

AUGUST 14, 2025

CALIFORNIA
DEPARTMENT OF
HOUSING AND
COMMUNITY
DEVELOPMENT (HCD)
INITIAL REVIEW DRAFT



PLUMAS COUNTY GENERAL PLAN

HOUSING ELEMENT 7th CYCLE 2024-2029

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Table of Contents

ACKNOWLEDGEMENTS.....	i
LIST OF TABLES	v
LIST OF MAPS	vi
LIST OF ACRONYMS.....	vii
CHAPTER 1: Introduction	1
Purpose	1
General Plan Consistency	3
Regional Housing Need Allocation.....	3
Data Sources.....	4
CHAPTER 2: Public Participation	5
AB 215 Compliance for Review and Adoption Timelines.....	5
Public Workshops, Meetings, and Hearings	6
Planning Commission Recommendation	6
Board of Supervisors Adoption.....	7
HCD Certification	7
CHAPTER 3: Affirmatively Furthering Fair Housing.....	8
CHAPTER 4: Housing Vision, Goals, Policies, and Programs	11
CHAPTER 5: Quantified Objectives	31
CHAPTER 6: Evaluation of the Previous Housing Element Program Implementation, Regional Housing Needs Assessment, and Quantified Objectives	32
CHAPTER 7: Community Profile	45
Population Characteristics.....	45
Employment Trends	46
Household Trends	48
Housing Stock Characteristics.....	52
Housing Costs and Affordability	56
Special Needs Groups and Households	57
CHAPTER 8: Housing Resources and Opportunities.....	72
Regional Housing Need	72
Adequate Sites Inventory and Analysis.....	73
Availability of Public Facilities.....	75
Potential Environmental Constraints.....	78
Financial Resources	78

CHAPTER 9: Constraints on the Development of Housing	86
Governmental Constraints	86
Local Processing and Permit Procedures.....	94
Non-governmental Constraints	103
CHAPTER 10: Residential Energy Conservation	107
Energy Conservation Resources	107
Local Programs	108
Appendix A: Public Participation	A-1
Appendix B: Vacant and Underutilized Land Inventory.....	B-1
Appendix C: Affirmatively Furthering Fair Housing Assessment.....	C-1
Appendix D: Accessory Dwelling Unit Pre-Approved Plans Program.....	D-1
Appendix E: Planning Commission Resolution	E-1
Appendix F: Board of Supervisors Resolution.....	F-1

List of Tables

Table 1: Plumas County (unincorporated) Future Housing Needs, 2024–2029	3
Table 2: Quantified Objectives, 2024–2029	31
Table 3: Population Growth 2010-2020, unincorporated Plumas County and City of Portola.....	45
Table 4: Population by Age (2023), unincorporated Plumas County and Portola City	46
Table 5: Employment by Industry (2010–2023), unincorporated Plumas County and Portola City	47
Table 6: Household Characteristics (2023), unincorporated Plumas County and Portola City	49
Table 7: Overcrowded Households (2023), unincorporated Plumas County	49
Table 8: Household Income Limits by Household Size (2025), Plumas County	50
Table 9: Household Income Trends (2023), unincorporated Plumas County and Portola City	51
Table 10: Housing Cost as a Percentage of Household Income by Tenure (2023), unincorporated Plumas County....	52
Table 11: Residential Vacancy Rate 2021 and 2023, unincorporated Plumas County.....	53
Table 12: Household Tenure (2023), unincorporated Plumas County	54
Table 13: Housing Units by Type (2023), unincorporated Plumas County and Portola City.....	54
Table 14: Age of Housing Stock (2023), unincorporated Plumas County and Portola City.....	56
Table 15: Affordable Housing Costs by Income Category (2025).....	57
Table 16: Senior Population (2023), unincorporated Plumas County and Portola City	58
Table 17: Persons with Disability (2023), Plumas County	60
Table 18: Persons with Disability, by Disability Type (2023), Plumas County.....	60
Table 19: Persons with Developmental Disabilities (2021), Plumas County.....	61
Table 20: Regional Housing Need Allocation, 2024-2029.....	72
Table 21: Comparison of RHNA and Realistic Capacity of Vacant and Underutilized Residentially Zoned Sites	75
Table 22: Development Standards.....	87
Table 23: Residential Parking Standards.....	88
Table 24: Housing Types Permitted by Zoning District	90
Table 25: Typical County Permit Process and Timelines.....	95
Table 26: Typical Processing Procedures by Project Type	95
Table 27: Planning Fees (2025)	98
Table 28: Interest Rates (May 2025).....	104
Table 29: Interest Rates April 2019.....	104
Table B-1: Vacant High Density Sites to Accommodate the Very Low Income RHNA.....	B-4
Table B-2: Underutilized High Density Sites to Accommodate the Very Low Income RHNA	B-4
Table B-3: Vacant High Density Sites to Accommodate the Low Income RHNA	B-5
Table B-4: Underutilized High Density Sites to Accommodate the Low Income RHNA	B-5
Table B-5: Vacant Sites to Accommodate the Moderate Income RHNA	B-19
Table B-6: Vacant Sites to Accommodate the Above Moderate Income RHNA.....	B-15

List of Maps

Map 1: Vacant and Underutilized Land Zoned “M-R” East Quincy / 95971 – Very Low Income	B-5
Map 2: Vacant and Underutilized Land Zoned “M-R” Aerial East Quincy / 95971 – Very Low Income.....	B-6
Map 3: Vacant Land Zoned “M-R” Quincy / 95971 – Low Income	B-12
Map 4: Vacant Land Zoned “M-R” Aerial Quincy / 95971 – Low Income	B-13
Map 5: Vacant and Underutilized Land Zoned “M-R” Greenville / 95947 – Low Income	B-15
Map 6: Vacant and Underutilized Land Zoned “M-R” Aerial Greenville / 95947 – Low Income.....	B-16
Map 7: Grizzly Ranch – Vacant Land Zoned “S-1” Unincorporated Portola / 96122 – Moderate and Above Moderate Income.....	B-41
Map 8: Grizzly Ranch – Vacant Land Zoned “S-1” Aerial Unincorporated Portola / 96122 – Moderate and Above Moderate Income.....	B-42
Map 9: Plumas Eureka (Plumas Eureka Estates and Eureka Springs Subdivision) Vacant Land Zoned “7-R” (Plumas Eureka Estates) Blairsden / 96103 – Moderate Income	B-43
Map 10: Plumas Eureka (Plumas Eureka Estates and Eureka Springs Subdivision) Vacant Land Zoned “7-R” Aerial Blairsden / 96103 – Moderate Income	B-44
Map 11: Walker Ranch (Foxwood Subdivision) Vacant Land Zoned “2-R” and “3-R” Lake Almanor / 96137 – Moderate and Above Moderate Income	B-45
Map 12: Walker Ranch (Foxwood Subdivision) Vacant Land Zoned “2-R” and “3-R” Aerial Lake Almanor / 96137 – Moderate and Above Moderate Income	B-46
Map 13: Whitehawk Ranch Vacant Land Zoned “S-1” Clio / 96106 – Above Moderate Income	B-47
Map 14: Whitehawk Ranch Vacant Land Zoned “S-1” Aerial Clio / 96106 – Above Moderate Income	B-48

List of Acronyms

AB – Assembly Bill	COG – Council of Governments
ACS – American Community Survey	CR – Commercial Recreation
ADA – Americans with Disabilities Act	CRA – Community Reinvestment Act
ADT – Average Daily Traffic	CSA – Community Service Area
ADU – Accessory Dwelling Unit	CSD – California Department of Community Services and Development
AFFH – Affirmatively Furthering Fair Housing	CSD – Community Services District
AFH – Assessment of Fair Housing	dba – doing business as
AHP – Affordable Housing Programs	DOF – Department of Finance, California
ALIVE – Adults for Learning and growing, Integration into the community, Vocations of choice, Enthusiasm for Life	EA – Environmental Alternatives
AMI – Area Median Income	ECIP – Energy Crisis Intervention Program
APN – Assessor Parcel Number	ELI – Extremely Low Income
APR – Annual Percentage Rate	ELL – English Language Learners
ASP – Alternative Sentencing Program	EPBB – Expected Performance Based Bydown
BHSA – Behavioral Health Services Act	ESA – Energy Savings Assistance
BRE – Building Rural Economies	FAFSA – Free Application for Federal Student Aid
BSCC – Bureau of State and Community Corrections	FEMA – Federal Emergency Management Agency
CAA – Community Action Agency	FHLBanks – Federal Home Loan Banks
CAL FIRE – California Department of Forestry and Fire Protection	FIRM – Flood Insurance Rate Maps
CalHFA – California Housing Finance Agency	FNRC – Far Northern Regional Center
Cal OES – California Governor’s Office of Emergency Services	FRC – Feather River College
CASA – Court Appointed Special Advocate	FTE – Full-Time Equivalent
CCP – Community Corrections Partnership	FUP – Family Unification Program
CCPP – Child Care Payment Program	GIS – Geographic Information Systems
CCRR – Child Care Resources & Referral	HAMFI – Housing Area Median Family Income
CDBG – Community Development Block Grant	HCD – Housing and Community Development, California Department of
CE – Coordinated Entry	HDAP – Housing and Disability Advocacy Program
CEQA – California Environmental Quality Act	HEAP – Home Energy Assistance Program
CFR – Code of Federal Regulations	HH – Household
CHAS – Comprehensive Housing Affordability Strategy	HMGP – Hazard Mitigation Grant Program
CHFA – California Housing Finance Agency	HOME – Home Investment Partnerships Program
CoC – Continuum of Care	HOME – Housing Opportunity and More Efficiency Act
	HPI – Healthy Places Index

HUD – Housing and Urban Development, US Department of
 IRA – Inflation Reduction Act
 IS – Initial Study
 ITC – Investment Tax Credit
 JADU – Junior Accessory Dwelling Unit
 LAFCo – Local Agency Formation Commission
 LHMP – Local Hazard Mitigation Plan
 LIHEAP – Low Income Home Energy Assistance Program
 LIHTC – Low-Income Housing Tax Credit
 LP – Limited Partnership
 LRA – Local Responsibility Area
 MASH – Multifamily Affordable Solar Housing
 MHP – Multifamily Housing Program
 MHSA – Mental Health Services Act
 MND – Mitigated Negative Declaration
 MORE – Manufactured Housing Opportunity & Revitalization Program
 ND – Negative Declaration
 NOFA – Notice of Funding Availability
 NSAQMD – Northern Sierra Air Quality Management District
 OEHHA – Office of Environmental Health Hazard Assessment, California Environmental Protection Agency
 OES – Office of Emergency Services
 PCCDC – Plumas County Community Development Commission
 PCIRC – Plumas Crisis Intervention & Resource Center
 PDH – Plumas District Hospital
 PDLP – Predevelopment Loan Program
 PG&E – Pacific Gas and Electric Company
 PHA – Public Housing Authority
 PRCS – Post-Release Community Supervision

PRS – Plumas Rural Services
 PSREC – Plumas-Sierra Rural Electric Cooperative
 PTR – Pretrial Release
 PUD – Public Utility District
 RCAA – Racially or Ethnically Concentrated Areas of Affluence
 RCAC – Rural Community Assistance Corporation
 RCRC – Regional Council of Rural Counties
 R/ECAP – Racially or Ethnically Concentrated Areas of Poverty
 RHNA – Regional Housing Need Allocation
 RHNP – Regional Housing Needs Plan
 RV – Recreation Vehicle
 SASH – Single-Family Affordable Solar Housing
 SB – Senate Bill
 SFHA – Special Flood Hazard Area
 SFM – Single-Family Mitigation
 SFR – Single-Family Reconstruction
 SMI – Serious Mental Illness
 SNAP – Supplemental Nutrition Assistance Program
 SOMAH – Solar on Multifamily Affordable Housing
 SP-DRA – Special Plan Design Review Area
 SRA – State Responsibility Areas
 SRO – Single-Room Occupancy
 SUD – Substance Use Disorder
 TAY – Transitional Age Youth
 TCAC – Tax Credit Allocation Committee
 USDA – United States Department of Agriculture
 VASH – Veterans Affairs Supportive Housing
 W.I.C. – Women, Infants & Children
 WRAP – Winter Rate Assistance Program
 WUI – Wildland Urban Interface
 ZNE – Zero Net Energy
 ZHVI – Zillow’s Home Value Index

CHAPTER 1: Introduction

The Plumas County 2024-2029 Housing Element (7th cycle planning period beginning June 30, 2024, and ending June 30, 2029) 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 Secs. 65580 through 65589) mandates the content of the Housing Element and requires an analysis of the following, which helps to develop an understanding of the existing and projected housing needs within Plumas County:

- An assessment of existing and projected local housing needs and an inventory of resources and constraints that are relevant to the meeting of these needs;
- A statement of the community's goals, quantified objectives, and policies relative to affirmatively furthering fair housing and to the maintenance, preservation, improvement, and development of housing for all economic segments of the population; and
- A program that sets forth a schedule of actions during the planning period, each with a timeline for implementation, that may recognize that certain programs are ongoing.

The 2024-2029 Plumas County Housing Element is subject to mandatory review by the California Department of Housing and Community Development (HCD). This reflects the statutory recognition that the availability of housing is a matter of statewide and local importance and that cooperation and direct involvement between all levels of government, non-governmental organizations, and the private sector is critical to attainment of the State's housing goals.

Purpose

The purpose of the 2024-2029 Plumas County Housing Element is to identify housing solutions that address local housing needs and to meet or exceed the County's unincorporated area Regional Housing Need 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 including those involved with the Plumas Housing Council.

Senate Bill (SB) and Assembly Bill (AB) Legislative changes to housing law addressed in the 2024-2029 Plumas County Housing Element include those from laws enacted since the fall of 2019, when the last (6th cycle) Housing Element was adopted, as follows:

- SB 1069 (California Government Code Sec. 65852) – Requires the County to develop regulations for Accessory Dwelling Units (ADUs).
- AB 1397 (California Government Code Sec. 65580, Sec. 65583 and Sec. 65583.2) – Housing Package that includes accelerating affordable housing development, revises methodology for determining realistic development capacity, reduces constraints to the production of affordable housing and creates new opportunities for housing development.
- SB 812 (California Government Code Sec. 65583) – Requires analysis of housing needs for the developmentally disabled.

- SB 2135 (California Government Code Sec. 54220) – Requires the County to provide opportunity to provide affordable housing on surplus County property.
- SB 35 (California Government Code Sec. 65400) – Requires the County to adopt regulations to provide a streamlined process (non-discretionary approval of qualifying affordable housing projects) within prescribed timelines without any environmental review.
- AB 2334, (California Government Code Sec. 65915) – Requires changes to the Density Bonus Law to define development capacity.
- AB 1551 (California Government Code Sec. 13957.5) – Applies residential density bonuses to commercial projects.
- SB 6 (California Government Code Sec. 5852.2) – Requires allowing residential use on commercially zoned property without requiring a rezoning.
- AB 162 (California Government Code Sec. 65302) – Requires the County to amend the general plan, including the safety element, to address constraints to housing development due to flooding issues.
- SB 1241 (California Government Code Sec. 65302 and Sec. 65302.5) – Requires the County to amend the general plan, including the safety element, to address constraints to housing development due to wildfires (areas located in high fire hazard severity zones).
- SB 379 (California Government Code Sec. 65080) – Requires the County to amend the general plan, including the safety element, to address constraints to housing development due to the risk from climate change.
- SB 423 (California Government Code Sec. 65913.4) – Requires extension and expansion of streamlined ministerial approval law for affordable projects consistent with objective zoning rules.
- AB 1633 (California Government Code Sec. 65589.5) – Includes California Environmental Quality Act (CEQA) reform for infill housing.
- SB 406 (California Government Code Sec. 21080.10) – Involves financial assistance exemption.
- AB 1287 (California Government Code Sec. 65915) – Requires additional density bonuses for very low- or moderate-income units.
- AB 821(California Government Code Sec. 65860) – Mandates local agency obligation to resolve general plan and zoning conflicts.
- AB 976 (California Government Code Sec. 65852.2) – Requires owner-occupancy of ADU requirements prohibited beyond 2025.
- AB 1332 (California Government Code Sec. 65852.27) – Includes streamlined 30-day approval for preapproved ADU plans.
- AB 1308 (California Government Code Sec. 65863.3) – Mandates no increased minimum parking requirements on single-family home renovations.

General Plan Consistency

State law (California Government Code Sec. 65300.5) requires the 2024-2029 Plumas County Housing Element to be an “...integrated, internally consistent, and compatible...” with other Plumas County 2035 General Plan elements, including Land Use, Noise, Circulation, Economics, Public Health and Safety, Conservation and Open Space, Agriculture and Forestry, and Water Resources. The 2024-2029 Housing Element update was analyzed for consistency with the County’s 2035 General Plan, and the Housing Element does not propose any goals, quantified objectives, policies, or programs that are considered contrary to the other General Plan element 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 2035 General Plan.

Regional Housing Need Allocation (RHNA)

The Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code Sec. 65584) and requires regions to address housing issues and needs based on future growth projections for the area. 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 June 30, 2024, and ending June 30, 2029, relative to the Area Median Income (AMI). The AMI represents the midpoint or median of household incomes, meaning half of all households in the unincorporated County area earn more and half earn less. See **Table 8** for more information on AMI and household incomes based on the Plumas County 2025 income limits.

Table 1: Plumas County (unincorporated) Future Housing Needs, 2024–2029

Income Category	Percent	2024–2029 RHNA
Acutely Low (below 15 percent of AMI) ¹	<i>(included in Very Low)</i>	<i>(included in Very Low)</i>
Extremely Low (16-30 percent of AMI) ²	<i>(included in Very Low)</i>	<i>(included in Very Low)</i>
Very Low (31-50 percent of AMI)	25%	38
Low (51-80 percent of AMI)	15%	24
Moderate (81-120 percent of AMI)	19%	29
Above Moderate (above 120 percent of AMI)	41%	63
Total	100%	154

Source: HCD, *Final Regional Housing Need Determination, Letter to Plumas County Planning Department dated June 2, 2023; and Plumas County, August 2025.*

¹ Acutely Low-Income RHNA is included in the Very Low Income Category and is assumed to be approximately 5% of the Very Low Income RHNA or 2 units based on Table 9 of this Housing Element, 2023 American Community Survey (ACS) 5-Year Estimates, Table DP03 household income trends.

² Extremely Low-Income RHNA is included in the Very Low Income Category and is assumed to be approximately 20% of the Very Low Income RHNA or 8 units based on Table 9 of this Housing Element, 2023 American Community Survey (ACS) 5-Year Estimates, Table DP03 household income trends.

2020 North Complex, 2021 Dixie Fire, and Beckwourth Complex Fire State of Emergency Adjustment

For the 2024-2029 planning period 7th Cycle Housing Element the Plumas County unincorporated area RHNA would likely have been less than a half dozen units due to the static or general population decline the State is projecting for Plumas over the next five years; however, the final Regional Housing Need Determination, provided to the County on June 2, 2023, by HCD included a State of Emergency Adjustment based on data provided by the California Governor's Office of Emergency Services (Cal OES) pursuant to Government Code 65584.01(b)(1)(I) to adjust for units lost due to a declared state of emergency.

HCD utilized data between 2019 and 2021 from the 2020 North Complex Fire, 2021 Dixie Fire, and 2021 Beckwourth Complex Fire to estimate the percentage of units lost that were originally occupied. HCD applied 2017-2021 US Census American Community Survey (ACS) data to calculate the percentage of units in the region that were temporarily occupied by persons with a usual residence elsewhere. HCD then multiplied the occupancy rate by the units lost resulting in roughly a 150-unit increase to the Plumas County unincorporated area RHNA. For more information, see Table 20 (Regional Housing Need Allocation, 2024-2029).

Data Sources

In preparing the 2024-2029 Housing Element 7th Cycle, various sources of information were used. The County relied upon the US Census – American Community Survey (ACS), The US Census Bureau Factfinder website, the California Department of Developmental Services, the California Department for Housing and Community Development (HCD), the California Housing Partnership, and the United States Department of Agriculture (USDA). Estimates vary based on methodology and data sources used.

The US Census, which is completed every 10 years, 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 2019-2023 ACS data. Zillow.com was used to collect market rate data on past and present residential dwelling units for sale and for rent, as well as lots/land for sale.

Additionally, numerous community housing partners and stakeholders provided vital data and information as resources in preparing the 2024-2029 Housing Element 7th Cycle, capturing the unique nature of Plumas County's housing needs.