentative Map	\$2,010 + \$409/lot	\$2,010 + \$409/lot
Parcel Map Check (Engineering Dept.)	\$1,128	\$1,128

Fee Category	Fee Amount	
Parcel Map Check per parcel fee (Engineering Dept.)	\$75	\$75
Subdivision Map Check (Engineering Dept.)	\$2,364	\$2,364
Subdivision Map Check per lot fee (Engineering Dept.)	\$75	\$75
Tentative Tract Map	-	-
Final Parcel Map	-	-
Vesting Tentative Map	-	-
Reconsideration of Tentative Map	1/2 current fee + \$25	1/2 current fee + \$25
Extension of Time (to record final map)	\$386	\$386
Reversion to Acreage	\$689	\$689
Modification of Recorded Map by Amendment of Recorded Map	\$1,233 + \$50/map	\$1,233 + \$50/map
Modification of Recorded Map by Certificate of Correction	\$1,082 + \$50/map	\$1,082 + \$50/map
Inspection Fee (for the Construction Phase of Improvement Plans) (Engineering Dept.)	\$250 + \$5,000 deposit billed at \$75.57/hr.	\$250 + \$5,000 deposit billed at \$75.57/hr.
Record of Survey Check (Engineering Dept.)	\$507	\$507
Environmental Review	Single-Family	Multifamily
Initial Study	-	-
Environmental Impact Report (Prepared by Consultant)	\$6,857 + 5.41% of EIR cost paid by developer	\$6,857 + 5.41% of EIR cost paid by developer
Environmental Impact Report (Prepared by Planning Department)	\$3,426 + \$89/hr.	\$3,426 + \$89/hr.
Negative Declaration (Prepared by Consultant)	\$5,050 + 5.41% of the Negative Declaration cost paid to consultant	\$5,050 + 5.41% of the Negative Declaration cost paid to consultant
Negative Declaration (Prepared by Planning Department)	\$2,772 + \$101/hr.	\$2,772 + \$101/hr.
Mitigated Negative Declaration (Prepared by Consultant)	\$5,050 + 5.41% of the Negative Declaration cost paid to consultant	\$5,050 + 5.41% of the Negative Declaration cost paid to consultant
Mitigated Negative Declaration (Prepared by Planning Department)	\$2,772 + \$101/hr.	\$2,772 + \$101/hr.
Fees for Service	Single-Family	Multifamily
Water and Sewer	By Community Services District	By Community Services District
Sewer Hook-up	By Community Services District	By Community Services District

Source: Plumas County Planning and Building Services Fee Schedule, 2017-2018.

## Development Fees

Plumas County estimates the total building permit fees for a 2,150 square foot single-family home, including an attached 800 square foot garage, 200 square foot covered porch, 400 square foot covered patio, and 600 square foot deck is \$6,808.80. Based on typical single-family construction development costs in Plumas County, the overall estimated proportion of development costs (\$322,500) to building permit fees (\$6,808.80) is roughly 2 percent.

Based on a 10-unit multi-family apartment complex, with each unit being a one-bedroom 600 square foot space with a 40 square foot covered porch and a 200 square foot carport garage space, the County estimates the total building permit fees at \$2,709.86 per unit or a total of \$27,098.60 for the development. With typical multi-family construction development costs in Plumas County, the overall estimated proportion of development costs (\$810,000) to building permit fees (\$27,098.60) is roughly 3 percent.

The County does not have development impact fees.

## Building and Code Enforcement

### Building Standards

Plumas County has adopted:

- 2007 and all subsequent editions (2016) of the California Building Code
- 2006 International Building Code
- 2007 and all subsequent editions of the California Electrical Code (2016)
- State Housing Law (California Health and Safety Code §§ 17910 et seq; California Code of Regulations, Title 25, Div. 1, Ch. 1, Subchapter 1) and subsequent amendments
- 2007 and all subsequent editions of the California Mechanical Code (2016)
- 2007 and all subsequent editions of the California Plumbing Code (2016)
- 2007 and all subsequent editions of the California Fire Code (2016)

No local amendments have been made. The ordinance is worded so that new State-adopted revised codes are locally adopted without the need to amend the ordinance every three years when the new codes come out.

These standards include the Wildland Urban Interface (WUI) Building Standards, which are applicable in High Fire Hazard Severity Zones and Very High Fire Hazard Severity Zones. The County has also adopted local certified SRA (State Responsibility Areas) FireSafe regulations in lieu of the state regulations.

### Code Enforcement

The Plumas County Code Enforcement Department and Building Department views code enforcement as the means to ensure safe and uniform construction practices critical to providing decent, suitable shelter for all economic segments of the community, and to safeguard the general health, safety, and welfare of the community. The majority of citizens recognize the importance of voluntary compliance with the County Code; however, to protect citizens from those who disobey County codes, codes must be enforced. Most code violations do not fall under the jurisdiction of the Sheriffs Department; therefore, a Code Enforcement Department was established by the County Board of Supervisors to delegate this responsibility.

Alleged violations come to the attention of Code Enforcement through the public, community groups, other agencies and Board of Supervisors referrals. Code Enforcement is primarily a complaint-driven process with the sole purpose of maintaining established norms and standards for the community. Complaints should be filed with the Code Enforcement Officer when someone feels there is a violation of any one of the following:

- Zoning Ordinance
- Building Codes
- Environmental Health & Safety Regulations

Code enforcement also enforces the California Penal Code including sections 373(a), 374.4, and 402b; California Health and Safety Code sections such as 17920.3 involving substandard buildings, and various vehicle code sections involving abandon vehicles.

The Code Enforcement Department's Operating Principles include the following:

- Compliance is our goal; enforcement is to be used after other options have failed.
- Respond to enforcement concerns in accordance with established priorities.
- Assist the owner or tenant through the permit process, where this approach achieves compliance.
- Allow the owner/tenant a reasonable amount of time to resolve a violation.
- Creating a homeless situation is to be avoided whenever possible.

An Investigative Service Request Form or Complaint Form (found on the County's website at <https://www.plumascounty.us/79/Code-Enforcement>) is mandatory before a complaint is accepted and processed for investigation.

Enforcement of the Building Code is not viewed as an obstacle to the provision of affordable housing in the County. Housing Element Program 15 ensures compliance with County codes through the County's code enforcement practices.

## On- and Off-Site Improvements

Site improvement costs include the cost of providing access to the site, clearing the site, and grading. In the case of a subdivision, such costs may also include other improvements such as building roads and installing sewer, water, and other utilities. Residential subdivision projects require street widths as follows:

- Total right-of-way for a typical multifamily subdivision is 60 to 78 feet wide, with a surfaced traveled way 22 feet wide, total paved shoulder 16 feet wide, and rocked shoulders 4 feet wide. Total shoulder width may be reduced to 6 feet where no on-street parking is permitted and ADT (Average Daily Traffic) is less than 1,000.
- Total right-of-way for a typical single-family subdivision is 50 to 60 feet wide, with surfaced traveled way 22 feet wide and total shoulder 4 feet to 8 feet wide.
- Total right-of-way for a typical suburban or rural subdivision is 40 to 50 feet wide, with surfaced traveled way 18 to 22 feet and total shoulder 4 feet wide.

As with land costs, several variables affect costs, including site topography and proximity to established roads, sewers, and water lines. Engineering and other technical assistance costs are usually included with site improvements, as these services are required to ensure that development is constructed according to established codes and standards.

Developers of multifamily projects and single-family housing tracts may be required to pay for extension of sewer and water services, depending on location. These and other site improvement costs are typical of all counties in California and do not impose a significant constraint on the development of housing. The County does not impose any unusual requirements as conditions of approval for new development.

## Review of Local Ordinances

The County does not have any locally adopted ordinances that hinder the development of housing.

## Nongovernmental Constraints

### Development Costs

Construction costs can run as low as \$125 to \$150 per square foot. The addition of amenities and complexities raises the cost to \$200, \$350, or more per square foot.

Construction costs vary widely according to the type of development, with multifamily housing generally less expensive to construct than single-family homes. However, wide variation within each construction type exists depending on the size of the unit and the number and quality of amenities provided, such as fireplaces, swimming pools, and interior fixtures, among others.

In addition to construction costs, the price of land is one of the largest components of housing development costs. Land costs vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (i.e., steep slopes, soil stability, seismic hazards, or flooding) can also be factor in the cost of land. Other costs stem from professional services such as land surveying and engineering, soils engineering/analysis, site design, landscape and architectural design, and permit processing.

If labor or material costs increase substantially, the cost of construction in Plumas County could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and the rehabilitation of existing housing. The County will continue to do its part in reducing development processing times and providing a more streamlined review process.

### Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Plumas County. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. Typically, when interest rates decline, sales increase. The reverse has been true when interest rates increase. Table 28 illustrates interest rates as of April 2019. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans.

**Table 28: Interest Rates (April 2019)**

	Interest (Percent)	APR (Percent)
<b>Conforming</b>		
30-Year Fixed	4.125	4.23
15-Year Fixed	3.5	3.701
5-Year ARM	3.75	4.646
<b>Jumbo</b>		
30-Year Fixed	3.875	3.939
7-Year ARM	3.250	4.220

*Source: [www.wellsfargo.com](http://www.wellsfargo.com), April 2019.*

### Price of Land

Based on data gathered from Trulia.com, accessed in June 2019, lot costs range from \$3,000 to \$950,000, with an average price of \$70,358 and a median price of \$32,500. Improved residential property costs range from \$8,000 to \$1,750,000, with an average price of \$296,411 and a median price of \$253,500.

# Residential Energy Conservation

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Housing elements must include a review of opportunities to encourage energy conservation in residential development (California Government Code Section 65583(a)(7)). Energy conservation policies could reduce housing costs, promote sustainable design, and help reduce greenhouse gases. Title 24 of the California Administrative Code sets mandatory energy efficiency standards for development.

The California Department of Housing and Development encourages jurisdictions to take steps toward better energy conservation through their housing element updates. Plumas County is doing its part through Housing Element Programs 5, 17, and 18 that support the implementation of the California Building Code, enforcement of Title 24, and encouragement of County residents to participate in energy efficiency programs. Additional local, regional, and state energy conservation resources are listed below. There are also ideas listed on HCD's website to help jurisdictions and residents address energy conservation.

## Energy Conservation Resources

### California Solar Initiative Rebates

Rebates vary according to system size, customer class, and performance and installation factors (<https://www.gosolarcalifornia.org/>). There are two rebate programs: Expected Performance-Based Buydown (for systems that are less than 30 kilowatts) and Performance-Based Incentive (for all systems greater than 30 kilowatts).

### Single-Family Affordable Solar Housing

The Single-Family Affordable Solar Housing (SASH) program offers incentives to qualified low-income homeowners to help offset the costs of a solar electric system. The SASH program is overseen by the California Public Utilities Commission and administered by GRID Alternatives, a nonprofit organization.

### California Solar Initiative Multifamily Affordable Solar Housing

The Multifamily Affordable Solar Housing (MASH) program offers solar incentives for qualifying affordable multifamily dwellings. The program is overseen by the California Public Utilities Commission and offers incentives to qualifying affordable housing within the service territories of PG&E, Southern California Edison Company, and San Diego Gas & Electric. MASH provides fixed, upfront, capacity-based incentives for qualifying solar energy systems. The amount of the incentive depends on which track the applicant is eligible for.

### Federal Solar Investment Tax Credit

The Federal Investment Tax Credit (ITC) for residential and commercial solar systems is 30 percent of net system cost. This tax credit is available on residential properties that commence construction by 2019. The ITC then steps down to 26 percent in 2020 and 22 percent in 2021. After 2023, the residential credit will drop to zero, while the commercial and utility credit will drop to a permanent 10 percent.

## Pacific Gas and Electric Company

PG&E serves the electrical needs in Plumas County. PG&E offered the following energy conservation programs as of April 2019 (<https://www.pge.com/>):

- SmartAC. Provides free equipment and installation for the efficient regulation of central air conditioning systems and heat pumps for residential and small business customers.
- AC Quality Care Program. Provides rebates up to \$480 to help pay for work done by AC Quality Care certified contractors.
- Energy analyzers and calculators (online).
- Zero Net Energy (ZNE) program. Began in 2010 to support the 2008 California Long Term Energy Efficiency Strategic Plan; ZNE goals state that all new residential construction will be ZNE by 2020.
- Rebate Program. Offers a range of rebates on energy-saving products for residential owners.
- Home Upgrade program. Offers up to \$5,500 in rebates from PG&E for energy-efficiency upgrade projects.
- Energy Upgrade California Home Upgrade rebate program.

Energy consumption in Plumas County is almost entirely electricity use because there are no natural gas service lines in the County. As an alternative, residents and businesses use private propane tank services for gas or utilize a fuel oil provider.

## Local Programs

### Plumas County Community Development Commission

PCCDC offers the Low Income Weatherization Program to eligible households (owners and renters) to receive energy efficiency improvements installed at no cost, such as weather-stripping, insulation, door repairs, storm windows, compact fluorescent and LED light bulbs, thermostats, vent covers, ducting repair, and other energy-related home repairs (e.g., replacement of water heaters, space heating systems, and refrigerators).

PCCDC also offers the Low Income Home Energy Assistance Program (HEAP) to eligible households whose gross annual income is below the qualifying income limits. HEAP helps with home energy bills by making a payment to a utility company on behalf of the household. For example, a payment can be made to the electric company, propane company, fuel oil provider; or if wood is the primary heating source, a payment for wood delivery can be made to qualified wood suppliers. Emergency assistance payments may also be available if a shut off notice is received. For more information visit: <http://www.plumascdc.org/energy.html>

### Plumas-Sierra Rural Electric Cooperative

Plumas-Sierra Rural Electric Cooperative provides helpful links on their website to information, such as an energy audit, and online calculators to help homeowners and renters estimate the cost of operating appliances and powering a home. For more on cost and energy-saving information visit:

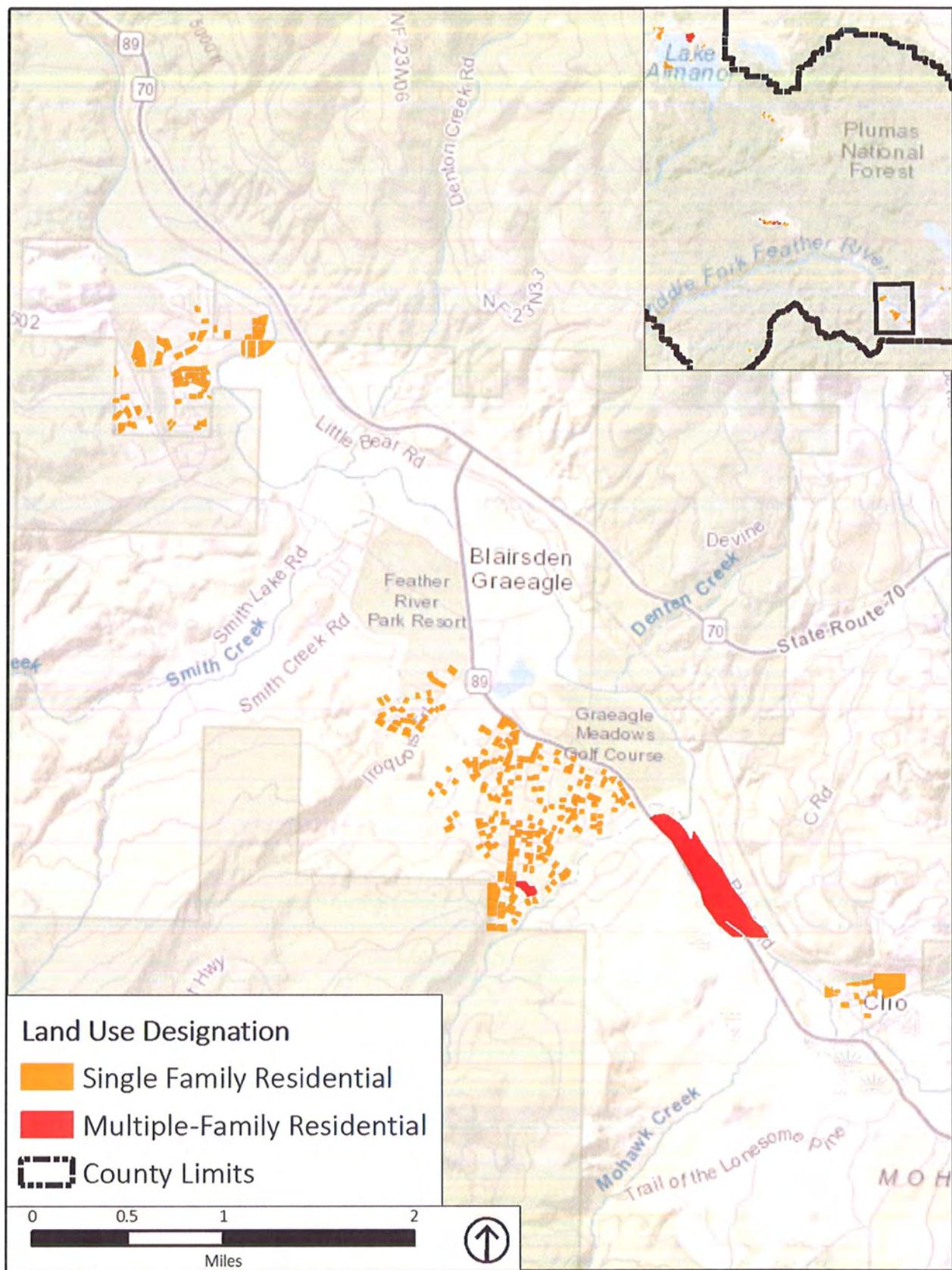
<https://www.psrec.coop/energy/conservation-tips-tools/>

The Winter Rate Assistance Program (WRAP) offers a discounted rate to income-qualifying members during the winter heating season (i.e., November through April). For more information visit:

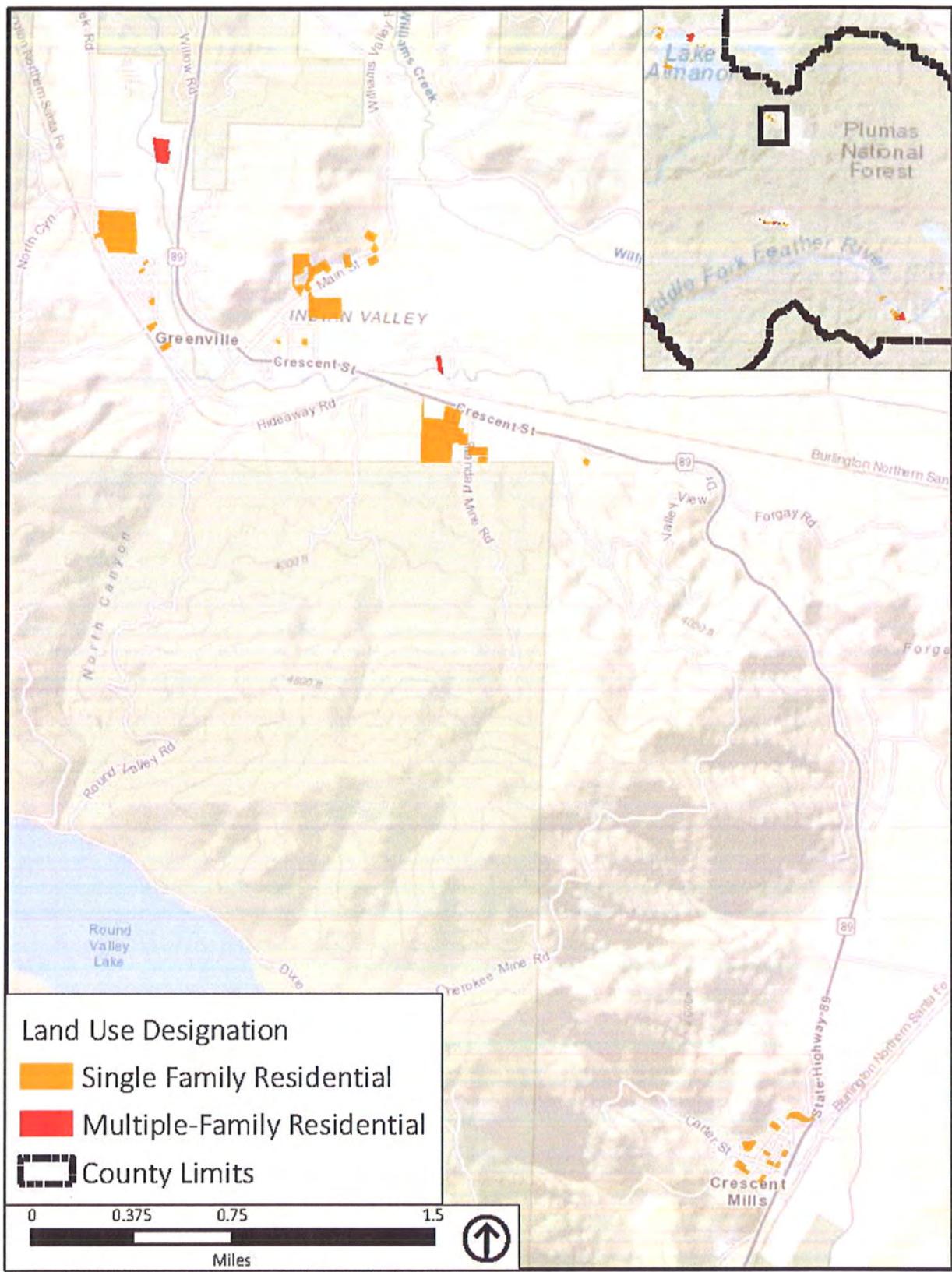
<https://www.psrec.coop/services/low-income-assistance/>

## Appendix A: Vacant Sites Inventory

Figure A-1: Graeagle and Blairsden Adequate Sites



**Figure A-2: Greenville Adequate Sites**



Source: ESRI, 2019; County of Plumas, 2019; PlaceWorks, 2019.

Figure A-3: Chester and Lake Almanor Adequate Sites

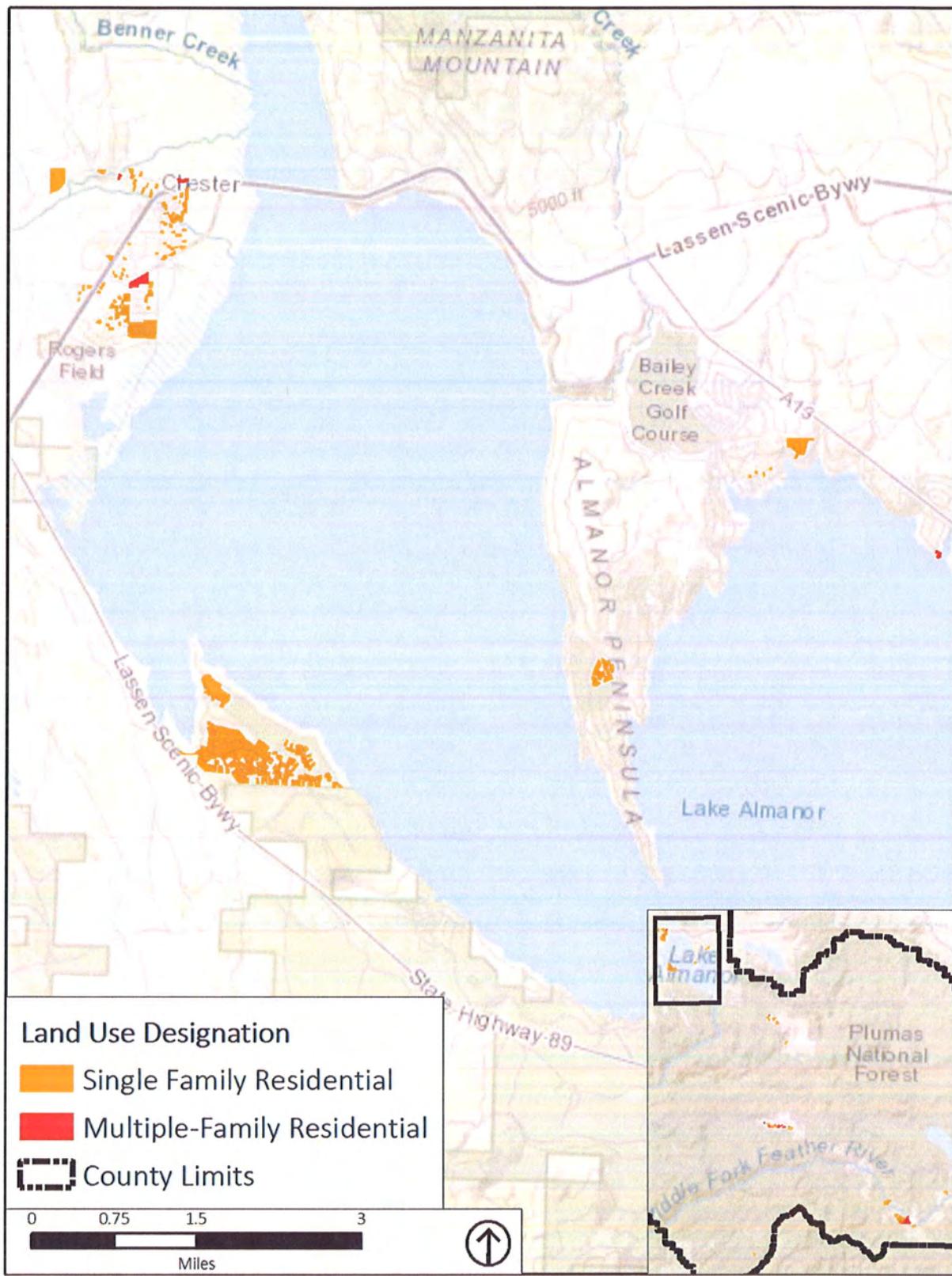


Figure A-4: La Porte Adequate Sites

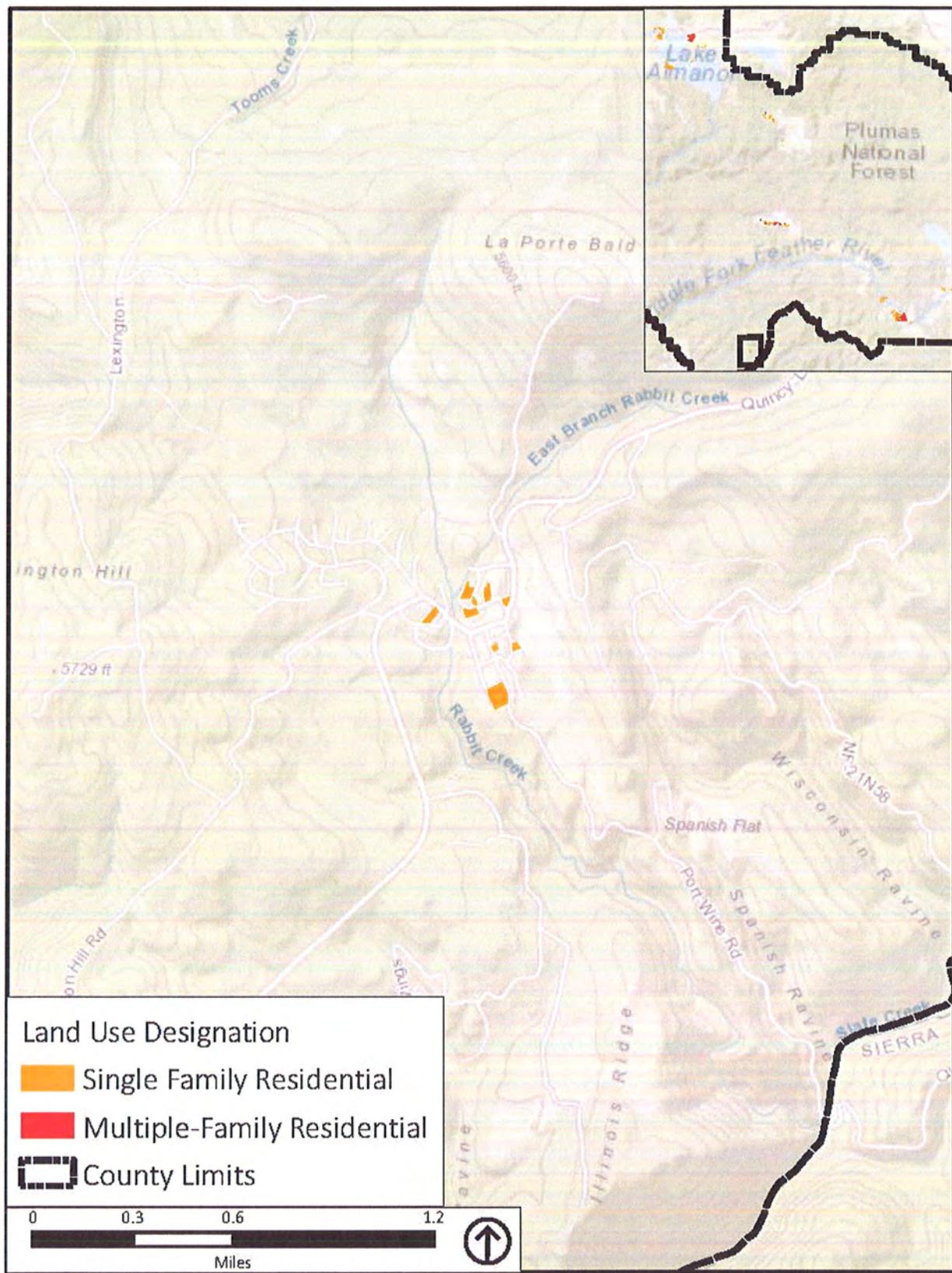


Figure A-5: Delleker and Portola (unincorporated) Adequate Sites

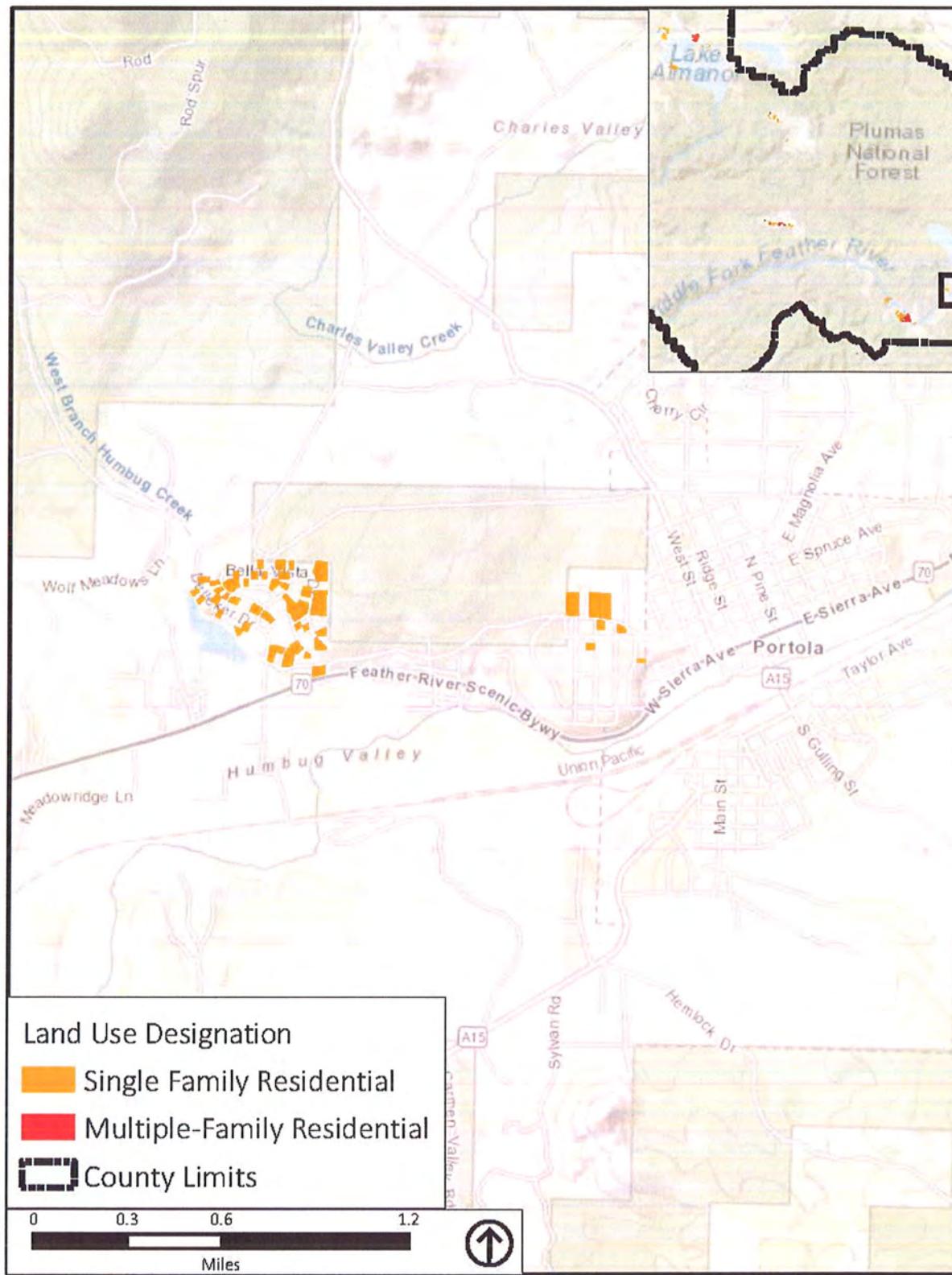
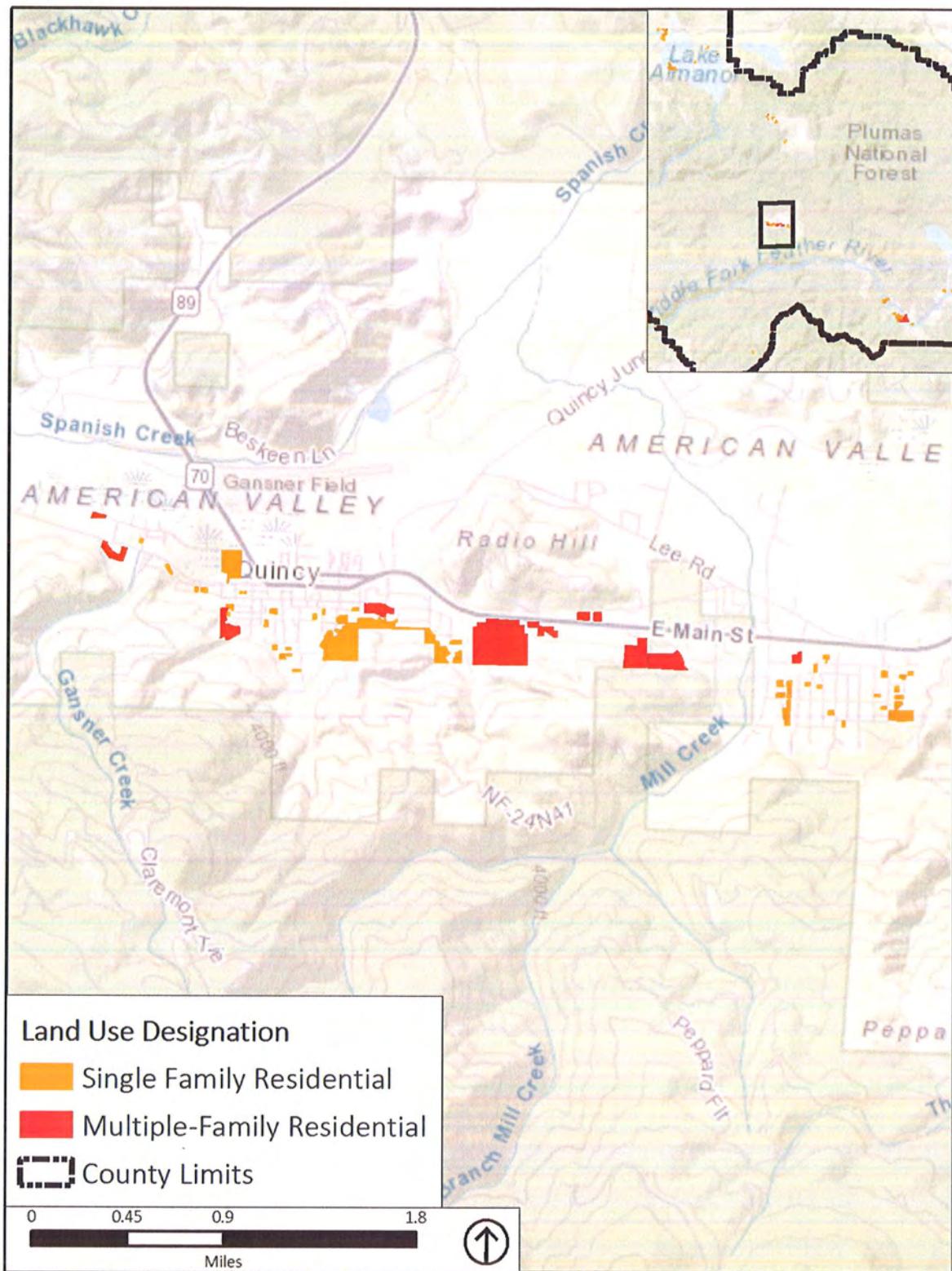


Figure A-6: Quincy Adequate Sites



**Table A-1: Vacant High Density Sites to Accommodate the Lower Income RHNA**

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
100021013	0.556	Multiple-Family Residential	M-R	Chester Public Utility District	Unshaded Zone X and Zone A	Sewer may need upgrade	10
100043001	1.513	Multiple-Family Residential	M-R	Chester Public Utility District	Unshaded Zone X	Sewer may need upgrade	26
100260007	5.21	Multiple-Family Residential	M-R	Chester Public Utility District	Unshaded Zone X	Sewer may need upgrade	91
104260028	0.619	Multiple-Family Residential	M-R	Hamilton Branch CSD	Unshaded Zone X	Lacks community sewer	11
104260029	0.56	Multiple-Family Residential	M-R	Hamilton Branch CSD	Unshaded Zone X	Lacks community sewer	10
110172013	0.514	Multiple-Family Residential	M-R	Indian Valley CSD	Zone AE, Unshaded Zone X, and Shaded Zone X	Water and sewer capacity unknown	9
110270008	1.396	Multiple-Family Residential	M-R	Indian Valley CSD	Zone AE, Unshaded Zone X, and Shaded Zone X	Water and sewer capacity unknown	24
110280014	1.511	Multiple-Family Residential	M-R	Indian Valley CSD	Zone AE, Unshaded Zone X, and Shaded Zone X	Water and sewer capacity unknown	26
115059049	0.607	Multiple-Family Residential	M-R	American Valley CSD	Unshaded Zone X		10
115080022	2.113	Multiple-Family Residential	M-R	American Valley CSD	Unshaded Zone X	Unconsolidated fill; wetlands	37
115093052	3.534	Multiple-Family Residential	M-R	American Valley CSD	Unshaded Zone X	Steep topography	62
115210019	1.54	Multiple-Family Residential	M-R	American Valley CSD	Shaded Zone X, and Unshaded Zone X		26
115210020	1.26	Multiple-Family Residential	M-R	American Valley CSD	Shaded Zone X, and Unshaded Zone X		22
115300017	0.722	Multiple-Family Residential	M-R	American Valley CSD	Shaded Zone X, Zone AE, and Unshaded Zone X		13
116100076	0.65	Multiple-Family Residential	M-R	American Valley CSD	Unshaded Zone X		11
116100077	1.183	Multiple-Family Residential	M-R	American Valley CSD	Unshaded Zone X		21
116100083	0.948	Multiple-Family Residential	M-R	American Valley CSD	Unshaded Zone X		17
116100089	0.553	Multiple-Family Residential	M-R	American Valley CSD	Unshaded Zone X		10
116100090	0.637	Multiple-Family Residential	M-R	American Valley CSD	Unshaded Zone X		11
116100092	0.849	Multiple-Family Residential	M-R	American Valley CSD	Unshaded Zone X		15

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
116172010	0.994	Multiple-Family Residential	M-R	American Valley CSD	Shaded Zone X		18
116300006	1.369	Multiple-Family Residential	M-R	American Valley CSD	Unshaded Zone X		24
116300008	1.982	Multiple-Family Residential	M-R	American Valley CSD	Unshaded Zone X		34
116300013	4.647	Multiple-Family Residential	M-R	American Valley CSD	Unshaded Zone X		81
116300039	0.689	Multiple-Family Residential	M-R	American Valley CSD	Unshaded Zone X		12
116300040	0.627	Multiple-Family Residential	M-R	American Valley CSD	Unshaded Zone X		11
116300041	0.677	Multiple-Family Residential	M-R	American Valley CSD	Unshaded Zone X		12
116300044	0.669	Multiple-Family Residential	M-R	American Valley CSD	Unshaded Zone X		12
116320034	7.087	Multiple-Family Residential	M-R	American Valley CSD	Unshaded Zone X	Steep topography	124
130050016	65.045	Multiple-Family Residential	M-R	Graeagle Land and Water Company	Unshaded Zone X and Zone A	Lacks community sewer; plans to build new system underway	1,134
130351006	0.657	Multiple-Family Residential	M-R	Graeagle Land and Water Company	Unshaded Zone X	Lacks community sewer; plans to build new system underway	11
130363002	0.685	Multiple-Family Residential	M-R	Graeagle Land and Water Company	Unshaded Zone X	Lacks community sewer; plans to build new system underway	12
130363003	0.562	Multiple-Family Residential	M-R	Graeagle Land and Water Company	Unshaded Zone X	Lacks community sewer; plans to build new system underway	10
130363004	0.693	Multiple-Family Residential	M-R	Graeagle Land and Water Company	Unshaded Zone X	Lacks community sewer; plans to build new system underway	12
Total							1,969

Source: Plumas County, 2019; PlaceWorks 2019.

**Table A-2: Vacant Lower Density Sites to Accommodate the Moderate and Above Moderate Income RHNA**

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
001241008	11.195	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		63
003023003	0.354	Single Family Residential	7-R		Zone D		2
003023004	0.273	Single Family Residential	7-R		Zone D		2
003024005	0.132	Single Family Residential	7-R		Zone D		1
003024014	0.213	Single Family Residential	7-R		Zone D		1
003024025	0.504	Single Family Residential	7-R		Zone D		3
003031003	0.542	Single Family Residential	7-R		Zone D		3
003041002	0.276	Single Family Residential	7-R		Zone D		2
003041003	0.19	Single Family Residential	7-R		Zone D		1
003053002	0.152	Single Family Residential	7-R		Zone D		1
003055006	0.217	Single Family Residential	7-R		Zone D		1
003340005	0.671	Single Family Residential	7-R		Zone D		4
100010027	0.87	Single Family Residential	7-R	Chester PUD	Unshaded Zone X , Zone A		5
100021020	0.874	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		5
100023002	0.426	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100023008	0.448	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		3
100023016	0.134	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100031011	0.386	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100032017	0.095	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100032025	0.233	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100032039	0.149	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
100052003	0.254	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100052004	0.243	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100052005	0.25	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100052006	0.256	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100052007	0.253	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100052008	0.313	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100052009	0.208	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100052010	0.391	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100052012	0.347	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100052013	0.313	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100053009	0.358	Single Family Residential	7-R	Chester PUD	Unshaded Zone X, Zone A		2
100055006	0.453	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		3
100055010	0.112	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100055012	0.112	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100059018	0.14	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100071006	0.278	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100071007	0.289	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100072001	0.659	Single Family Residential	7-R	Chester PUD	Unshaded Zone X, Zone A		4
100072004	0.484	Single Family Residential	7-R	Chester PUD	Unshaded Zone X, Zone A	Flood zone	3
100072006	0.491	Single Family Residential	7-R	Chester PUD	Unshaded Zone X, Zone A	Flood zone	3
100072007	0.471	Single Family Residential	7-R	Chester PUD	Unshaded Zone X, Zone A	Flood zone	3
100072008	0.493	Single Family Residential	7-R	Chester PUD	Unshaded Zone X, Zone A	Flood zone	3

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
100072009	0.466	Single Family Residential	7-R	Chester PUD	Unshaded Zone X, Zone A	Flood zone	3
100072014	0.255	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100072015	0.247	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100072016	0.295	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100072019	1.247	Single Family Residential	7-R	Chester PUD	Unshaded Zone X, Zone A		7
100072020	0.77	Single Family Residential	7-R	Chester PUD	Unshaded Zone X, Zone A		4
100091013	0.118	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100092006	0.161	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100092020	0.161	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100092021	0.161	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100093011	0.169	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100093012	0.19	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100095011	0.252	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100121020	0.149	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100141011	0.161	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100141024	0.092	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100141025	0.092	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100141026	0.138	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100142002	0.161	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100143016	0.321	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100143022	0.161	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100143023	0.161	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
100144010	0.197	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100152003	0.321	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100152011	0.122	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100152014	0.161	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100152024	0.34	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100152026	0.574	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		3
100152029	0.161	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100152030	0.161	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100163011	0.154	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100172009	0.15	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100180005	0.277	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100180006	0.201	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100180013	0.29	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100191012	0.175	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100194002	0.248	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100194015	0.171	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100194016	0.172	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100210029	0.315	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100210030	0.226	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100210033	0.269	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100251001	0.403	Single Family Residential	7-R	Chester PUD	Unshaded Zone X, Zone A	Flood zone	2
100251021	0.587	Single Family Residential	7-R	Chester PUD	Unshaded Zone X, Zone A	Flood zone	3

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
100251025	0.527	Single Family Residential	7-R	Chester PUD	Unshaded Zone X, Zone A	Flood zone	3
100302010	0.308	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100303001	0.335	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100303002	0.34	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100303003	0.341	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100303005	0.352	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100303006	0.304	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100303007	0.353	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100303008	0.318	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100311009	0.309	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100313010	0.302	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100322009	0.312	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100322010	0.308	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100322011	0.3	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100322012	0.304	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100322013	0.292	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100322014	0.269	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100322015	0.286	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100322016	0.307	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100322017	0.31	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100322018	0.306	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100322019	0.308	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
100322020	0.307	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100322021	0.311	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100322022	0.29	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100322023	0.299	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100322024	0.298	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100322025	0.284	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100322026	0.311	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100322027	0.302	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100322028	0.251	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100331001	0.269	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100331002	0.315	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100331003	0.327	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100331004	0.296	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100331005	0.31	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100331006	0.308	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100331007	0.295	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100331008	0.317	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100331009	0.307	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100331010	0.309	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100331011	0.308	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100331012	0.305	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100331013	0.309	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
100331014	0.279	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100331015	0.274	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100331016	0.308	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100331017	0.3	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100331018	0.307	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100331019	0.307	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100331020	0.304	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100331021	0.316	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100331022	0.292	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100331023	0.307	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100331024	0.31	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100331025	0.297	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100331026	0.329	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100331027	0.313	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100331028	0.273	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100332001	0.181	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100332002	0.345	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100332003	0.384	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100332004	0.343	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100332005	0.357	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100332006	0.353	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100332009	0.34	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
100332010	0.344	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100332011	0.344	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100332012	0.327	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100332013	0.337	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100332014	0.288	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100332016	0.691	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		4
100352004	0.186	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100352007	0.204	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100352008	0.249	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100352016	0.186	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100354002	0.19	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100362006	0.206	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100371005	0.299	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100371006	0.308	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100371007	0.342	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100371010	0.386	Single Family Residential		Chester PUD	Unshaded Zone X		2
100372002	0.218	Single Family Residential		Chester PUD	Unshaded Zone X		1
100372003	0.278	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100372004	0.328	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100381005	0.326	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100381006	0.315	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100381008	0.295	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
100382007	0.267	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100383001	0.347	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100383003	0.318	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100383005	0.321	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100383008	0.344	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100383010	0.296	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100383013	0.269	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100383014	0.267	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100383015	0.274	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100383016	0.302	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100384001	0.328	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100384002	0.3	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100384003	0.301	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100384004	0.298	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100384005	0.291	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100384006	0.329	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100384007	0.295	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100392006	0.338	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100392014	0.527	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		3
100401002	0.293	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100401003	0.293	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100401008	0.321	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
100402001	0.354	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100402002	0.312	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100402012	0.323	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100403001	0.473	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		3
100403006	0.299	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		2
100470002	1.127	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		6
100481021	0.142	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100481023	0.178	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100482001	0.234	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
100482017	0.172	Single Family Residential	7-R	Chester PUD	Unshaded Zone X		1
102421003	0.447	Single Family Residential	7-R		Unshaded Zone X		3
102421004	0.482	Single Family Residential	7-R		Unshaded Zone X		3
102421005	0.473	Single Family Residential	7-R		Unshaded Zone X		3
102421007	0.594	Single Family Residential	7-R		Unshaded Zone X		3
102421008	0.787	Single Family Residential	7-R		Unshaded Zone X		4
102421009	0.575	Single Family Residential	7-R		Unshaded Zone X		3
102421010	0.487	Single Family Residential	7-R		Unshaded Zone X		3
102423003	0.505	Single Family Residential	7-R		Unshaded Zone X		3
102423005	0.491	Single Family Residential	7-R		Unshaded Zone X		3
102423007	0.621	Single Family Residential	7-R		Unshaded Zone X		3
102423008	0.459	Single Family Residential	7-R		Unshaded Zone X		3
102423011	0.466	Single Family Residential	7-R		Unshaded Zone X		3

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
102423012	0.466	Single Family Residential	7-R		Unshaded Zone X		3
102423014	0.517	Single Family Residential	7-R		Unshaded Zone X		3
102426007	0.539	Single Family Residential	7-R		Unshaded Zone X		3
102452005	0.622	Single Family Residential	7-R		Unshaded Zone X		3
102452007	0.644	Single Family Residential	7-R		Unshaded Zone X		4
102453003	0.531	Single Family Residential	7-R		Unshaded Zone X		3
102453004	0.635	Single Family Residential	7-R		Unshaded Zone X		4
102453006	0.571	Single Family Residential	7-R		Unshaded Zone X		3
102453007	0.576	Single Family Residential	7-R		Unshaded Zone X		3
102453008	0.5	Single Family Residential	7-R		Unshaded Zone X		3
102453009	0.672	Single Family Residential	7-R		Unshaded Zone X		4
104020007	10.301	Single Family Residential	7-R	Hamilton Branch CSD	Unshaded Zone X, Zone A		58
104020008	3.357	Single Family Residential	7-R	Hamilton Branch CSD	Unshaded Zone X		19
104412009	0.2	Single Family Residential	7-R	Hamilton Branch CSD	Unshaded Zone X		1
104413001	0.176	Single Family Residential	7-R	Hamilton Branch CSD	Unshaded Zone X		1
104413007	0.192	Single Family Residential	7-R	Hamilton Branch CSD	Unshaded Zone X		1
104414003	0.197	Single Family Residential	7-R	Hamilton Branch CSD	Unshaded Zone X		1
108010020	5.616	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		31
108010027	5.491	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		31
108010029	3.944	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		22
108060013	0.359	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108060014	0.372	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
108060016	0.415	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108173006	0.691	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		4
108211009	0.759	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		4
108211011	0.568	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108212009	0.5	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108212011	0.527	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108212012	0.512	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108213003	0.461	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108221002	0.371	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108221005	0.397	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108221008	0.386	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108222002	0.379	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108222004	0.372	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108222005	0.39	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108222007	0.392	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108222008	0.388	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108222009	0.401	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108222011	0.442	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108231003	0.403	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108231004	0.411	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108231006	0.422	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108231007	0.383	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
108231008	0.371	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108231011	0.379	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108231014	0.527	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108232001	0.679	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		4
108232002	0.395	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108232004	0.383	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108232005	0.488	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108232006	0.488	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108241001	0.463	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108241004	0.49	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108241006	0.425	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108241009	0.475	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108241010	0.518	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108243001	0.371	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108243003	0.387	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108244001	0.455	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108244002	0.486	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108251005	0.583	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108251006	0.548	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108251007	0.524	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108251008	0.528	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108251010	0.491	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
108252001	0.37	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108252002	0.368	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108252003	0.409	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108252005	0.39	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108252006	0.382	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108252009	0.389	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108262006	0.379	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108262007	0.401	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108262009	0.554	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108262010	0.58	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108262011	0.583	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108262012	0.534	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108262013	0.437	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108262014	0.393	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108262016	0.418	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108262017	0.436	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108263001	0.447	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108263003	0.412	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108263005	0.415	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108263006	0.442	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108263009	0.45	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108263011	0.506	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
108263013	0.495	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108264001	0.497	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108271002	0.372	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108271004	0.381	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108271006	0.371	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108271010	0.377	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108272002	0.381	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108272003	0.381	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108272004	0.391	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108272005	0.367	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108272007	0.369	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108272008	0.431	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108272009	0.381	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108272011	0.36	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108272013	0.365	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108272014	0.369	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108273001	0.518	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108273003	0.478	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108273005	0.402	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108273006	0.383	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108273009	0.47	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108273010	0.442	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
108273011	0.468	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108281001	0.604	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108281003	0.595	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108281004	0.509	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108281005	0.446	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108282002	0.379	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108282003	0.409	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108282004	0.406	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108283002	0.562	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108283004	0.548	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108290001	0.569	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108290002	0.575	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108290003	0.533	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108290004	0.643	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		4
108290005	0.57	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108290011	0.545	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108290016	0.584	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108290017	0.607	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108290018	0.701	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		4
108290019	0.83	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		5
108290020	0.728	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		4
108290021	0.618	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
108290022	0.788	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		4
108290023	0.69	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		4
108300004	0.456	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108300005	0.445	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108300008	0.512	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108300013	0.61	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108300015	0.552	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108300016	0.712	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		4
108300018	1.141	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		6
108300020	0.742	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		4
108300021	0.663	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		4
108300023	0.613	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108300024	0.726	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		4
108300025	0.886	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		5
108310001	0.323	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108310002	0.404	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108310003	0.414	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108310005	0.5	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108310007	0.527	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108310008	0.542	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108310011	0.555	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108310013	0.422	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
108310014	0.408	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108310017	0.479	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108310018	0.457	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108310019	0.563	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108310020	0.421	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108310021	0.433	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108310022	0.407	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108310023	0.563	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108310025	0.489	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108320009	1.617	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		9
108320011	1.542	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		9
108320012	1.418	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		8
108320013	1.432	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		8
108320014	1.618	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		9
108320015	1.403	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		8
108320016	1.56	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		9
108320017	1.525	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		9
108320018	0.916	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		5
108320019	0.958	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		5
108320020	0.983	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		6
108320021	0.96	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		5
108320022	0.95	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		5

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
108320023	1.04	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		6
108320024	1.17	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		7
108320025	0.928	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		5
108320026	1.034	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		6
108320027	2.373	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		13
108320030	1.114	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		6
108320031	1.599	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		9
108320032	1.103	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		6
108320033	1.71	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		10
108320034	1.277	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		7
108320035	0.8	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		4
108320036	1.102	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		6
108320037	1.288	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		7
108320038	3.176	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		18
108320039	1.817	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		10
108320040	1.784	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		10
108320041	1.912	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		11
108320042	1.723	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		10
108330001	0.308	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108330002	0.322	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108330003	0.398	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108330004	0.384	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
108330005	0.35	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108330006	0.525	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108330007	0.932	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		5
108330008	0.51	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108330009	0.399	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108330011	0.484	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108330012	0.526	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108330013	0.633	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		4
108330014	0.554	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108330015	0.473	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108340001	0.477	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108340004	0.939	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		5
108340005	0.91	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		5
108340006	0.963	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		5
108340007	0.509	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108340008	0.665	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		4
108340009	0.702	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		4
108340010	0.553	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108340011	0.664	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		4
108340012	0.51	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108340013	0.61	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108340014	0.557	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
108340015	0.667	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		4
108340016	0.534	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108340017	0.454	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108340018	1.461	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		8
108350001	0.547	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108350002	0.534	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108350003	0.595	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108350004	0.424	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		2
108350005	0.673	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		4
108350010	0.73	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		4
108350011	0.612	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		3
108350012	0.634	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		4
108350013	1.376	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		8
108350014	0.806	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		5
108350015	0.966	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		5
108350016	0.857	Single Family Residential	7-R	West Almanor CSD	Unshaded Zone X		5
110016004	0.134	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		1
110017001	0.112	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		1
110022005	0.196	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		1
110032002	0.134	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		1
110032032	0.225	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		1
110032033	0.229	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		1

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
110032034	0.235	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		1
110071009	0.525	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		3
110072004	0.262	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		1
110081005	0.641	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		4
110081012	1.216	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		7
110081019	2.269	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		13
110081031	0.107	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		1
110081035	0.343	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		2
110081036	0.611	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		3
110090003	0.171	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		1
110090005	0.698	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		4
110090008	0.163	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		1
110090015	0.192	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		1
110090016	0.19	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		1
110090017	0.187	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		1
110100002	5.577	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		31
110131019	0.071	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		0
110132010	0.168	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		1
110340015	0.414	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		2
110340016	0.404	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		2
110340017	0.609	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		3
110340018	1.35	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		8

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
110340020	0.414	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		2
110340021	0.687	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		4
110340022	0.428	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		2
110340023	1.02	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		6
110340024	1.089	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		6
110340025	8.414	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		47
110351010	0.371	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		2
110351011	0.382	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		2
110352004	0.846	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		5
110352005	0.42	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		2
110352033	0.393	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		2
110380006	0.214	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		1
110400016	9.097	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X	Wetland issues	51
110420006	0.11	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		1
111061002	0.43	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		2
111061007	0.488	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		3
111061011	0.501	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		3
111061012	0.204	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X		1
111081017	0.797	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X	No community sewer	4
111082006	0.201	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X	No community sewer	1
111082010	0.145	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X	No community sewer	1
111083001	0.175	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X	No community sewer	1

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
111083018	0.171	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X	No community sewer	1
111085004	0.169	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X	No community sewer	1
111085008	0.548	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X	No community sewer	3
111101008	0.217	Single Family Residential	7-R	Indian Valley CSD	Unshaded Zone X	No community sewer	1
115011004	1.032	Single Family Residential	7-R	American Valley CSD	Zone AE, Unshaded Zone X		6
115052007	0.056	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X		0
115052009	0.057	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X		0
115059016	0.35	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X		2
115059047	0.19	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X		1
115065021	0.455	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X		3
115069011	0.167	Single Family Residential	7-R	American Valley CSD	Zone AE, Shaded Zone X, Unshaded Zone X		1
115069023	0.267	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X		1
115075010	0.227	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X		1
115075017	0.131	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X		1
115075018	0.011	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X		0
115080022	1.521	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X	Soils issues	9
115093024	0.279	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X		2
115104040	1.234	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X		7
115104041	0.467	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X		3
115105007	0.186	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X		1
115105028	0.258	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X		1
115105030	0.142	Single Family Residential	7-R	American Valley CSD	Shaded Zone X, Unshaded Zone X		1

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
115105032	0.144	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X		1
115105035	0.165	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X		1
115111005	0.245	Single Family Residential	7-R	American Valley CSD	Zone AE, Unshaded Zone X	Flood zone	1
115122004	0.218	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X		1
115122011	2.42	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X		14
115140026	4.799	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X	Steep topography	27
115201006	0.195	Single Family Residential	7-R	American Valley CSD	Shaded Zone X		1
115222003	0.482	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X	Steep topography	3
115232011	0.232	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X		1
115232027	0.395	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X		2
115310001	0.529	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X		3
115310004	0.521	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X		3
115310005	0.591	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X		3
115310008	0.439	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X		2
115310011	0.14	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X		1
116180033	0.291	Single Family Residential	7-R	American Valley CSD	Shaded Zone X		2
116180055	0.359	Single Family Residential	7-R	American Valley CSD	Shaded Zone X		2
116194004	0.231	Single Family Residential	7-R	American Valley CSD	Shaded Zone X		1
116200031	0.214	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X, Shaded Zone X		1
116222023	0.248	Single Family Residential	7-R	American Valley CSD	Shaded Zone X		1
116222024	0.236	Single Family Residential	7-R	American Valley CSD	Shaded Zone X		1
116222025	0.233	Single Family Residential	7-R	American Valley CSD	Shaded Zone X		1

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
116222026	0.211	Single Family Residential	7-R	American Valley CSD	Shaded Zone X		1
116222027	0.226	Single Family Residential	7-R	American Valley CSD	Shaded Zone X		1
116222028	0.333	Single Family Residential	7-R	American Valley CSD	Shaded Zone X		2
116222030	0.487	Single Family Residential	7-R	American Valley CSD	Shaded Zone X		3
116231011	0.217	Single Family Residential	7-R	American Valley CSD	Shaded Zone X		1
116232004	0.181	Single Family Residential	7-R	American Valley CSD	Shaded Zone X		1
116243001	0.231	Single Family Residential	7-R	American Valley CSD	Shaded Zone X		1
116243020	0.196	Single Family Residential	7-R	American Valley CSD	Shaded Zone X		1
116253024	0.312	Single Family Residential	7-R	American Valley CSD	Shaded Zone X		2
116253027	0.287	Single Family Residential	7-R	American Valley CSD	Shaded Zone X		2
116253028	0.224	Single Family Residential	7-R	American Valley CSD	Shaded Zone X		1
116253029	0.239	Single Family Residential	7-R	American Valley CSD	Shaded Zone X		1
116253030	0.811	Single Family Residential	7-R	American Valley CSD	Shaded Zone X		5
116263020	0.304	Single Family Residential	7-R	American Valley CSD	Shaded Zone X		2
116265003	0.237	Single Family Residential	7-R	American Valley CSD	Shaded Zone X		1
116273003	0.257	Single Family Residential	7-R	American Valley CSD	Shaded Zone X		1
116280012	3.304	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X, Shaded Zone X		19
116361001	0.314	Single Family Residential	7-R	American Valley CSD	Shaded Zone X		2
116362001	0.331	Single Family Residential	7-R	American Valley CSD	Shaded Zone X		2
116362004	0.369	Single Family Residential	7-R	American Valley CSD	Shaded Zone X		2
116362018	0.535	Single Family Residential	7-R	American Valley CSD	Unshaded Zone X, Shaded Zone X		3
125040041	1.728	Single Family Residential	7-R		Zone D		10

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
125040042	1.67	Single Family Residential	7-R		Zone D		9
125040047	1.945	Single Family Residential	7-R		Zone D		11
125113002	0.407	Single Family Residential	7-R		Zone D	Possibly no community sewer	2
125114002	0.372	Single Family Residential	7-R		Zone D	Possibly no community sewer	2
125116006	0.336	Single Family Residential	7-R		Zone D	Possibly no community sewer	2
125129009	0.182	Single Family Residential	7-R		Zone D	Possibly no community sewer	1
125371019	0.408	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Unshaded Zone X, Zone D		2
125371020	0.338	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Unshaded Zone X, Zone D		2
125381007	0.232	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		1
125383004	0.277	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2
125383010	0.359	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2
125383011	0.437	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2
125383012	0.376	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2
125383013	0.279	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2
125383019	0.227	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		1
125383021	0.279	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2
125383028	0.252	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		1
125383030	0.211	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		1

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
125383034	0.613	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		3
125383036	0.413	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2
125383043	0.254	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		1
125383044	0.209	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		1
125383045	0.225	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		1
125391004	0.25	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		1
125391009	0.386	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2
125391010	0.267	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		1
125392001	0.413	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2
125392016	0.271	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2
125392017	0.299	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2
125393003	0.326	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2
125401008	0.244	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		1
125401010	0.243	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		1
125402005	0.424	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2
125402009	0.424	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2
125402011	0.166	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		1

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
125402013	0.251	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		1
125402015	0.252	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		1
125402028	0.267	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		1
125403001	0.217	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		1
125403003	0.271	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2
125403006	0.257	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		1
125403013	0.203	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		1
125403018	0.325	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2
125403019	0.345	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2
125403020	0.338	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2
125411003	0.257	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		1
125411004	0.258	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		1
125411006	0.259	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		1
125411011	0.527	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		3
125411012	0.577	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		3
125411013	0.487	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		3
125411016	0.37	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
125411017	0.389	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2
125411018	0.416	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2
125411019	0.432	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2
125411020	0.769	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		4
125412004	0.184	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		1
125412005	0.265	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		1
125412007	0.3	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2
125412010	0.457	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		3
125413003	0.268	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		1
125413013	0.303	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2
125413014	0.276	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2
125413016	0.308	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2
125413017	0.321	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2
125413018	0.423	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		2
125413019	0.506	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		3
125413020	0.511	Single Family Residential	7-R	Grizzly Lake Resort Improvement District	Zone D		3
129051007	0.367	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
129051008	0.418	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129053014	0.359	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129053015	0.396	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129053021	0.346	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129060015	0.376	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129061001	0.4	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129061002	0.398	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129061003	0.47	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		3
129061004	0.383	Single Family Residential	7-R	Plumas Eureka CSD	Zone A, Unshaded Zone X	Flood zone	2
129061005	0.335	Single Family Residential	7-R	Plumas Eureka CSD	Zone A, Unshaded Zone X	Flood zone	2
129061006	0.368	Single Family Residential	7-R	Plumas Eureka CSD	Zone A, Unshaded Zone X	Flood zone	2
129062010	0.357	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129062011	0.363	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129062014	0.359	Single Family Residential	7-R	Plumas Eureka CSD	Zone A, Unshaded Zone X	Flood zone	2
129070028	0.869	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		5
129081007	0.366	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129101001	0.508	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		3
129101002	0.517	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		3
129101012	0.621	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		3
129101013	0.684	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		4
129102011	0.319	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129102012	0.319	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
129102013	0.326	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129102015	0.33	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129102016	0.333	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129113002	0.324	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129114002	0.335	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129114003	0.32	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129121006	0.366	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129121007	0.322	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129122006	0.371	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129122007	0.378	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129123004	0.767	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		4
129123007	0.412	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129123008	0.368	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129123012	0.398	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129123018	0.368	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129123025	0.296	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129140002	0.373	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129140003	0.332	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129140004	0.341	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129140006	0.559	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		3
129150002	0.773	Single Family Residential	7-R	Plumas Eureka CSD	Zone A, Unshaded Zone X	Flood zone	4
129150004	0.917	Single Family Residential	7-R	Plumas Eureka CSD	Zone A, Unshaded Zone X	Flood zone	5

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
129150005	0.947	Single Family Residential	7-R	Plumas Eureka CSD	Zone A, Unshaded Zone X	Flood zone	5
129150007	0.819	Single Family Residential	7-R	Plumas Eureka CSD	Zone A	Flood zone	5
129150008	1.779	Single Family Residential	7-R	Plumas Eureka CSD	Zone A	Flood zone	10
129160038	0.221	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129170005	0.098	Single Family Residential	7-R	Plumas Eureka CSD	Zone A, Unshaded Zone X	Flood zone	1
129170032	0.71	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		4
129170047	0.107	Single Family Residential	7-R	Plumas Eureka CSD	Zone A, Unshaded Zone X		1
129170049	0.259	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129181001	0.188	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129181002	0.191	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129181018	0.129	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129181024	0.151	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129181027	0.12	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129181028	0.151	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129181029	0.176	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129181035	0.184	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129181036	0.132	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129181037	0.133	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129190001	0.146	Single Family Residential	7-R	Plumas Eureka CSD	Zone A, Unshaded Zone X		1
129190002	0.129	Single Family Residential	7-R	Plumas Eureka CSD	Zone A, Unshaded Zone X		1
129190003	0.122	Single Family Residential	7-R	Plumas Eureka CSD	Zone A, Unshaded Zone X		1
129190004	0.134	Single Family Residential	7-R	Plumas Eureka CSD	Zone A, Unshaded Zone X		1

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
129190005	0.146	Single Family Residential	7-R	Plumas Eureka CSD	Zone A, Unshaded Zone X		1
129190006	0.234	Single Family Residential	7-R	Plumas Eureka CSD	Zone A, Unshaded Zone X		1
129190007	0.2	Single Family Residential	7-R	Plumas Eureka CSD	Zone A, Unshaded Zone X		1
129190008	0.176	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129190009	0.179	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129190010	0.175	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129190011	0.183	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129190012	0.18	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129190013	0.171	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129190014	0.113	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129190027	0.019	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		0
129190030	0.028	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		0
129190031	0.288	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129190032	0.393	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129190033	0.402	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129190034	0.392	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129190035	0.173	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129190036	0.121	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129190037	0.122	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129190038	0.122	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129190039	0.124	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129190040	0.138	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
129190042	0.188	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129190044	0.168	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129190045	0.181	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129190046	0.303	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129190047	0.209	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129190048	0.265	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129190049	0.232	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129190050	0.294	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		2
129190051	0.208	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129190052	0.233	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		1
129190058	0.832	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		5
129200001	1.455	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		8
129200002	1.047	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		6
129200003	0.665	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		4
129200004	0.92	Single Family Residential	7-R	Plumas Eureka CSD	Unshaded Zone X		5
130061002	0.406	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130061003	0.406	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130061010	0.291	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130061022	0.352	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
130061023	0.523	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	3
130061024	0.486	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	3
130072002	0.338	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130073004	0.408	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130074001	0.289	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130075015	0.336	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130081006	0.379	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130082001	0.388	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130083009	0.364	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130091005	0.449	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	3
130093002	0.387	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130093003	0.45	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	3
130094006	0.401	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
130095002	0.318	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130096001	0.371	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130101003	0.381	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130102001	0.23	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	1
130102002	0.319	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130102006	0.319	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130102007	0.308	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130102008	0.322	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130103001	0.404	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130103002	0.449	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	3
130103005	0.373	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130104005	0.138	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	1
130104006	0.167	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	1

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
130105005	0.582	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	3
130106001	0.311	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130106002	0.313	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130106004	0.313	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130111001	0.391	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130111002	0.31	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130111003	0.393	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130112002	0.398	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130112004	0.329	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130112009	0.4	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130112010	0.364	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130112015	0.403	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130112016	0.423	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
130112017	0.394	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130112018	0.36	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130112019	0.341	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130112020	0.304	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130112022	0.273	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130112023	0.25	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	1
130112024	0.305	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130112025	0.372	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130122002	0.389	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130122003	0.384	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130123003	0.423	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130124004	0.352	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130124006	0.35	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
130124010	0.335	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130125001	0.318	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130125002	0.297	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130125003	0.376	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130125008	0.325	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130131003	0.524	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	3
130131004	0.352	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130132006	0.36	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130132010	0.504	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	3
130133001	0.372	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130134001	0.304	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130134003	0.407	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130134009	0.313	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
130142001	0.373	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130142002	0.403	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130142007	0.43	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130142010	0.317	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130143003	0.402	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130143005	0.412	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130143006	0.339	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130143009	0.366	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130143013	0.3	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130143015	0.388	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130143017	0.387	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130151004	0.317	Single Family Residential	7-R	Graeagle Land and Water	Zone A, Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130152002	0.377	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
130153001	0.478	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	3
130153002	0.394	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130153005	0.403	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130161002	0.443	Single Family Residential	7-R	Graeagle Land and Water	Zone A, Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130161005	0.353	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130162005	0.369	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130172006	0.325	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130172008	0.37	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130174002	0.403	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130174003	0.397	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130174007	0.317	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130175003	0.372	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130175005	0.392	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
130175008	0.334	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130175009	0.332	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130181006	0.412	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130182003	0.383	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130182004	0.363	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130182008	0.348	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130182009	0.322	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130182012	0.375	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130192001	0.392	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130192007	0.463	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	3
130192008	0.415	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130201002	0.376	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130201004	0.377	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
130202001	0.431	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130202002	0.384	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130222007	0.353	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130223002	0.351	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130223005	0.364	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130224008	0.326	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130224011	0.263	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	1
130231001	0.362	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130231004	0.416	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130232002	0.325	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130232009	0.36	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130233004	0.404	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130240001	0.389	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
130240002	0.347	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130240003	0.343	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130240004	0.448	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	3
130240005	0.381	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130240006	0.369	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130240007	0.324	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130240008	0.307	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130240013	0.34	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130240016	0.348	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130240031	0.321	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130251005	0.307	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130251008	0.293	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130251011	0.314	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
130251017	0.323	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130251018	0.324	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130252005	0.359	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130262003	0.356	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130262004	0.324	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130263001	0.348	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130264002	0.334	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130264007	0.324	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130264012	0.32	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130264016	0.334	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130264020	0.456	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	3
130265001	0.322	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130265002	0.268	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
130265003	0.266	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	1
130266001	0.303	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130271001	0.271	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130271002	0.268	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130271009	0.263	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	1
130271012	0.295	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130272011	0.353	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130301001	0.319	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130301003	0.319	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130301008	0.323	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130302001	0.418	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130302002	0.327	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130302003	0.384	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
130303003	0.373	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130304001	0.332	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130304003	0.325	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130304005	0.383	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130304008	0.352	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130304009	0.326	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130304010	0.326	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130304015	0.318	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130311002	0.352	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130311003	0.351	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130311006	0.326	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130311008	0.367	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130312002	0.334	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
130312003	0.335	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130313005	0.37	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130313007	0.312	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130313008	0.313	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130314001	0.318	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130314003	0.376	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130315001	0.328	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130321001	0.321	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130321003	0.321	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130321007	0.352	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130321010	0.342	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130322001	0.445	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130322002	0.311	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
130322005	0.311	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130322007	0.466	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	3
130322009	0.312	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130322010	0.311	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130323002	0.312	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130323004	0.314	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130323007	0.403	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130323009	0.329	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130323010	0.313	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130323012	0.317	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130324005	0.407	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130324006	0.497	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	3
130324011	0.319	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
130324012	0.319	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130324014	0.324	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130324018	0.33	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130324021	0.556	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	3
130331001	0.312	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130331002	0.313	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130331003	0.313	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130331004	0.461	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	3
130331006	0.315	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130331007	0.315	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130333002	0.361	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130333004	0.327	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130333005	0.328	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
130333007	0.324	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130333008	0.324	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130333012	0.325	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130333016	0.354	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130333018	0.331	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130333019	0.33	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130335005	0.376	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130335007	0.374	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130336001	0.325	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130336004	0.415	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130336005	0.322	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130336006	0.321	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130341002	0.453	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	3

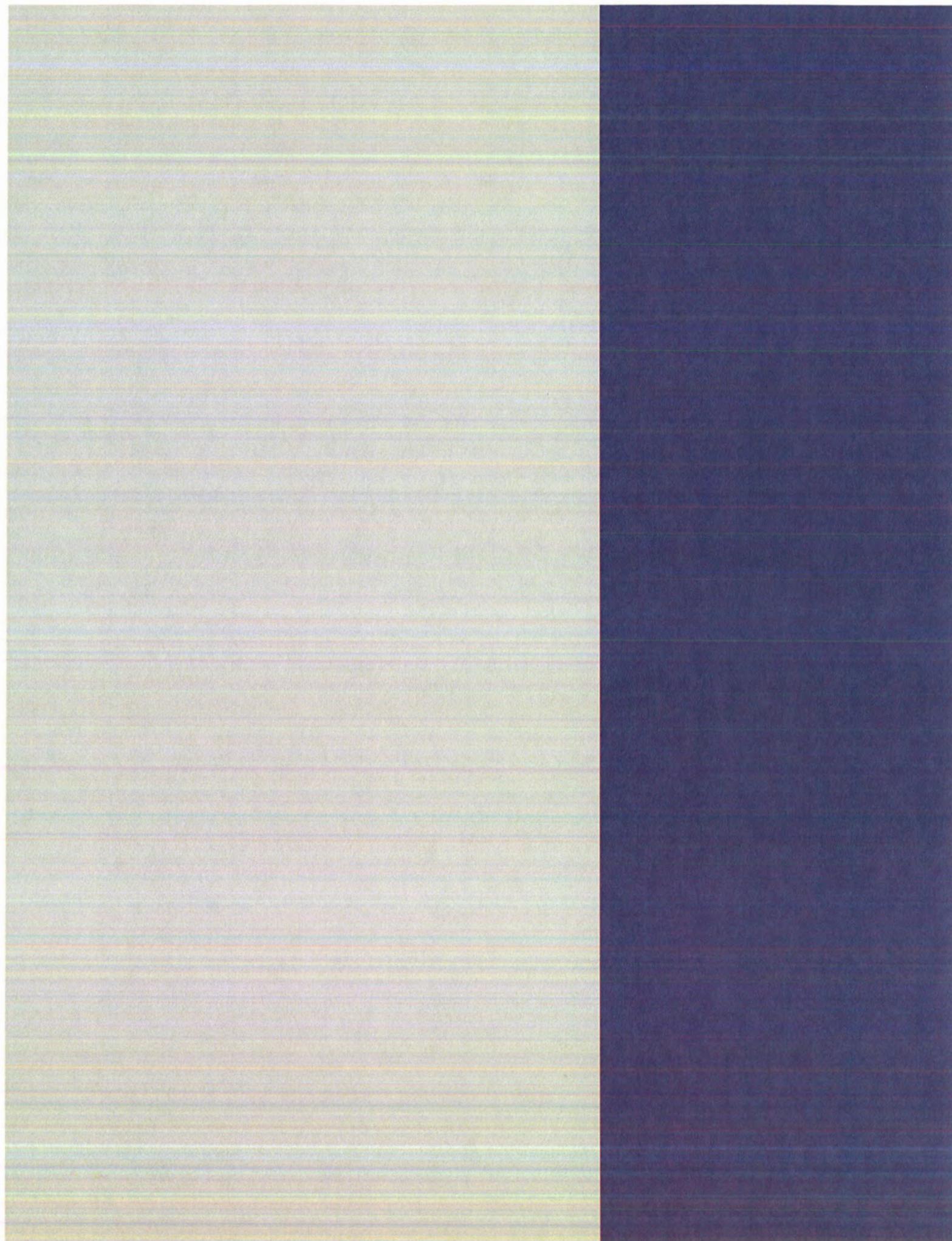
APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
130342001	0.431	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130342008	0.43	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130342009	0.473	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	3
130342010	0.531	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	3
130352006	0.353	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130352008	0.38	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130352012	0.406	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130361001	1.582	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	9
130361002	1.32	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	7
130362003	0.421	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130362004	0.438	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130362007	0.351	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130362009	0.318	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
130362010	0.327	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130362011	0.323	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130362012	0.316	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130362013	0.309	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130362014	0.351	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130364006	0.35	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130371001	1.252	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	7
130371002	1.097	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	6
130371004	0.74	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	4
130372002	0.536	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	3
130372003	0.391	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130372004	0.408	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130372008	0.492	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	3

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
130372009	0.536	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	3
130372012	0.408	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130373004	0.311	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130373006	0.388	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	2
130373009	0.534	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X	Lacks community sewer; plans to build new system underway	3
130373010	0.558	Single Family Residential	7-R	Graeagle Land and Water	Unshaded Zone X, Zone D	Lacks community sewer; plans to build new system underway	3
133020007	4.007	Single Family Residential	7-R	Clio Public Utility District	Unshaded Zone X	No community sewer	22
133041041	0.578	Single Family Residential	7-R	Clio Public Utility District	Unshaded Zone X	No community sewer	3
133041045	0.244	Single Family Residential	7-R	Clio Public Utility District	Unshaded Zone X	No community sewer	1
133042004	0.314	Single Family Residential	7-R	Clio Public Utility District	Unshaded Zone X	No community sewer	2
133042014	0.178	Single Family Residential	7-R	Clio Public Utility District	Unshaded Zone X	No community sewer	1
133042015	0.177	Single Family Residential	7-R	Clio Public Utility District	Unshaded Zone X	No community sewer	1
133042016	0.177	Single Family Residential	7-R	Clio Public Utility District	Unshaded Zone X	No community sewer	1
133043005	0.153	Single Family Residential	7-R	Clio Public Utility District	Unshaded Zone X	No community sewer	1
133043010	0.156	Single Family Residential	7-R	Clio Public Utility District	Unshaded Zone X	No community sewer	1
133043011	0.156	Single Family Residential	7-R	Clio Public Utility District	Unshaded Zone X	No community sewer	1
133043012	0.156	Single Family Residential	7-R	Clio Public Utility District	Unshaded Zone X	No community sewer	1
133043013	0.156	Single Family Residential	7-R	Clio Public Utility District	Unshaded Zone X	No community sewer	1

APN	Approx. Acreage	GP Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Realistic Capacity
133043014	0.157	Single Family Residential	7-R	Clio Public Utility District	Unshaded Zone X	No community sewer	1
133043016	0.158	Single Family Residential	7-R	Clio Public Utility District	Unshaded Zone X	No community sewer	1
133044002	0.01	Single Family Residential	7-R	Clio Public Utility District	Unshaded Zone X	No community sewer	0
133044004	0.141	Single Family Residential	7-R	Clio Public Utility District	Unshaded Zone X	No community sewer	1
133046003	0.228	Single Family Residential	7-R	Clio Public Utility District	Unshaded Zone X	No community sewer	1
133053010	0.355	Single Family Residential	7-R	Clio Public Utility District	Unshaded Zone X	No community sewer	2
133150015	0.964	Single Family Residential	7-R	Clio Public Utility District	Unshaded Zone X	No community sewer	5
133150016	1.047	Single Family Residential	7-R	Clio Public Utility District	Unshaded Zone X	No community sewer	6
133310001	0.021	Single Family Residential	7-R	Clio Public Utility District	Unshaded Zone X	No community sewer	0
Total							2,848

Source: Plumas County, 2019; PlaceWorks 2019.



6D

ORDINANCE NO. 2019-

AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA,  
AMENDING PLUMAS COUNTY CODE TITLE 9 (PLANNING AND ZONING), CHAPTER 2, ARTICLES 2, 4, 13, 14, 15,  
16, 17, 18, 19, 20, 21, 22, 23, 25, and 26; ACCESSORY DWELLING UNITS.

The Board of Supervisors of the County of Plumas, State of California, ORDAINS as follows:

Section 1. Plumas County Code Sections 9-2.201.1 "Accessory dwelling unit", 9-2.228 "Dwelling Unit", and 9-2.230.5 "Emergency shelter" of Article 2 of Chapter 2 of Title 9 (Planning and Zoning) of the Plumas County Code are hereby amended and adopted as set forth in Exhibit "A".

Section 2. Plumas County Code Sections 9-2.408 "Garages and Carports" and 9-2.414 "Parking and Loading" of Article 4 of Chapter 2 of Title 9 (Planning and Zoning) of the Plumas County Code are hereby amended and adopted as set forth in "Exhibit A".

Section 3. Plumas County Code Sections 9-2.1302 "Uses (2-R, 3-R, 7-R)" and 9-2.1305 "Yards (2-R, 3-R, 7-R)" of Article 13 of Chapter 2 of Title 9 (Planning and Zoning) of the Plumas County Code are hereby amended and adopted as set forth in "Exhibit A".

Section 4. Plumas County Code Sections 9-2.1402 "Uses (M-R)" and 9-2.1405 "Yards (M-R)" of Article 14 of Chapter 2 of Title 9 (Planning and Zoning) of the Plumas County Code are hereby amended and adopted as set forth in "Exhibit A".

Section 5. Plumas County Code Section 9-2.1502 "Uses (S-1)" of Article 15 of Chapter 2; 9-2.1602 "Uses (S-3)" of Article 16 of Chapter 2; 9-2.1702 "Uses (R-10)" of Article 17 of Chapter 2; 9-2.1802 "Uses (R-20)" of Article 18 of Chapter 2; 9-2.1902 "Uses (C-1)" of Article 19 of Chapter 2; 9-2.2002 "Uses (C-2)" of Article 20 of Chapter 2; 9-2.2102 "Uses (C-3)" of Article 21 of Chapter 2; 9-2.2202 "Uses (R-C)" of Article 22 of Chapter 2; 9-2.2302 "Uses (Rec)" of Article 23 of Chapter 2; 9-2.2502 "Uses (I-1)" of Article 25 of Chapter 2; 9-2.2602 "Uses (I-2)" of Article 26 of Chapter 2, all of Title 9 (Planning and Zoning) of the Plumas County Code are hereby amended and adopted as set forth in "Exhibit A".

Section 6.

Exhibit "A" shall take effect thirty (30) days after adoption by the Board of Supervisors.

Section 7. Codification.

This ordinance shall be codified.

Section 8. Publication.

A summary of this ordinance shall be published, pursuant to Section 25124(b)(1) of the Government Code of the State of California, before the expiration of fifteen days after the passage of the ordinance, once, with the names of the supervisors voting for and against the ordinance, in the *Feather River Bulletin*, the *Indian Valley Record*, the *Chester Progressive*, and the *Portola Reporter*, newspapers of general circulation in the County of Plumas.

The foregoing ordinance was introduced at a regular meeting of the Board of Supervisors on

the \_\_\_\_\_ day of \_\_\_\_\_, 2019, and passed and adopted on the \_\_\_\_\_

day of \_\_\_\_\_, 2019 by the following vote:

AYES: Supervisors:

NOES: Supervisors:

## Exhibit "A"

### Sec. 9-2.201.1. Accessory dwelling unit.

"Accessory dwelling unit" shall mean an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. An accessory dwelling unit shall also include an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code and a manufactured home, as defined in Section 18007 of the Health and Safety Code.

An accessory dwelling unit shall either be attached to the existing dwelling unit, or located within the living area of the existing dwelling unit or detached from the existing dwelling unit and located on the same property as the existing dwelling unit. The increased floor area of an attached accessory dwelling unit shall not exceed 50 percent of the existing living area, with a maximum increase in floor area of 1,200 square feet. The total area of floorspace for a detached accessory dwelling unit shall not exceed 1,200 square feet, excluding garages or any accessory structure. No passageway from any street to an entrance of the accessory dwelling unit shall be required.

### Sec. 9-2.228. Dwelling unit.

"Dwelling unit" shall mean a building, or portion of a building, which ~~provides~~ includes permanent provisions for living, sleeping, cooking, eating and sanitation for one family ~~and may include one additional quarters and shall include household animals.~~

### Sec. 9-2.230.5. Emergency shelter.

"Emergency shelter" shall mean housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

### Sec. 9-2.408. Garages and carports.

- (a) ***Garage and carport conversion.*** Garages and carports may be converted to other uses only if they meet the yard requirements of the zone in which the garage or carport is located, except that no setback shall be required for an existing garage that is converted to an accessory dwelling unit. A setback of no more than five feet from the side and rear lot lines shall be required for an accessory dwelling unit that is constructed above a garage.

### Sec. 9-2.414. Parking and loading.

- (a) ***Application.*** Listed in this section are the minimum off-street parking requirements. Uses involving the receipt and distribution of materials shall be subject to the minimum loading space requirements. Where parking and loading requirements cannot be based solely upon the uses listed, the Planning Director shall determine the requirements or the additional requirements. Any parking and loading requirements may be modified, as necessary, by the Planning Director.
- (b) ***Number of spaces.*** Off-street parking spaces shall be provided at the rates set forth below:

<u>Basis</u>	<u>Parking Spaces</u>
--------------	-----------------------

Dwelling units	Two
Accessory dwelling units	One, except as modified below
Additional quarters	One
Guest houses	One
Employees	One for each of the employees working at one time
Seating	One for every four seats, or fraction thereof
Sales and service floor areas	One for each 500 square feet, or fraction thereof
Boat ramps	Twenty

No off-street parking spaces shall be required for accessory dwelling units that meet any of the following listed instances:

- (1) The accessory dwelling unit is located within one-half mile of public transit.
- (2) The accessory dwelling unit is located within an architecturally and historically significant historic district.
- (3) The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.
- (4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
- (5) When there is a car share vehicle located within one block of the accessory dwelling unit.

#### Loading Spaces

Any of floor, storage or merchandise areas or combinations thereof	One for each 5,000 square feet, or fraction thereof
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**(c) Design.**

(1) **Parking lots.** The following shall be the minimum parking lot design standards:

Angle of Space	Parking Space Dimensions		Maneuvering Aisle Width	
	Width Perpendicular	Depth to Depth	One-Way	Two-Way
0o (Parallel)	8'	20'	12'	22'
45o	16'	12'	15'	22'
60o	18'	10'	20'	22'
90o (Perpendicular)	18'	9'	27'	27'

All maneuvering aisles shall be off-street. When five (5) or more spaces are required, maneuvering aisles and all required parking spaces shall be provided off-street and on-site. When four (4) or fewer spaces are required, the requirement for off-street parking shall be waived if the property has sufficient street frontage to provide for the number of waived spaces; except that off-street parking required for dwelling units, additional quarters and guest houses shall not be waived. When off-street parking of four (4) or fewer spaces is provided, maneuvering aisles shall be provided. Maneuvering aisles shall not be required for off-street parking required for dwelling units, additional quarters and guest houses when four (4) or fewer spaces are required. Maneuvering aisles shall be required for off-street parking required for dwelling units, guest houses and additional quarters when five (5) or more spaces are required. All spaces shall have unimpeded access. Where parking rows opposite each other are of different angles and share the same maneuvering aisle, the greater of two (2) required widths shall be used.

All spaces along property lines shall have a minimum six (6") inch by six (6") inch raised curb or equivalent barrier precluding entry from other property or from streets not used for maneuvering.

(2) ***Loading spaces.*** The following shall be the minimum loading space design standards:

Use	Width	Depth	Clearance Height
Commercial	10'	35'	14'
Industrial	10'	50'	14'

Exits from loading spaces onto streets shall not be made by backing, and entries to loading spaces shall not be made by maneuvering in the traveled way of the street.

(3) ***Boat ramps.*** Boat ramp parking spaces shall be thirty-five (35') feet long.

#### **Sec. 9-2.1302. Uses (2-R, 3-R, 7-R).**

(a) The following uses shall be permitted in the Single-Family Residential Zones (2-R, 3-R, 7-R):

- (1) One dwelling unit; ~~one guest house~~ one accessory dwelling unit; and one additional detached dwelling unit on any parcel of twice or more the minimum lot area; and
- (2) Child day care homes, limited child day care homes, limited residential alcohol and drug recovery facilities, limited residential community care facilities, limited home businesses, and bed and breakfast inns.

(b) The following uses shall be permitted subject to the issuance of a special use permit:

- (1) Alcohol and drug recovery facilities, child day care facilities, community care facilities, 4-H and FFA animal projects, home businesses, parks, places of assembly, public utility facilities, public service facilities, and schools.

(c) The following uses shall be permitted subject to the issuance of a planned development permit:

- (1) Dwelling units and manufactured homes, including those in recreation oriented

residential developments, at the ratio of up to one dwelling unit or manufactured home for each unit of minimum lot area within the area of the parcel.

**Sec. 9-2.1305. Yards (2-R, 3-R, 7-R).**

The minimum yard requirements in the Single-Family Residential Zones (2-R, 3-R, 7-R) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

- (a) Front yards: Twenty (20') feet; and
- (b) Side and rear yards: Five (5') feet per story; and
- (c) Setback for existing garage that is converted to an accessory dwelling unit: None (0') feet; and
- (d) Side and rear yard setbacks for an accessory dwelling unit that is constructed above a garage: Five (5') feet.

**Sec. 9-2.1402. Uses (M-R).**

- (a) The following uses shall be permitted in the Multiple-Family Residential Zone (M-R):
  - (1) Dwelling units and manufactured homes, ~~excluding additional quarters~~ at the ratio of up to one dwelling unit or manufactured home for each 1/21.8 acre of lot area; accessory dwelling units and
  - (2) Child day care homes, emergency shelter, limited child day care homes, limited residential alcohol and drug recovery facilities, limited residential community care facilities, limited home business, one- or two-person business offices, and one- or two-person personal services.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
  - (1) Alcohol and drug recovery facilities, bed and breakfast inns, child day care facilities, community care facilities, 4-H and FFA animal projects, health services, home businesses, limited administrative offices, lodging facilities, parking lots, places of assembly, public utility facilities, public service facilities, recreation facilities, rooming facilities, and schools.

**Sec. 9-2.1405. Yards (M-R).**

The minimum yard requirements in the Multiple-Family Residential Zone (M-R) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

- (a) Front yards: None (0') feet and;
- (b) Side and rear yards: Five (5') feet per story; and
- (c) Setback for existing garage that is converted to an accessory dwelling unit: None (0') feet; and
- (d) Side and rear yard setbacks for an accessory dwelling unit that is constructed above a garage: Five (5') feet.

**Sec. 9-2.1502. Uses (S-1).**

- (a) The following uses shall be permitted in the Suburban Zone (S-1):
  - (1) One dwelling unit, including additional quarters; one guest house; and one additional detached dwelling unit on any parcel of twice or more the minimum lot area; and

- (2) Child day care homes, limited child day care homes, limited residential alcohol and drug recovery facilities, limited residential community care facilities, home businesses, small animal husbandry, and horticulture.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
  - (1) Alcohol and drug recovery facilities, bed and breakfast inns, child day care facilities, community care facilities, 4-H breeding projects and FFA animal projects, nurseries, places of assembly, public utility facilities, public service facilities, recreation facilities, and schools.
- (c) The following uses shall be permitted subject to the issuance of a planned development permit:
  - (1) Dwelling units and manufactured homes, including those in recreation oriented residential developments, at the ratio of up to one dwelling unit or manufactured home for each unit of minimum lot area within the area of the parcel.

**Sec. 9-2.1602. Uses (S-3).**

- (a) The following uses shall be permitted in the Secondary Suburban Zone (S-3):
  - (1) One dwelling unit, including additional quarters; one guest house; and one additional dwelling unit on any parcel of twice or more the minimum lot area; and
  - (2) Child day care homes, limited child day care homes, limited residential alcohol and drug recovery facilities, limited residential community care facilities, small animal husbandry, large animal husbandry, horticulture, home businesses, and veterinary services.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
  - (1) Alcohol and drug recovery facilities, bed and breakfast inns, child day care facilities, community care facilities, places of assembly, public utility facilities, public service facilities, recreation facilities, and schools; and
  - (2) Home industry, nurseries, and animal breeding and boarding.
- (c) The following uses shall be permitted subject to the issuance of a planned development permit:
  - (1) Dwelling units and manufactured homes, including those in recreation-oriented residential developments, at the ratio of up to one dwelling unit or manufactured home for each unit of minimum lot area within the area of the parcel.

**Sec. 9-2.1702. Uses (R-10)**

- (a) The following uses shall be permitted in the Rural Zone (R-10):
  - (1) One dwelling unit, including additional quarters; one guest house; and one additional dwelling unit on any parcel of twice or more the minimum lot area, any of which may be alternative housing;
  - (2) Child day care homes, limited child day care homes, limited residential alcohol and drug recovery facility, limited residential community care facilities, small animal husbandry, large animal husbandry, home businesses, and horticulture; and
  - (3) Wildlife management, kennels, and veterinary services.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
  - (1) Alcohol and drug recovery facility, bed and breakfast inns, child day care facilities, community care facilities, places of assembly, public utility facilities, public service facilities, recreation facilities, and schools; and

- (2) Home industry, commercial animal husbandry, agricultural auction yards, limited electric generation, mining, nurseries, shooting ranges, animal breeding and boarding, and hunting clubs.
- (c) The following uses shall be permitted subject to the issuance of a planned development permit:
  - (1) Dwelling units and manufactured homes, including those in recreation oriented residential developments, at the ratio of up to one dwelling unit or manufactured home for each unit of minimum lot area within the area of the parcel.

**Sec. 9-2.1802. Uses (R-20).**

- (a) The following uses shall be permitted in the Rural Zone (R-20):
  - (1) One dwelling unit, including additional quarters; one guest house; and one additional dwelling unit on any parcel of twice or more the minimum lot area, any of which may be alternative housing;
  - (2) Child day care homes, limited child day care homes, limited residential alcohol and drug recovery facilities, limited residential community care facilities, small animal husbandry, large animal husbandry, home businesses, and horticulture; and
  - (3) Wildlife management, kennels, and veterinary services.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
  - (1) Alcohol and drug recovery facilities, bed and breakfast inns, child day care facilities, community care facilities, places of assembly, public utility facilities, public service facilities, recreation facilities, and schools; and
  - (2) Home industry, commercial animal husbandry, agricultural auction yards, limited electric generation, mining, nurseries, shooting ranges, animal breeding and boarding, and hunting clubs.
- (c) The following uses shall be permitted subject to the issuance of a planned development permit:
  - (1) Dwelling units and manufactured homes, including those in recreation oriented residential developments, at the ratio of up to one dwelling unit or manufactured home for each unit of minimum lot area within the area of the parcel.

**Sec. 9-2.1902. Uses (C-1).**

- (a) The following uses shall be permitted in the Core Commercial Zone (C-1):
  - (1) Business offices, child day care homes, limited child day care homes, child day care facilities, personal services, retail stores, taverns, restaurants, and parking lots.
  - (2) Lodging on the second floor if the entire first floor is in commercial use.
  - (3) One dwelling unit, including additional quarters, where the residential uses does not exceed the floor area of the commercial use; and
  - (4) Dwelling units on the second floor if the entire first floor is in commercial use.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
  - (1) Alcohol and drug recovery facilities, limited electric generation, gas stations, health service, mining, places of assembly, postal services, public service facilities, public utility facilities, recreation facilities, schools, and community care facilities.

**Sec. 9-2.2002. Uses (C-2).**

- (a) The following uses shall be permitted in the Periphery Commercial Zone (C-2):

- (1) Building Supply, business offices, child day care homes, limited child day care homes, child day care facilities, gas stations, health services, heavy equipment sales, heavy equipment services, lodging facilities, personal services, places of assembly, postal services, prefabricated building sales, recreation facilities, restaurants, retail stores, self-service facilities, taverns, vehicle sales, vehicle services, wholesale commercial supply, and parking lots;
- (2) One dwelling unit, including additional quarters, where the residential use does not exceed the floor area of the commercial use or one dwelling unit, including additional quarters, on the rear fifty (50%) percent of the parcel; and
- (3) Dwelling units on the second floor if the entire first floor is in commercial use.

(b) The following uses shall be permitted subject to the issuance of a special use permit:

- (1) Alcohol and drug recovery facilities, animal breeding and boarding, camp grounds, community care facilities, limited electric generation, mining, public service facilities, public utility facilities, recycling facilities, schools, indoor shooting ranges, storage, transport stations, undertaking, used goods sales, veterinary services, warehousing, and wholesaling; and
- (2) Assembly, manufacturing, and processing which are based upon materials which are already in processed form.

(c) The following uses shall be permitted subject to the issuance of a planned development permit:

- (1) Dwelling units, including additional quarters, on the rear fifty (50%) percent of the parcel.

**Sec. 9-2.2102. Uses (C-3).**

- (a) The following uses shall be permitted in the Convenience Commercial Zone (C-3):
- (1) Building supply, business offices, child day care homes, limited child day care homes, child day care facilities, gas stations, heavy equipment services, farm supply sales, health services, Laundromats™, lodging facilities, personal services, places of assembly, limited recycling facilities, postal services, recreation facilities, restaurants, retail stores, taverns, parking lots, and vehicle services.
- (2) One dwelling unit, including additional quarters, where the residential use does not exceed the floor area of the commercial use or one dwelling unit on the rear fifty (50%) percent of the parcel; and
- (3) Dwelling units on the second floor if the entire first floor is in commercial use.

(b) The following uses shall be permitted subject to the issuance of a special use permit:

- (1) Alcohol and drug recovery facility, animal breeding and boarding, camp grounds, community care facilities, limited electric generation, mining, public service facilities, public utility facilities, schools, storage, used goods sales, veterinary services, and transport stations.

**Sec. 9-2.2202. Uses (R-C).**

- (a) The following uses shall be permitted in the Recreation Commercial Zone (R-C):
- (1) Boat ramps, boat services, business offices, child day care homes, limited child day care homes, child day care facilities, gas stations, health services, Laundromats™, lodging facilities, marinas, personal services, places of assembly, postal services, limited recycling facilities, recreation facilities, resorts, restaurants, retail stores,

and taverns;

- (2) One dwelling unit, including additional quarters, where the residential use does not exceed the floor area of the commercial use or one dwelling unit, including additional quarters, on the rear fifty (50%) percent of the parcel; and
- (3) Dwelling units on the second floor if the entire first floor is in commercial use.

- (b) The following uses shall be permitted subject to the issuance of a special use permit:
  - (1) Alcohol and drug recovery facilities, animal breeding and boarding, camp grounds, community care facilities, limited electric generation, mining, public service facilities, public utility facilities, recycling facilities, schools, veterinary services, wholesale commercial supply, parking lots, transport stations, and storage.
- (c) The following uses shall be permitted subject to the issuance of a planned development permit:
  - (1) Dwelling units, including additional quarters, on the rear fifty (50%) percent of the parcel.

**Sec. 9-2.2302. Uses (Rec).**

- (a) The following uses shall be permitted in the Recreation Zones (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20):
  - (1) Boat ramps, boat services, camp grounds, lodging facilities, marinas, postal services, recreation facilities, and resorts;
  - (2) When in conjunction with and subordinate to a use permitted in subsection (1) of this subsection, business offices, child day care homes, limited child day care homes, child day care facilities, gas stations, health services, Laundromats™, personal services, places of assembly, limited recycling facilities, restaurants, retail stores, and taverns; and
  - (3) One dwelling unit, including additional quarters, or limited residential alcohol and drug recovery facility.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
  - (1) Alcohol and drug recovery facilities, community care facilities, mining, public service facilities, public utility facilities, recycling facilities, rooming facilities, and schools.
  - (2) In Rec-P, Rec-1 and Rec-3: Indoor shooting ranges.
  - (3) In Rec-10 and Rec-20: Limited electric generation and shooting ranges.
- (c) The following uses shall be permitted subject to the issuance of a planned development permit: dwelling units in recreation-oriented residential developments at the ratio of up to:
  - (1) Rec-P: Seven (7) per acre;
  - (2) Rec-1: One to three (1-3) acres per dwelling unit;
  - (3) Rec-3: Three to ten (3-10) acres per dwelling unit;
  - (4) Rec-10: Ten to twenty (10-20) acres per dwelling unit; and
  - (5) Rec-20: Twenty (20) acres per dwelling unit.

**Sec. 9-2.2502. Uses (I-1).**

- (a) The following uses shall be permitted in the Heavy Industrial Zone (I-1) subject to site development review as set forth in Article 11.3 of this chapter:
  - (1) Assembly, building supply, manufacturing, processing, electric generation, junk

yards, salvage operations, public utility facilities, heavy equipment sales, heavy equipment services, storage, and transport stations;

- (2) Retail sales and wholesaling when associated with and appurtenant to a use permitted in subsection (1) of this subsection or subsection (b) of this section;
- (3) One dwelling unit, including additional quarters, when in conjunction with an industrial use; and
- (4) Child day care homes and limited child day care homes.

- (b) The following uses shall be permitted subject to the issuance of a special use permit.
  - (1) Mining, and public service facilities; and
  - (2) Permitted uses which exceed the height limitations.

**Sec. 9-2.2602. Uses (I-2).**

- (a) The following uses shall be permitted in the Light Industrial Zone (I-2) subject to site development review as set forth in Article 11.3 of this chapter:
  - (1) Assembly, manufacturing, and processing which are based upon materials which are already in processed form;
  - (2) Building supply, car wash, storage, transport stations, warehousing, wholesaling, public utility facilities, vehicle sales, and vehicle services;
  - (3) Retail sales when associated with and appurtenant to a use permitted by subsections (1) and (2) of this subsection and subsection (b) of this section;
  - (4) One dwelling unit, including additional quarters, when in conjunction with an industrial use; and
  - (5) Child day care homes and limited child day care homes.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
  - (1) Junk yards, salvage operations, heavy equipment services, places of assembly, and public service facilities.

RESOLUTION NUMBER P. C. 2019-6

**RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS THAT THE ORDINANCE AMENDING PLUMAS COUNTY CODE TITLE 9 (PLANNING AND ZONING), CHAPTER 2, ARTICLES 2, 4, 13 THROUGH 23, 25 AND 26: ACCESSORY DWELLING UNITS AND EMERGENCY SHELTERS BE INCORPORATED INTO THE PLUMAS COUNTY CODE AND THAT THE BOARD FIND THE ORDINANCE ADOPTION IS EXEMPT FROM CEQA UNDER SECTION 15061(b)(3)**

**WHEREAS**, the proposed changes to Plumas County Code incorporating provisions to address accessory dwelling units was discussed by the Planning Commission at a workshop held on August 1, 2019 and at a public hearing held on September 5, 2019; and

**WHEREAS**, during the preparation of the 2019-2024 Housing Element, it was revealed that in addition to state law provisions regarding accessory dwelling units, there were also provisions regarding emergency shelters that needed to be added to the Zoning Ordinance in order to become compliant with state law provisions; and

**WHEREAS**, language regarding emergency shelters, which includes a zoning code definition and amendment to the M-R (Multiple-Family Residential) zoning code that allows emergency shelters as a permitted use was added to the draft accessory dwelling unit ordinance; and

**WHEREAS**, the Planning Commission held a properly noticed public hearing on the proposed ordinance, including the additional language regarding emergency shelters and received testimony from all interested parties; and

**WHEREAS**, the adoption of this ordinance will serve to implement provisions of state law and the 2019-2024 Housing Element Programs 10 (Accessory Dwelling Units) and 22 (Emergency Shelter Development); and

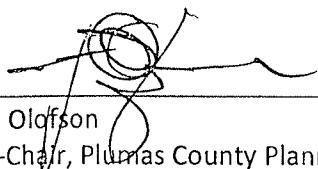
**WHEREAS**, the adoption of this ordinance will also replace existing code provisions that permit second accessory dwelling units as a permitted use and allow more flexibility in providing options for affordable housing.

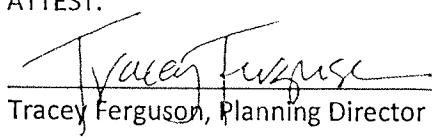
**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the County of Plumas, State of California recommends that the Board of Supervisors find that the ordinance adoption is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment because the ordinance adoption will implement state law requirements, Programs 10 and 22 of the 2019-2024 Housing Element, which has undergone environmental review under the 2019-2024 Housing Element CEQA Addendum and adopt the ordinance amending Title 9 of the Plumas County Code as shown in Exhibit "A" attached.

The foregoing Resolution was duly passed and adopted by the Plumas County Planning Commission at a meeting held on the 5<sup>th</sup> day of SEPTEMBER, 2019 by the following roll call vote:

**AYES:** Commissioners: GREENING, WILLIAMS, OLOFSON  
**NOES:** Commissioners: NONE  
**ABSENT:** Commissioners: ABBOTT, STOUT

Said resolution to be effective as of the 5<sup>th</sup> day of SEPTEMBER, 2019.

  
John Oldfson  
Vice-Chair, Plumas County Planning Commission

ATTEST:  
  
Tracey Ferguson, Planning Director

# FEATHER PUBLISHING CO., INC.

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P.O. BOX B, QUINCY, CA 95971

STATE OF CALIFORNIA }  
County of Plumas } ss.  
and/or Lassen

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Keri B. Taborski deposes and says: That she is the  
principal clerk for the publisher of the

PC Planning+Building

**BULLETIN**  
Quincy, Plumas County  
Adjudication Decree #4644

**RECORD**  
Greenville, Plumas County  
Adjudication Decree #5462

**Chester Progressive**  
Chester, Plumas County  
Adjudication Decree #5956

**PORTOLA REPORTER**  
Portola, Plumas County  
Adjudication Decree #2497

**Times**  
Susanville, Lassen County  
Adjudication Decree #15466

that the Summary, Plumas County Planning  
Commission re: housing element requirements *accessory units of*  
Emergency shelter

of which the attached is a true printed copy, was  
published in the weekly issue of said newspaper(s)  
as indicated above (and not in a supplement there-  
of) for One

consecutive week(s), beginning Sept. 18, 2019  
and ending Sept. 18, 2019, both dates inclusive,  
to wit: Sept. 18, 2019

Date: Sept. 18, 2019 /s/ Keri B. Taborski

Keri B. Taborski

**SUMMARY OF ORDINANCE  
AMENDING PLUMAS COUNTY  
CODE, TITLE 9 AND IMPLEMENT-  
ING STANDARDS FOR ACCESSO-  
RY DWELLING UNITS AND  
EMERGENCY SHELTER AS PER  
STATE HOUSING ELEMENT  
REQUIREMENTS**

On September 5, 2019, the Plumas County Planning Commission held a public hearing on the proposed ordinance and approved Resolution 2019-6 making recommendations to the Board of Supervisors that the ordinance be adopted and that the Board find the ordinance adoption is exempt from the California Environmental Quality Act under Section 15061(b)(3) because the ordinance will implement state Housing Element legal requirements and will implement Programs 10 and 22 of the proposed draft 2019-2024 Housing Element.

On October 1, 2019, at 1:00 p.m., the Plumas County Board of Supervisors will hold a public hearing on the proposed ordinance.

**ORDINANCE NO. 2019-\_\_\_\_\_**

**AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, AMENDING PLUMAS COUNTY CODE TITLE 9 (PLANNING AND ZONING), CHAPTER 2, ARTICLES 2, 4, 13 THROUGH 23, 25 AND 26: ACCESSORY DWELLING UNITS AND EMERGENCY SHELTERS.**

The Board of Supervisors of the County of Plumas, State of California, DOES ORDAIN as follows:

**Section 1.**

Plumas County Code Sections 9-2.201.1 "Accessory dwelling unit", 9-2.228 "Dwelling unit", and 9-2.230.5 "Emergency shelter" of Article 2 of Chapter 2 of Title 9 (Planning and Zoning) of the Plumas County Code are hereby amended and adopted as set forth in Exhibit "A".

**Section 2.**

Plumas County Code Sections 9-2.408 "Garages and Carports" and 9-2.414 "Parking and Loading" of Article 4 of Chapter 2 of Title 9 (Planning and Zoning) of the Plumas County Code are hereby amended and adopted as set forth in "Exhibit A".

**Section 3.**

Plumas County Code Sections 9-2.1302 "Uses (2-R, 3-R, 7-R)" and 9-2.1305 "Yards (2-R, 3-R, 7-R)" of Article 13 of Chapter 2 of Title 9 (Planning and Zoning) of the Plumas County Code are hereby amended and adopted as set forth in "Exhibit A".

**Section 4.**

Plumas County Code Sections 9-2.1402 "Uses (M-R)" and 9-2.1405 "Yards (M-R)" of Article 14 of Chapter 2 of Title 9 (Planning and Zoning) of the Plumas County Code are hereby amended and adopted as set forth in "Exhibit A".

**Section 5.**

Plumas County Code Section 9-2.1502 "Uses (S-1)" of Article 15 of Chapter 2; 9-2.1602 "Uses (S-3)" of Article 16 of Chapter

2; 9-2.1702 "Uses (R-10)" of Article 17 of Chapter 2; 9-2.1802 "Uses (R-20)" of Article 18 of Chapter 2; 9-2.1902 "Uses (C-1)" of Article 19 of Chapter 2; 9-2.2002 "Uses (C-2)" of Article 20 of Chapter 2; 9-2.2102 "Uses (C-3)" of Article 21 of Chapter 2; 9-2.2202 "Uses (R-C)" of Article 22 of Chapter 2; 9-2.2302 "Uses (Rec)" of Article 23 of Chapter 2; 9-2.2502 "Uses (I-1)" of Article 25 of Chapter 2; 9-2.2602 "Uses (I-2)" of Article 26 of Chapter 2, all of Title 9 (Planning and Zoning of the Plumas County Code are hereby amended and adopted as set forth in "Exhibit A".

**Section 3. Codification.**

Once adopted, this ordinance shall be codified.

**Section 4. Publication**

A summary of this ordinance shall be published, pursuant to Section 25124(b)(1) of the Government Code of the State of California, in the Feather River Bulletin, the Indian Valley Record, the Chester Progressive, and the Portola Reporter, newspapers of general circulation in the County September 18, 2019

EXHIBIT: COPIES OF EXHIBIT A, DESCRIBED ABOVE, CAN BE VIEWED IN THE PLANNING AND BUILDING SERVICES OFFICE, 555 MAIN STREET, QUINCY, CA. For further information, contact Rebecca Herrin, Assistant Planning Director, Plumas County Planning and Building Services, (530) 283-6213 or beckyherrin@countyofoplumas.com. Published FRB, IVR, PR, CP Sept. 18, 2019|

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ORDINANCE NO. 2019-

AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA,  
IMPLEMENTING ZONING CODE UPDATE REFLECTING MINOR REVISIONS TO THE 2035 GENERAL PLAN  
UPDATE FINAL ENVIRONMENTAL IMPACT REPORT (TABLE 3-1)  
BY AMENDING CERTAIN SECTIONS OF TITLE 9 (PLANNING AND ZONING) OF THE PLUMAS COUNTY CODE

The Board of Supervisors of the County of Plumas, State of California, ORDAINS as follows:

**Section 1.** Section 9-2.1504 of Article 15 of Chapter 2 of Title 9; Section 9-2.1604 of Article 16 of Chapter 2 of Title 9; Section 9-2.1704 of Article 17 of Chapter 2 of Title 9; Section 9-2.1804 of Article 18 of Chapter 2 of Title 9; Section 9-2.2304(c) of Article 23 of Chapter 2 of Title 9; Section 9-2.2504(c) of Article 25 of Chapter 2 of Title 9; Sections 9-2.2603 and 9-2.2604(c) of Article 26 of Chapter 2 of Title 9; Section 9-2.3004 of Article 30 of Chapter 2 of Title 9; Sections 9-2.3202(b)(7) and 9-2.3206.5 of Article 32 of Chapter 2 of Title 9; Section 9-2.3304 of Article 33 of Chapter 2 of Title 9; Section 9-2.3404 of Article 34 of Chapter 2 of Title 9 of the Plumas County Code are hereby amended and adopted as set forth in Exhibit "A".

**Section 2. Codification.**

Section 1 of this ordinance shall be codified.

**Section 3. Publication.**

A summary of this ordinance shall be published, pursuant to Section 25124(b)(1) of the Government Code of the State of California, before the expiration of fifteen days after the passage of the ordinance, once, with the names of the supervisors voting for and against the ordinance, in the *Feather River Bulletin*, the *Indian Valley Record*, the *Chester Progressive*, and the *Portola Reporter*, newspapers of general circulation in the County of Plumas.

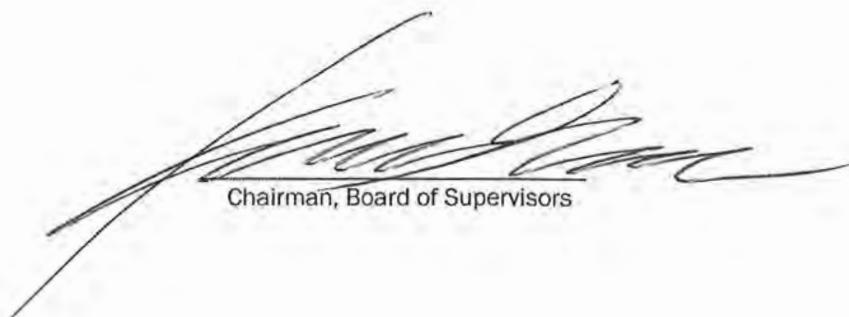
The foregoing ordinance was introduced at a regular meeting of the Board of Supervisors on

the 8th day of OCTOBER, 2019, and passed and adopted on the 15th  
day of OCTOBER, 2019 by the following vote:

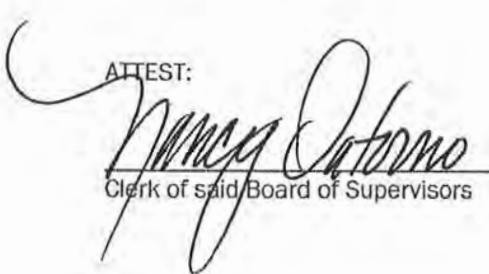
AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

  
Chairman, Board of Supervisors

ATTEST:

  
Clerk of said Board of Supervisors

ATTACHMENT 1