

Planning & Zoning

September 29, 2022
Plumas County Regional
Builder & Developer Forum

Tracey Ferguson, AICP
Planning Director
Planning Department
555 Main Street, Quincy
Desk Line: 530-283-6214



2020 CENSUS - BY THE NUMBERS

- ▶ Plumas County unincorporated population - 19,790
 - ❑ Housing Units - 15,437
 - ❑ Persons per household - 2.21
 - ❑ Owner-Occupied Housing - 73%
 - ❑ Renter-Occupied - 27%
 - ❑ Median Household Income - \$57,233
 - ❑ Persons in poverty - 13.5%
 - ❑ Total employers - 610
 - ❑ August 2022 (EDD) total labor force - 7,730
 - ❑ August 2022 (EDD) employment - 7,340
 - ❑ August 2022 (EDD) unemployment rate - 5.0%

HOUSING

► Types

- ❑ **Single-Family Detached Dwelling Unit - 80% of housing stock**
- ❑ **Mobile Homes Dwelling Unit - 14% of housing stock**
- ❑ **Multi-Family Dwelling Unit Attached**
 - duplex, triplex, fourplex - **2% of housing stock**
 - 5+ units - **4% of housing stock**
- ❑ **Additional Quarters (cannot exceed 30% of the floor area of the dwelling unit)**
- ❑ **Accessory Dwelling Units (ADU) / Guest House (1,200 sq. ft. or less)**
- ❑ **Tiny Homes (400 sq. ft. or less in floor area excluding loft space)**
- ❑ **Recreation Vehicles (RVs) on wheels / DMV plate**
- ❑ **Other (e.g., Yurts)**

► Vacation Rentals

► 2nd Homes

PLUMAS COUNTY CODE - TITLE 9

CHAPTER 2 - ZONING

- ▶ Single-Family “2-R” “3-R” and “7-R” zones
 - ❑ 1/7, 1/3, 1/2 acre (typically 2 units per parcel - one dwelling unit and one ADU)
 - Up to 7 du/acre (planned development permit)
- ▶ Single-Family “S-1” and “S-3” zones
 - ❑ 1- 3 acre (typically 3 units per parcel - one dwelling unit, including additional quarters and one guest house)
- ▶ Single-Family “R-10” and “R-20” zones
 - ❑ 10 - 20 acre (typically 3 units per parcel - one dwelling unit, including additional quarters and one guest house)
- ▶ Multi-Family “M-R” zone
 - ❑ 21.8 du/acre
- ▶ Commercial “C-1” zone
 - ❑ One dwelling unit, including additional quarters, where the residential uses does not exceed the floor area of the commercial use; and
 - ❑ Dwelling units on the second floor if the entire first floor is in commercial use.
- ▶ Commercial “C-2” and “C-3” zones
 - ❑ One dwelling unit, including additional quarters, where the residential uses does not exceed the floor area of the commercial use or one dwelling unit on the rear 50% of the parcel; and
 - ❑ Dwelling units on the second floor if the entire first floor is in commercial use.

RESIDENTIAL SITES INVENTORY

► 2019-2024 Housing Element

- ❑ Regional Housing Needs Allocation (RHNA) - 16 units (13 very low/low & 8 mod/above moderate)
- ❑ Vacant and underutilized inventory (2018)
 - Single-Family (“7-R”) - 2,848 units
 - Multi-Family (“M-R”) - 1,969 units
- ❑ Towns/Communities
 - Chester/Lake Almanor
 - Quincy/East Quincy
 - Greenville
 - Graeagle/Blairsden
 - Delleker/Unincorporated Portola
 - La Porte



► Water/Sewer infrastructure capacity to support higher density

- ❑ Independent special districts (CSDs, PUDs)

US Housing and Urban Development (HUD) State Housing and Community Development (HCD) INCOME LIMITS

% Median Income	Income Category	4 Person Household Income Limit
15%	Acutely Low	\$12,350
16-30%	Extremely Low	\$27,750
31-50%	Very Low	\$40,850
51-80%	Low	\$65,350
MEDIAN		\$82,400
81-120%	Moderate	\$98,900

HOUSING AFFORDABILITY & SALARIES

Sample Plumas County Jobs	Hourly Wage	Annual Income	Monthly Income	Income Category	Max Monthly Gross Rent	Maximum Purchase Price
Public Health Senior Transportation	\$15.00	\$31,200	\$2,600	Very Low	\$780	\$140,400
Maintenance Worker II	\$17.33	\$36,046	\$3,003	Very Low	\$900	\$162,207
Admin. Asst. - Building II	\$20.10	\$41,808	\$3,484	Low	\$1,045	\$188,136
Correctional Officer II	\$24.36	\$50,668	\$4,222	Low	\$1,266	\$228,806
Building Inspector II	\$28.36	\$58,988	\$4,915	Low	\$1,474	\$265,446
Public Health Program Division Chief	\$31.69	\$65,915	\$5,492	Moderate	\$1,647	\$296,618
Asst. Director Planning	\$37.06	\$77,084	\$6,423	Moderate	\$1,926	\$346,878

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

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 (PMI).

HUD/HCD FAIR MARKET RENTS

Year	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
FY 2022	\$608	\$716	\$915	\$1,300	\$1,566
FY 2021	\$618	\$722	\$937	\$1,318	\$1,569



DISASTER RECOVERY CONTINUUM

FOCUS

Normal activities

EMERGENCY RESPONSE & RELIEF

Ceased or changed

RESTORATION – REPAIR – REPLACEMENT – IMPROVEMENT

Returned & functioning

Returned & functioning at pre-disaster levels or greater

Improved & developed

Size & scope of activity

PREPAREDNESS
ONGOING

DISASTER

SHORT-TERM
DAYS - WEEKS

RECOVERY
WEEKS-MONTHS

RECOVERY
MONTHS-YEARS

Example activities

RISK REDUCTION & READINESS

- Plan recovery strategies & actions
- Reduce risk
- Build community capacity & resilience
- Test disaster preparedness
- Build partnerships
- Plan for Business Continuity

RESPONSE

- Search & rescue
- Provide for basic human needs & support services
- Assess & understand risks & vulnerabilities
- Address health & safety issues
- Establish temporary health services
- Establish temporary interim infrastructure

SHORT/MEDIUM-TERM RECOVERY

- Provide interim housing solutions
- Initiate removal of debris/damaged buildings
- Engage networks/services for psycho-social support
- Establish new social & health service models
- Continue repair & rebuild
- Engage & inform community

LONG-TERM RECOVERY

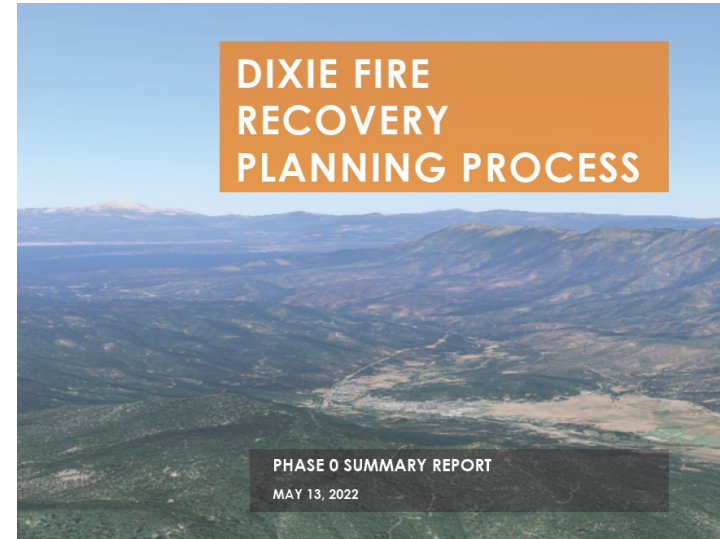
- Permanent housing solutions
- Rebuild infrastructure to meet future community needs
- On-going psycho-social support
- Support economic & business growth
- Continue to build resilient communities

RECOVERY SUPPORT FUNCTION (RSF) WORKING GROUP FRAMEWORK



LONG-TERM WILDFIRE RECOVERY PLAN PROCESS

- ▶ Phase 0 - Discovery (completed in May 2022)
 - ❑ Community listening sessions
 - ❑ Needs identification
 - ❑ Relationship building
- ▶ Phase 1 - Visioning (kicked-off September 2022)
 - ❑ Vision, Mission, and Objectives
 - ❑ Needs and Gaps
 - ❑ Community Engagement & Workshops
 - ❑ Project Identification
- ▶ Phase 2 - Recovery Plan Development (fall 2022 - 2023)
 - ❑ Recovery Planning (countywide and community specific)
 - ❑ Formalize Projects
 - ❑ Project Funding Identification
 - ❑ Project Funding and Implementation



COUNTY HOUSING URGENCY ORDINANCE EFFECTIVE THROUGH DEC 31, 2024

► “Temporary Housing”

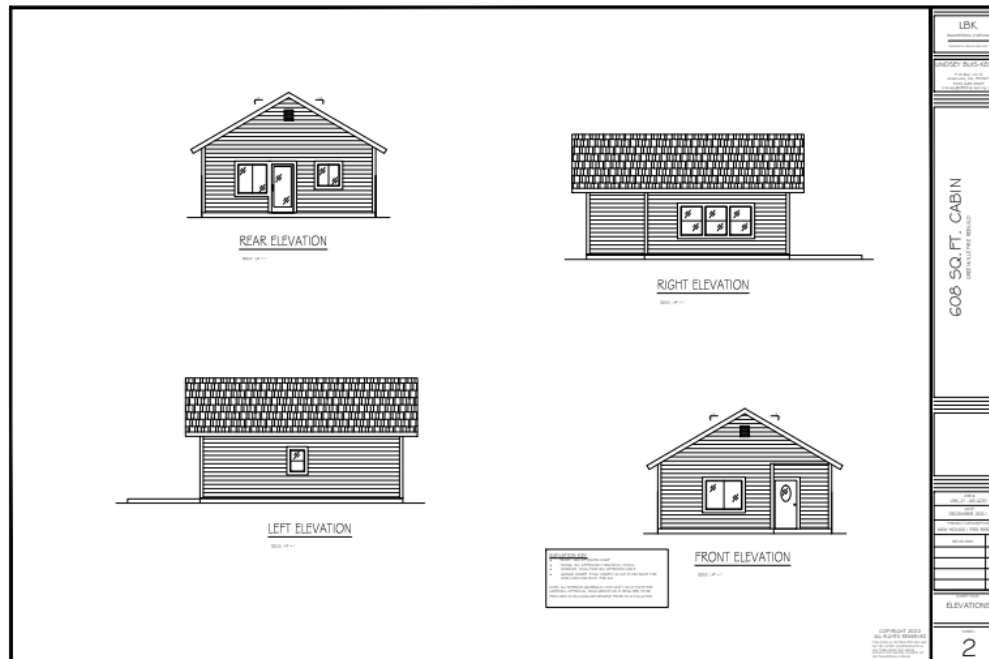
- ❑ 2 RVs or 1 Mobilehome per private parcel zoned for dwelling units
- ❑ Mobilehomes to meet the standards for water and sewage disposal, and electrical
- ❑ Inside fire impacted area RVs can be self-contained
- ❑ Cargo containers used for storage
- ❑ No building permit required

► “Basecamps”

- ❑ A site that includes some or all of the following features: employee housing; commissary; laundry; and other services for the purpose of providing workforce housing for wildfire Recovery efforts.
- ❑ Administrative use permit required

PRE-APPROVED SINGLE-FAMILY RESIDENTIAL BUILDING PLANS WILDFIRE RECOVERY

- ▶ NST Engineering Inc.
- ▶ LBK Engineering (Lindsey Buis-Kelly, PE)
- ▶ Sierra Institute Cross Laminated Timber (CLT)



RECREATION ECONOMY FOR RURAL COMMUNITIES (RERC) GRANT FOCUS - QUINCY

Goal 5 - Housing: Increase housing types and options, including affordable for-sale and rental housing, to accommodate existing and new residents that want to live, prosper, and recreate in the Quincy/American Valley area.

- ▶ Action 5.1 - Address housing issues and needs.
 - ❑ Convene a housing working group.
- ▶ Action 5.2 - Identify land available for housing.
 - ❑ Prepare inventory of public and private vacant and underutilized land zoned for various housing densities, types, and affordability levels.
- ▶ Action 5.3 - Expand the use of pre-approved housing building plans.
 - ❑ Advertise pre-approved single-family housing building plans to the public and builders.
- ▶ Action 5.4 - Develop additional tent camping, RV sites, and mobile home parks.
 - ❑ Understand recreational visitor needs and new and existing resident needs in the development of additional tent camping, RV sites, and mobile home parks.



Sierra Butte Trail Stewardship - Grant Recipient

Sponsored by US EPA, USDA Forest Service, and Northern Border Regional Commission, and Appalachia Regional Commission