

# PLUMAS COUNTY

## HOUSING ELEMENT 2019 – 2024

OCTOBER 15, 2019

ADOPTED



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 – Multiple-Family Residential

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

# 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
<b>Total</b>	<b>16</b>

*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

## 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.

On October 15, 2019, the Board of Supervisors formally accepted the 2019-2024 General Plan Housing Element CEQA Addendum to the 2009-2014 Housing Element Initial Study/Negative Declaration Number 646 and adopted the 2019-2024 General Plan Housing Element (Resolution No. 19-8443).

## 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

**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

**13. 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 outreaching 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 (Cedillo, 2007), the County will amend the Zoning Ordinance to allow emergency shelters as a permitted use in the Multiple-Family Residential (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
<b>Total</b>	<b>26</b>	<b>58</b>	<b>58</b>	<b>2</b>	<b>6</b>	<b>150</b>

*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. <b>Rehabilitation.</b> Continue utilization of Rehabilitation 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 <b>Program 14</b> .
2. <b>New Construction.</b> 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 <b>Program 3</b> and <b>Program 12</b> .

2009-2014 Housing Element Programs	2009-2014 Timeframes	Status of 2009-2014 Program Implementation	2009-2014 Program Recommendation
3. <b>Rent Assistance.</b> 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 <b>Program 23.</b>
4. <b>Housing Discrimination.</b> 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 <b>Program 16.</b>
5. <b>Counseling.</b> 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 <b>Programs 16, 18, and 23.</b>
6. <b>First Time Homebuyer Program.</b> 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 <b>Program 12.</b>
7. <b>Infrastructure.</b> 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 <b>Program 24.</b>
8. <b>Economic Development Funds.</b> 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 <b>Program 25.</b>

2009-2014 Housing Element Programs	2009-2014 Timeframes	Status of 2009-2014 Program Implementation	2009-2014 Program Recommendation
9. <b>Economic Development Strategy.</b> 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. <b>Governmental Regulations.</b> 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 <b>Program 1</b> and <b>Program 4</b> .
11. <b>Dwelling:</b> 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 <b>Program 10</b> and will provide options for affordable housing without additional administrative procedures.
12. <b>Camping, no time limit:</b> 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 <b>Program 6</b> .

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 <b>Program 11</b> .
<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 <b>Program 1</b> .
<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 <b>Program 8</b> .

2009-2014 Housing Element Programs	2009-2014 Timeframes	Status of 2009-2014 Program Implementation	2009-2014 Program Recommendation
17. <b>Identification of sites where low and moderate income housing will not conflict with existing zoning regulations:</b> 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 <b>Program 1</b> .
18. <b>Inclusionary Zoning:</b> 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 <b>Program 2</b> .
19. <b>Housing Trust Fund:</b> 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 <b>Program 3</b> .

# Community Profile

## 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		
<b>Total</b>	<b>8,895</b>	<b>6,572</b>	<b>-26.1%</b>	<b>100.0%</b>
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 2010–2017	Percentage of Jobs, 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
<b>Owner-Occupied</b>	<b>5,492</b>	<b>73.7%</b>
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%
<b>Renter-Occupied</b>	<b>1,958</b>	<b>26.3%</b>
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%
<b>Total Occupied Housing Units</b>	<b>7,450</b>	<b>100.0%</b>
<i>Total Owner Overcrowded</i>	35	0.4%
<i>Total Renter Overcrowded</i>	76	0.9%
<i>Total Overcrowded</i>	111	1.3%
<i>Total Owner Severely Overcrowded</i>	0	0.0%
<i>Total Renter Severely Overcrowded</i>	38	0.5%
<b>Total Severely Overcrowded</b>	<b>38</b>	<b>0.5%</b>

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	<b>\$70,700</b>	\$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>	1,764	23.9%

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
<b>Total occupied units (households)</b>	<b>7,225</b>	<b>100.0%</b>
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%
<b>Total Households Overpaying</b>	<b>3,296</b>	<b>45.6%</b>
<b>Total Renter Households Overpaying</b>	<b>1,490</b>	<b>20.6%</b>
<b>Total Owner Households Overpaying</b>	<b>1,806</b>	<b>25.0%</b>

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%
<b>Total</b>	<b>7,450</b>	<b>100.0%</b>

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).

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<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
<b>Total</b>	<b>4,364</b>

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>
<b>Total Disabilities Tallied for People 5 to 64 years</b>	<b>1,975</b>	<b>57.3%</b>
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%
<b>Total Disabilities Tallied for People 65 Years and Over</b>	<b>1,472</b>	<b>42.7%</b>
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
<b>Total</b>	<b>16</b>

*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			
<b>Total</b>	<b>57</b>	<b>16</b>	<b>73</b>	<b>4,817</b>	<b>4,744</b>

*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 $\geq$ 1 acre	Rear Parcels < 1 acre	Rear Parcels $\geq$ 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>

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	
Single-Family — Attached	-	-	-	P	-	-	-	-	-	-	
2-4 Dwelling Units	P	P	P	P	P	P	P	P	-	P	
5+ Dwelling Units	-	-	-	P	-	-	-	-	-	-	
Residential Care $\leq$ 6P	P	P	P	P	P	P	P	P	-	-	
Residential Care $>$ 6P	S	S	S	S	S	S	S	S	-	-	
Emergency Shelter	-	-	-	— <sup>2</sup>	-	-	-	-	-	-	
Single-Room Occupancy <sup>3</sup>	-	-	-	S	-	-	-	-	-	-	
Manufactured Homes	P	P	P	P	P	P	P	P	P	P	
Mobile Homes	P	P	P	P	P	P	P	P	P	P	
Transitional Housing	— <sup>4</sup>										
Employee Housing	-	-	-	-	-	-	-	-	P	P	
Supportive Housing	— <sup>4</sup>										
Accessory Dwelling Units <sup>5, 6</sup>	P	P	P	-	P	P	P	P	-	-	
Navigation Centers	— <sup>4</sup>										

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 65660 – 65668 (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

<b>Fee Category</b>	<b>Fee Amount</b>	
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
<b>Environmental Review</b>	<b>Single-Family</b>	<b>Multifamily</b>
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.
<b>Fees for Service</b>	<b>Single-Family</b>	<b>Multifamily</b>
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

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:

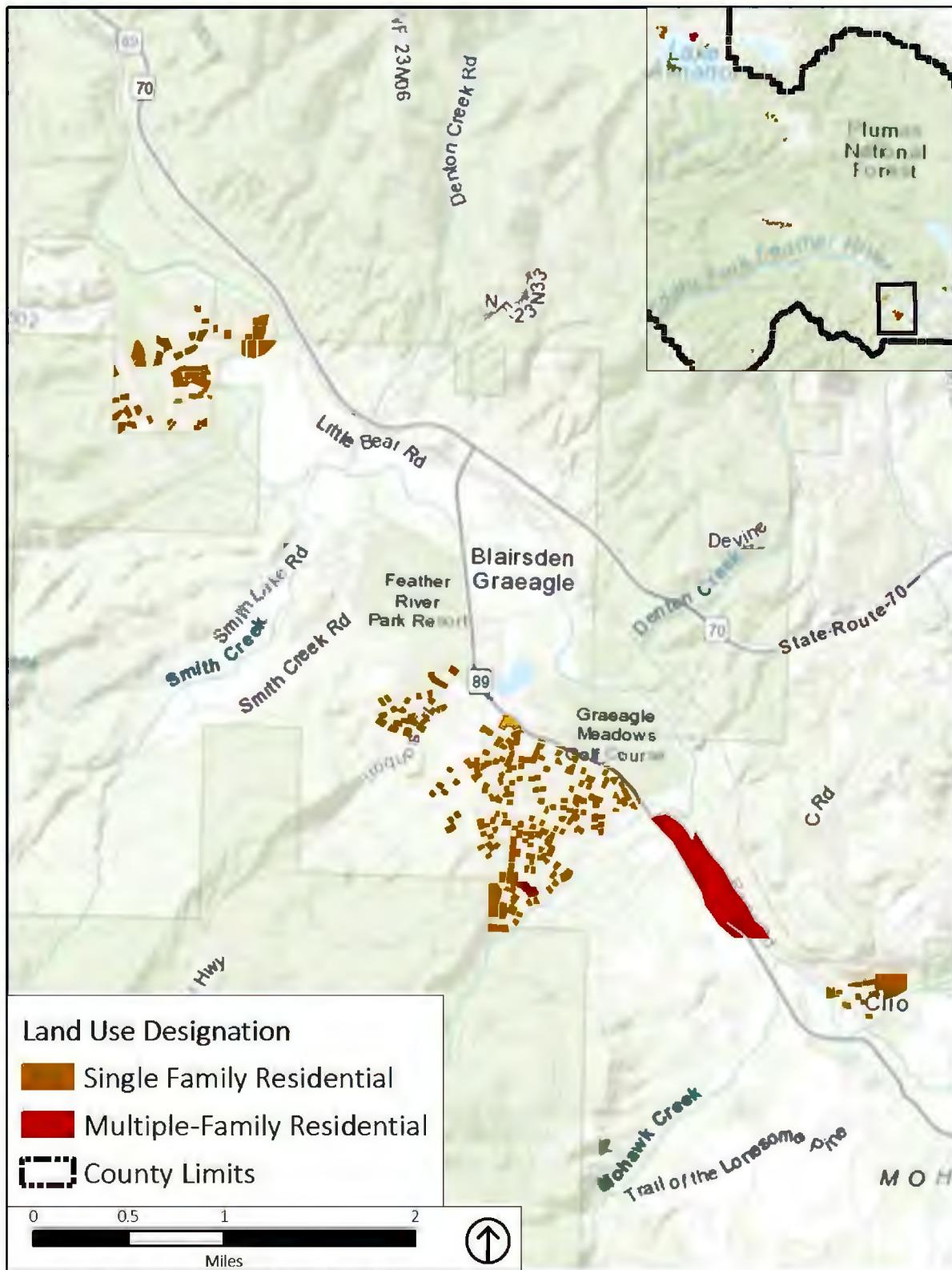
<https://www.psrec.coop/energy/conservation-tips-tools/>

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



Source: ESRI, 2019; County of Plumas, 2019; PlaceWorks, 2019.

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

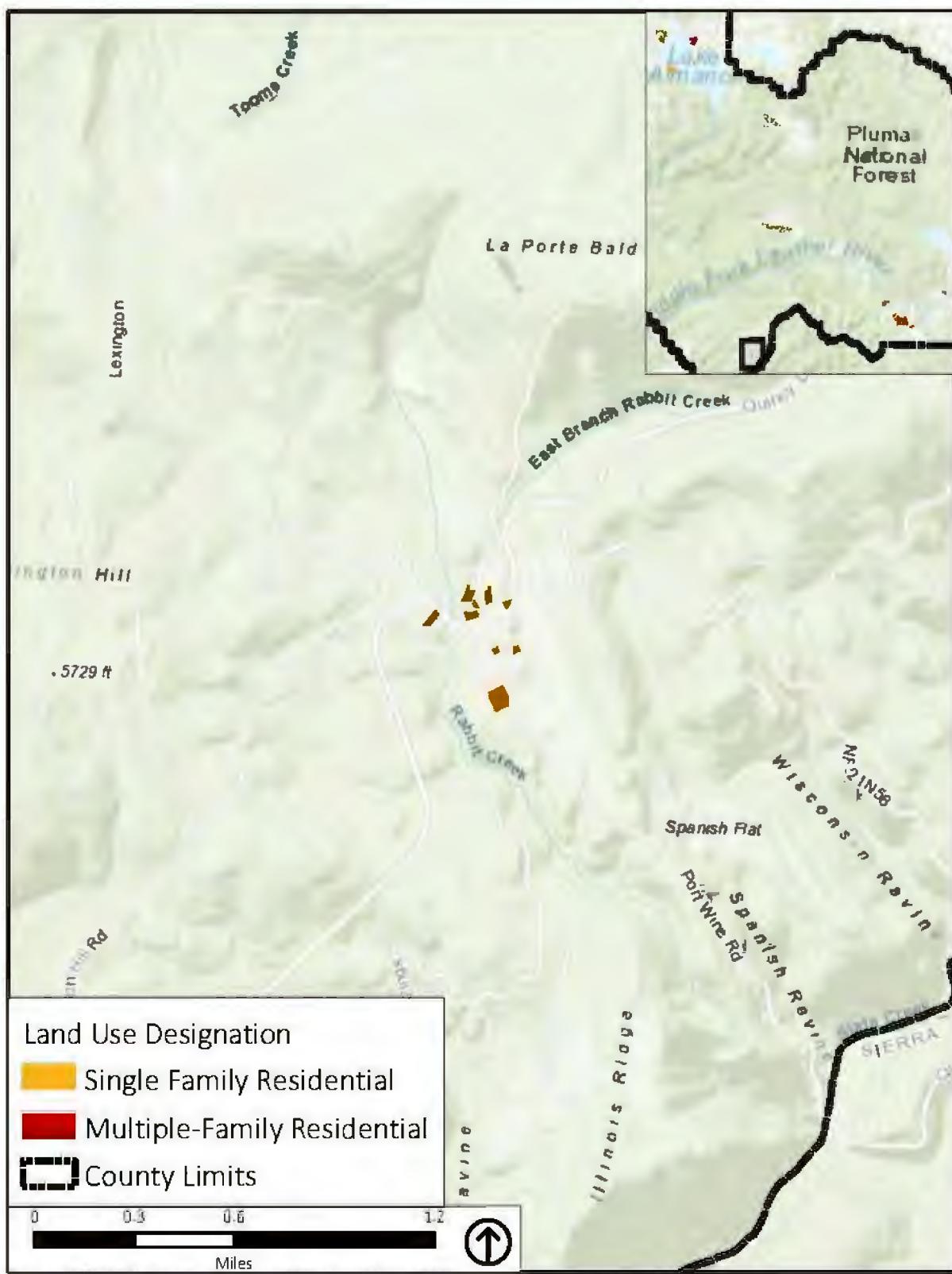


Figure A-5: Delleker and Portola (unincorporated) Adequate Sites

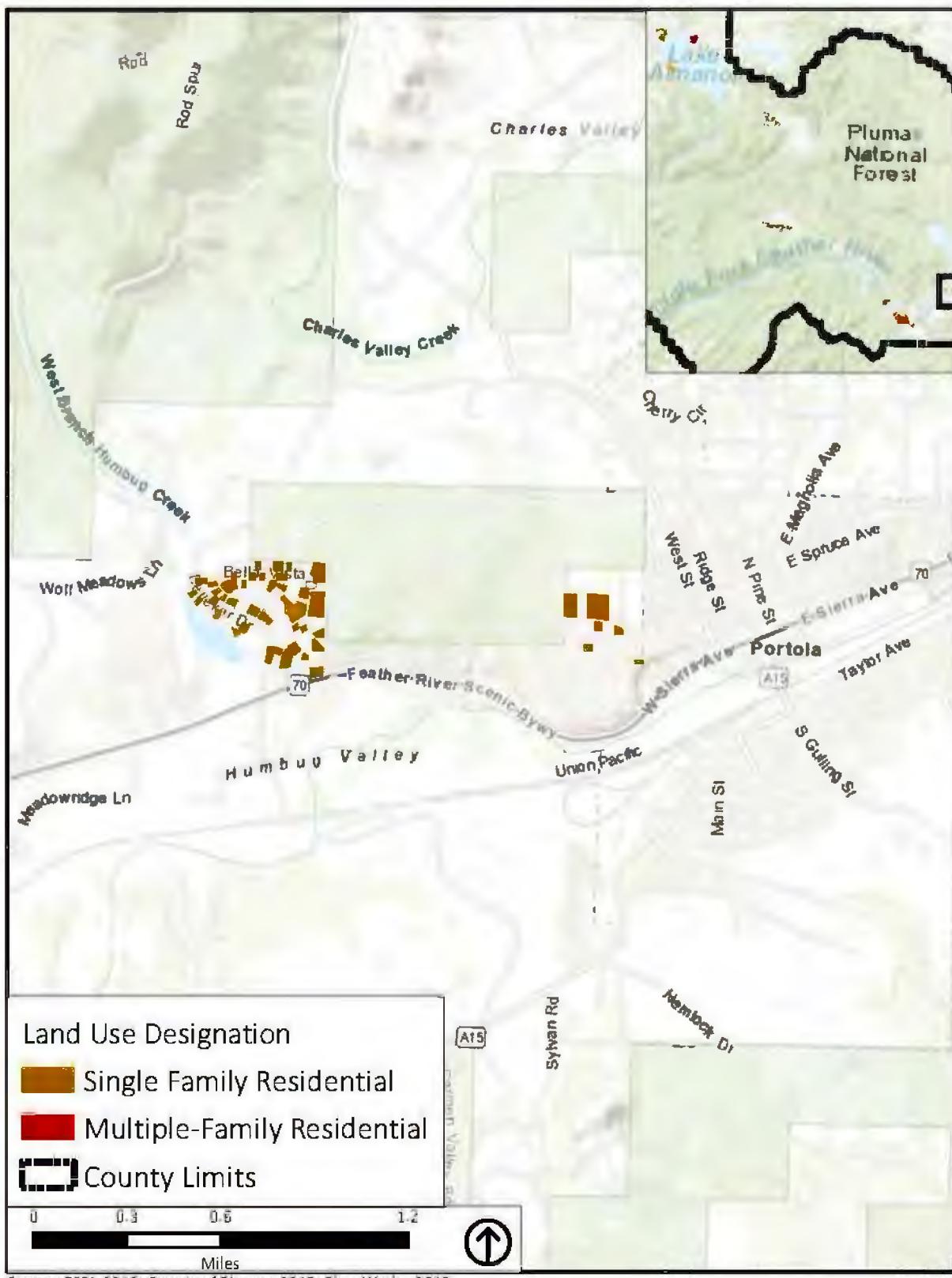
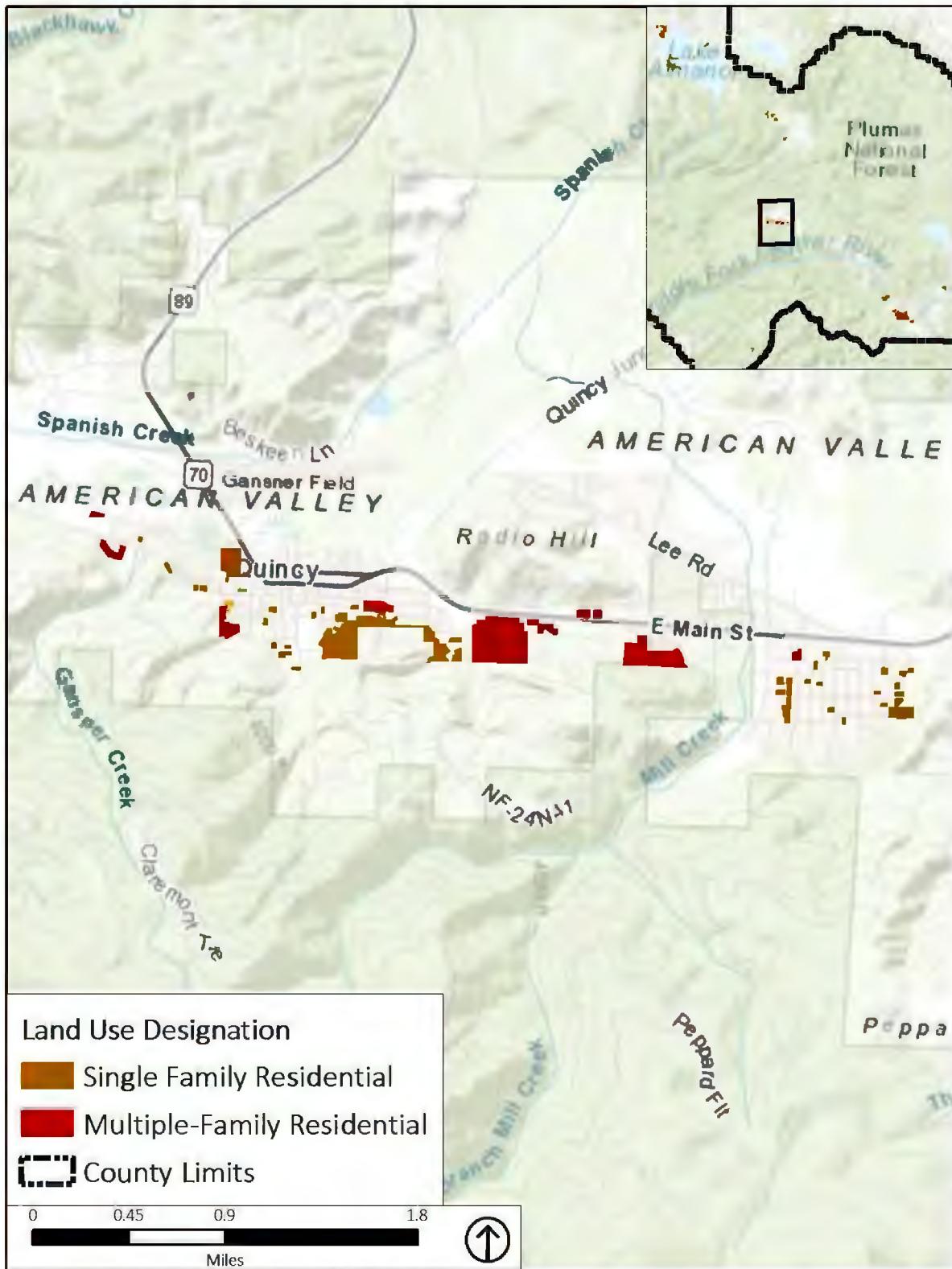


Figure A-6: Quincy Adequate Sites



**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
<b>Total</b>							<b>1,969</b>

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
<b>Total</b>							<b>2,848</b>

Source: Plumas County, 2019; PlaceWorks 2019.

