

## Appendix B: Vacant and Underutilized Land Inventory

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Government Code Sec. 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development within the planning period, including vacant sites and sites having the potential for redevelopment (i.e., underutilized), and an analysis of the relationship of zoning and public facilities and services to these sites.

HCD explains that the land inventory must identify specific sites that are suitable for residential development in order to compare the local government's RHNA with its residential development capacity. The inventory assists in determining whether there are sufficient sites to accommodate the regional housing need in total, and by income category. A thorough sites inventory and analysis will help Plumas County determine whether program actions must be adopted to "make sites available" with appropriate zoning, development standards, and infrastructure capacity to accommodate the new construction need. Preparing the site inventory is a two-part process and includes the preparation of a parcel specific inventory of sites and accompanying site suitability analysis. Pursuant to Government Code Sec. 65583.3, Plumas County will submit the final vacant and underutilized land inventory to HCD in electronic format (GIS) with its adopted 7<sup>th</sup> Cycle Housing Element Update. Land suitable for residential development includes all of the following:

- Vacant sites that are zoned for residential development.
- Vacant sites that are not zoned for residential development, but that allow residential development.
- Underutilized sites that are zoned for residential development and capable of being developed at a higher density or with greater intensity.
- Sites that are not zoned for residential development, but can be redeveloped for, and/or rezoned for, residential use (via program actions).
- Sites owned or leased by a city, county, or city and county.

The site inventory must specify whether the site or a portion of the site is adequate to accommodate lower income housing, moderate-income housing, or above moderate-income housing. Sites can accommodate units for more than one income category. However, the inventory should indicate the number of units of each income category, and together the total of units attributed to each income category may not exceed total realistic capacity attributed to the site.

The Plumas land inventory, in order to meet the County's RHNA and quantified objectives, focuses on:

- 1) Vacant sites that are zoned by right for residential development to accommodate all income categories, and
- 2) Underutilized sites that are capable of being developed at a higher density and zoned by right for residential development to accommodate very low- and low-income categories.
- 3) Acutely low- and extremely low-income affordable units are included in the very low-income category.

## Affirmatively Furthering Fair Housing Sites Requirement

AB 686 requires that a jurisdiction identify sites throughout the community, in a manner that is consistent with AFFH pursuant to Government Code Sec. 65583(c)(10)(A). In the context of AFFH, HCD describes that the site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

At the most basic level, this requirement suggests two courses of action relating to the identification of sites:

- Ensure that sites zoned to accommodate housing for lower income households are not concentrated in lower resource areas and segregated concentrated areas of poverty, but rather dispersed throughout the community, including in areas with access to greater resources, amenities, and opportunity.
- Where sites zoned to accommodate housing for lower income households are located in lower resource areas and segregated concentrated areas of poverty, incorporating policies and programs in the housing element that are designed to remediate those conditions, including place-based strategies that create opportunity in areas of disinvestment (such as investments in enhanced infrastructure, services, schools, jobs, and other community needs).

The Plumas land inventory, in order to meet AFFH goals, has adequate vacant and underutilized “M-R” Multiple-Family Residential zoned sites for lower income households that are dispersed throughout the County (i.e., Quincy, East Quincy, and Greenville) in areas with infrastructure and existing and growing amenities, resources, and opportunities.

## Accessory Dwelling Units Credit

Local governments can employ a variety of development strategies and/or commit to specific program actions to address the adequate sites requirement, as provided in Government Code Sec. 65583(c)(1)). Under certain circumstances, a local government may credit the adequate sites requirement per income category through ADUs based on the number of these units developed in the prior planning period, whether or not the units are permitted by right, the need for these units in the community, the resources, or incentives available for their development, and any other relevant factors as determined by the Department.

To rely on ADUs as part of an overall adequate sites strategy to accommodate (a portion) of the RHNA, HCD describes the element must include an estimate of the potential number of ADUs based on an analysis that considers the following factors:

- the number of ADUs developed in the prior planning period, community need for these types of housing units, and the resources and/or incentives available that will encourage the development of ADUs,
- the availability of ADUs and JADUs that will be part of the rental stock, rather than used as offices or guest houses, and
- the ADU must meet US Census definition of a housing unit (i.e., separate living quarters where the occupants live separately from any other persons in the building and which have direct access from the outside of the building or through a common hall), and other relevant factors as determined by HCD.

The 21 ADU housing units (compliant with the US Census definition) that were permitted in the prior 6<sup>th</sup> Cycle planning period (2019-2024), and which Plumas is crediting, will help to meet the community need for affordable housing, including extremely low- and low-income units, and assist in achieving the RHNA and quantified objective targets for new construction. The County’s Accessory Dwelling Unit Pre-Approved Plans Program, including the Idea Book, (Appendix D) is a substantial resource with incentives available that will encourage the development of ADUs for long-term rental stock.

## Vacant and Underutilized Land Inventory and Mapping

The following site-by-site inventory tables (B-1 through B-6) and mapping (Map 1 through Map 14) provide information of the “M-R” high density available vacant and underutilized sites for the development of multi-family units and “7-R,” “3-R,” “2-R,” and “S-1” lower density available vacant sites for the development of single-family homes, by area.

Sites in which the RHNA can be accommodated are located within the planning areas designated by the 2035 General Plan, such as the towns of Quincy, East Quincy, Greenville, and the master planned communities of Grizzly Ranch, Plumas Eureka (Plumas Eureka Estates and Eureka Springs subdivisions), Walker Ranch (Foxwood Subdivision), and Whitehawk Ranch. As directed by the 2035 General Plan, the County will concentrate new growth both within and contiguous to towns and communities. The towns and master planned communities are the areas in which the vacant residentially zoned parcels exist, as well as the goods, amenities, and services (water/sewer/electricity) are readily available, to support higher density housing, leading to the patterns shown in the vacant and underutilized analysis.

**Table B-1: Vacant High Density Sites to Accommodate the Very Low Income RHNA<sup>1</sup>**

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN/Address	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)	Electricity	FEMA Flood Zone	Site Constraints	Min Density (10 du/acre)	Max Density (21.8 du/acre)	Realistic Capacity	
Yes	116-172-010 1967 Claremont Way	East Quincy/95971	0.98	Multiple-Family Residential	M-R	American Valley CSD Water/Sewer	PG&E	Shaded Zone X	None	9	21	12	
Yes	116-320-034 1506 Peppard Flat Rd.	East Quincy/95971	Gross 7.47 Net 2.70	Multiple-Family Residential	M-R	American Valley CSD Water/Sewer	PG&E	Unshaded Zone X	Topography/Forested	27	58	32	
										Total	36	79	44

Source: Plumas County Planning Department, August 2025.

<sup>1</sup> The 32-unit realistic capacity of 1506 Peppard Flat Rd. as a vacant high density site to accommodate a portion of the very low income RHNA assumes accommodating the acutely low- and extremely low-income RHNA of 10 units.

**Table B-2: Underutilized High Density Sites to Accommodate the Very Low Income RHNA**

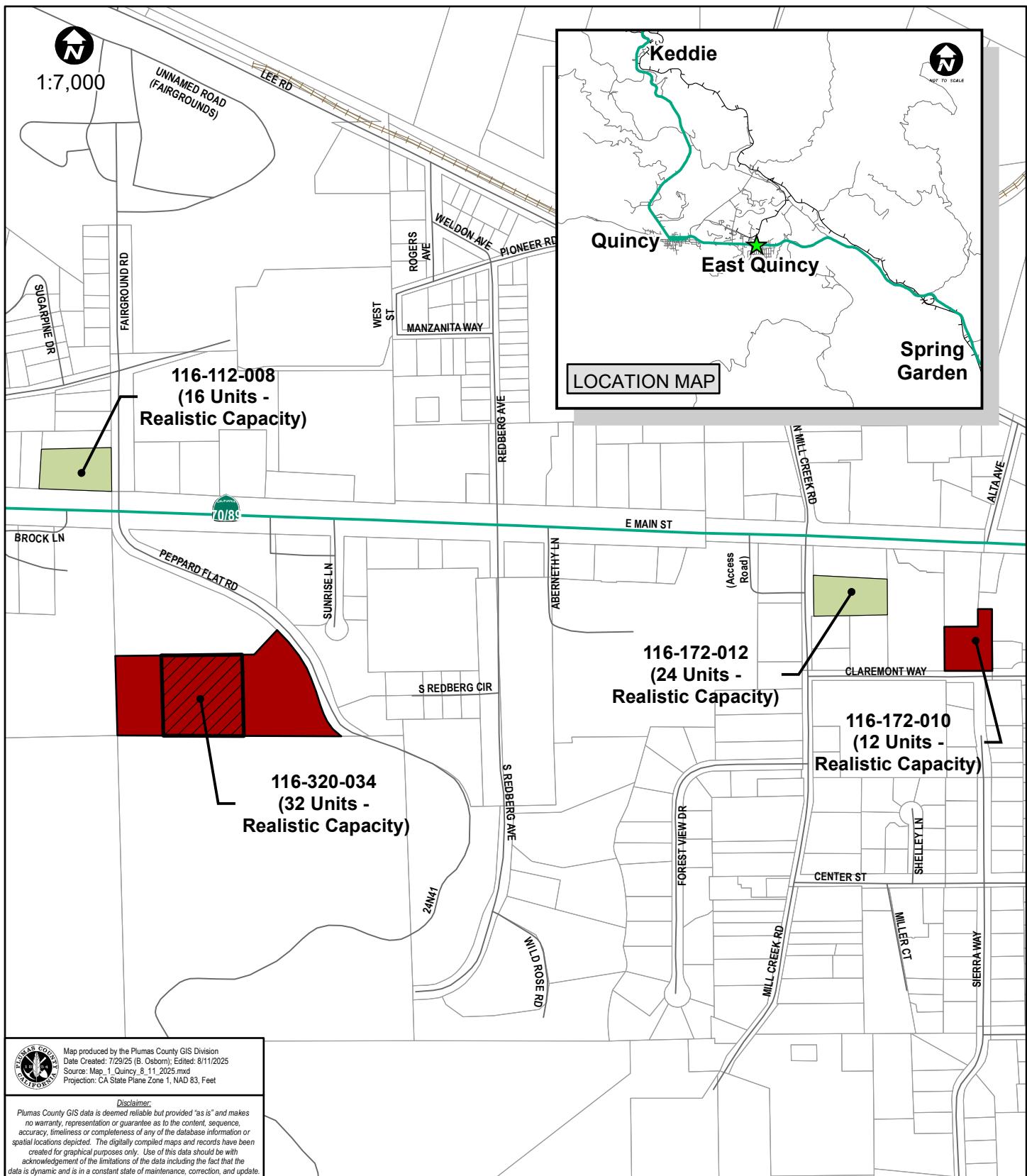
Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN/Address	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)	Electricity	FEMA Flood Zone	Site Constraints	Min Density (10 du/acre)	Max Density (21.8 du/acre)	Realistic Capacity	
No	116-112-008 7 Fairground Rd.	East Quincy/95971	1.28	Multiple-Family Residential	M-R	American Valley CSD Water/Sewer	PG&E	Unshaded Zone X	One (1) Dwelling Unit	12	27	16	
No	116-172-012 56 Mill Creek Rd.	East Quincy/95971	1.16	Multiple-Family Residential	M-R	American Valley CSD Water/Sewer	PG&E	Unshaded Zone X	One (1) Dwelling Unit	11	25	24	
										Total	23	52	40

Source: Plumas County Planning Department, August 2025.

# VACANT AND UNDERUTILIZED LAND ZONED "M-R"

EAST QUINCY / 95971

MAP 1 - Very Low Income (See Table B-1 and Table B-2)



— Road  
— Railroad  
— State Highway  
— Assessor Parcel

■ Vacant / Very Low  
(31-50 percent of Area  
Median Income)

■ Underutilized / Very Low  
(31-50 percent of  
Area Median Income)

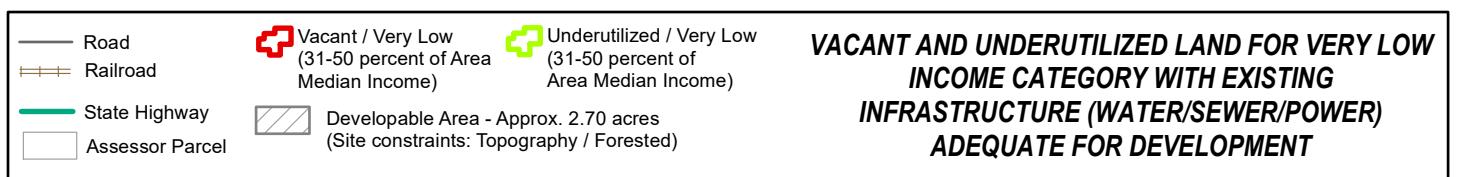
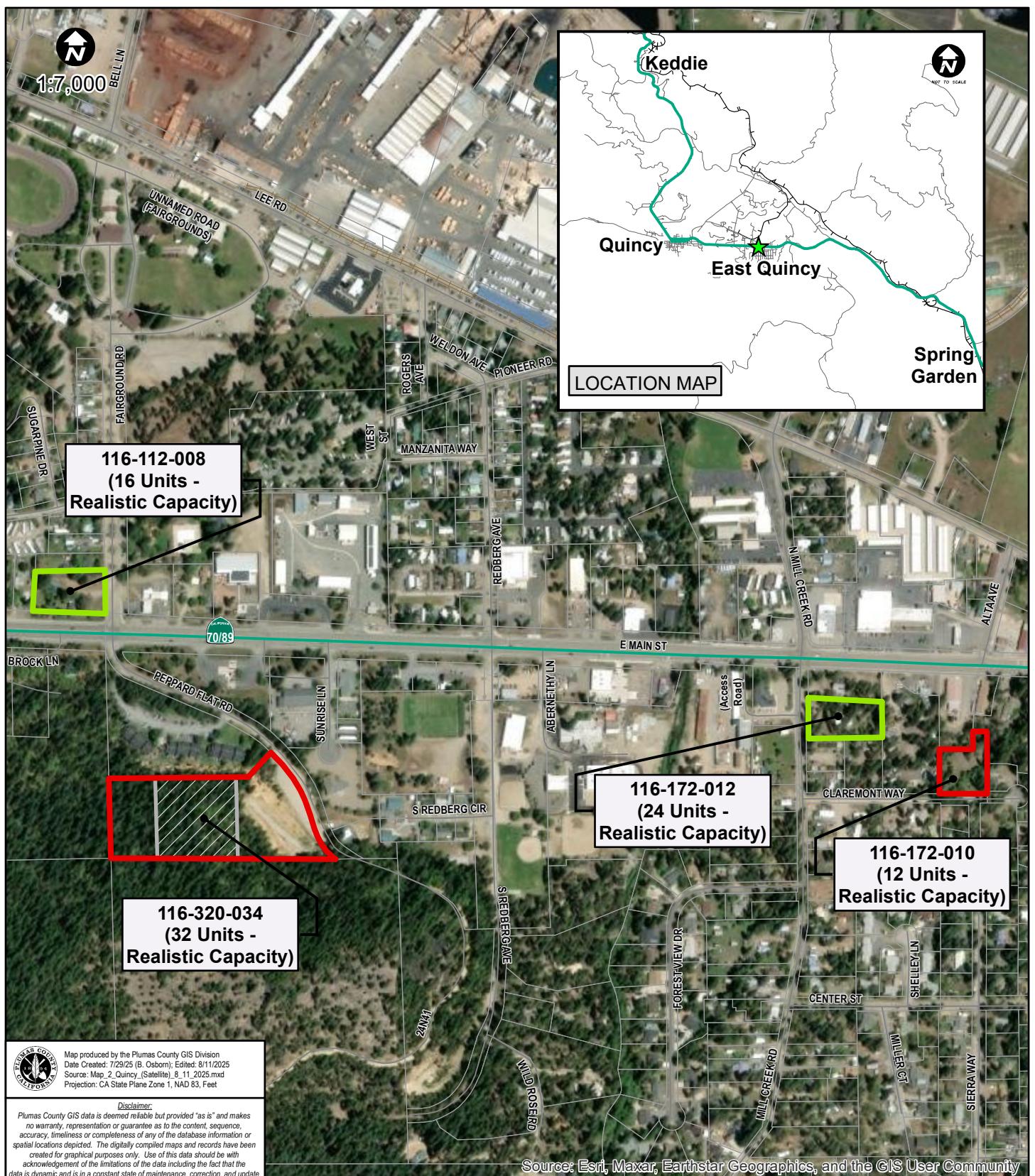
■ Developable Area - Approx. 2.70 acres  
(Site constraints: Topography / Forested)

**VACANT AND UNDERUTILIZED LAND FOR VERY LOW  
INCOME CATEGORY WITH EXISTING  
INFRASTRUCTURE (WATER/SEWER/POWER)  
ADEQUATE FOR DEVELOPMENT**

# VACANT AND UNDERUTILIZED LAND ZONED "M-R" AERIAL

EAST QUINCY / 95971

MAP 2 - Very Low Income (See Table B-1 and Table B-2)



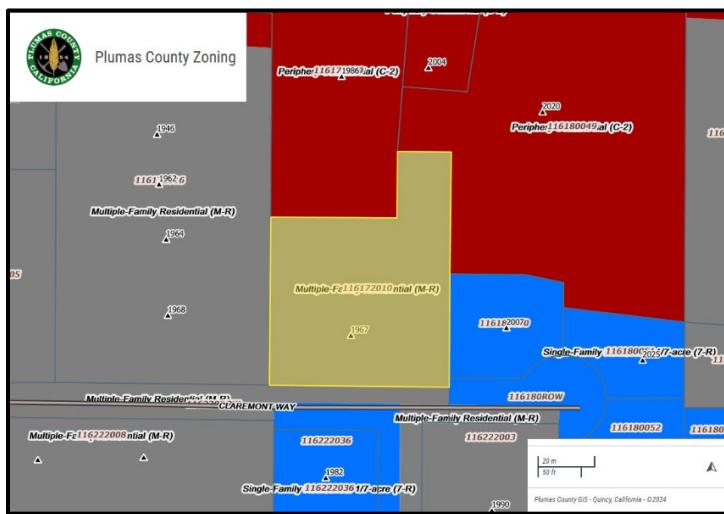
## Vacant Very Low Zoned “M-R” Parcel Narrative

APN 116-172-010

1967 Claremont Way

The property located at 1967 Claremont Way, Quincy – APN 116-172-010 – is a vacant 0.98-acre parcel zoned Multiple-Family Residential (“M-R”), as shown on the zoning map below, and has no site constraints. The subject property is served by Pacific Gas and Electric (PG&E) for electricity and American Valley Community Services District for water and sewer, all of which is readily available and may be expanded to accommodate future development.

The “M-R” zoning has an allowed density of 21.8 dwelling units per acre, by right, allowing for a maximum density of 21 dwelling units and a minimum density of 9 dwelling units, based on State minimum density of 10 dwelling units per acre, on the property as indicated in Table B-1. Realistic development capacity – when taking into account development standards (e.g., setbacks, height, coverage limit, required parking, and density requirements) and potential configurations of development of the site such as one 12-unit single-story building, a two-story building with 6 dwelling units on each floor, or two single-story buildings each with 6 dwelling units – resulted in the final realistic unit capacity of 12 very low income dwelling units (see Table B-1, Map 1, and Map 2).



As a majority of the large employers and population within Plumas County are located in the Town of Quincy, there is an increased demand for affordable housing in the area. The subject property is in an area that is a desirable location for affordable multi-family development as it is located within Quincy and is within an approximate quarter-mile range of services such as public transit and retail centers. Furthermore, the development trend within the surrounding area is directed towards multi-family housing with such compatible developments to the south and west of the subject property.

To incentivize development of “M-R” zoned multi-family housing for lower income households, Program H 1.5, *Housing for Lower Income, Including Acutely Low- and Extremely Low-Income Households*, addresses reducing or waiving development fees, expediting permit processing, and providing property tax relief, in addition to supporting outreach to non-profits and affordable housing developers to assist in applications for State and Federal housing funding sources.

## Vacant Very Low Zoned “M-R” Parcel Narrative

APN 116-320-034

### 1506 Peppard Flat Road

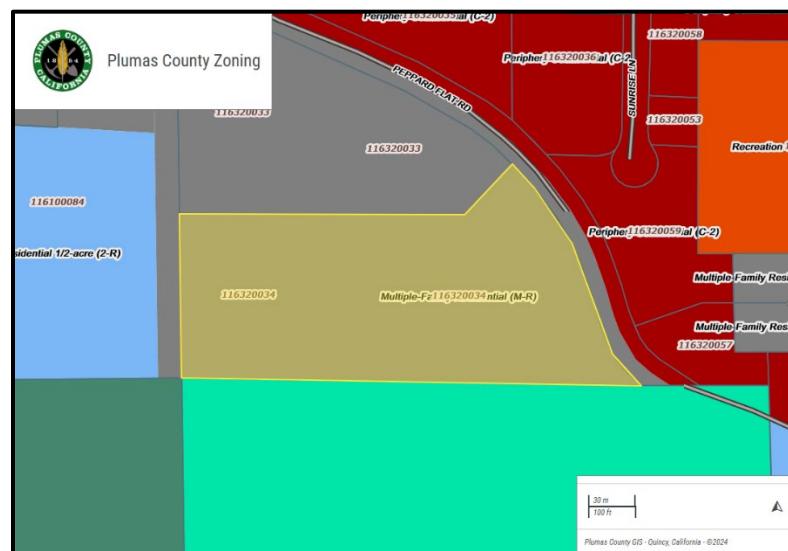
The property located at 1506 Peppard Flat Road, Quincy – APN 116-320-034 – is a vacant 7.47-acre parcel zoned Multiple-Family Residential (“M-R”), as shown on the zoning map below, and has topographical and forested site constraints reducing the available developable area to approximately 2.70 acres (see Map 1 and Map 2) as evidenced by the photograph to the right illustrating the property frontage. The subject property is served by Pacific Gas and Electric (PG&E) for electricity and American Valley Community Services District for water and sewer, all of which is readily available and may be expanded to accommodate future development.

The “M-R” zoning has an allowed density of 21.8 dwelling units per acre,



by right, allowing for a maximum density of 58 dwelling units and a minimum density of 27 dwelling units, based on State minimum density of 10 dwelling units per acre, on the property as indicated in Table B-1. However, realistic development capacity – when taking into account development standards (e.g., setbacks, height, coverage limit, required parking, and density requirements), site constraints, and potential configurations of development of the site such as one 32-unit single-story building; a two-story building with 16 dwelling units per

floor; two 16-unit, two-story buildings with 8 dwelling units per floor; or four single-story buildings each with 8 dwelling units – resulted in the final realistic unit capacity of 32 very low income dwelling units (see Table B-1, Map 1, and Map 2).



As previously indicated, the Town of Quincy is a large employment and population center within the County, increasing the demand for affordable housing in the area. Like that of the property located at 1967 Claremont Way (APN 116-172-010), the subject

property is in an area that is a desirable location for development as it is located within Quincy and is within an approximate quarter-mile range of services such as public transit and retail centers. Development directly to the north of the subject property includes multi-family affordable housing with the 48-unit Valley Heights Apartments, owned by the Plumas County Community Development Commission and Housing Authority, for families and seniors.

## Underutilized Very Low Zoned “M-R” Parcel Narrative

### APN 116-112-008

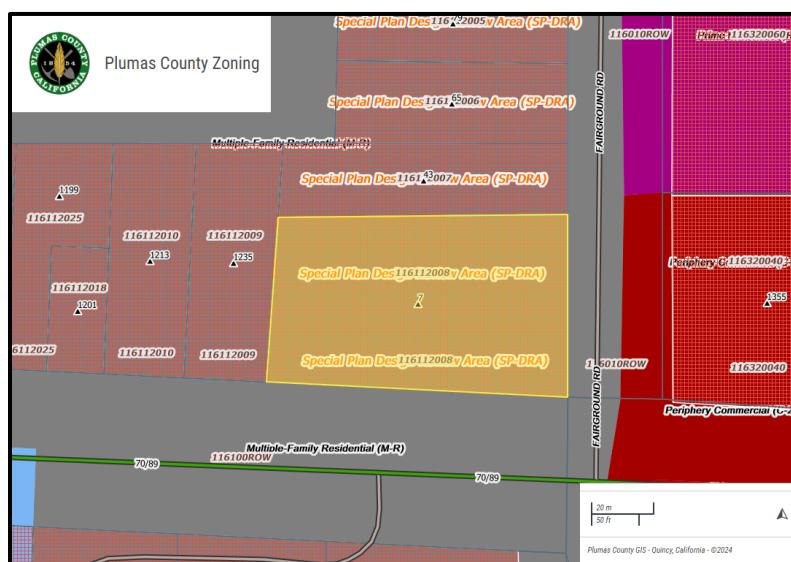
### 7 Fairground Road

The property located at 7 Fairground Road, Quincy – APN 116-112-008 – is an underutilized 1.28-acre parcel zoned Multiple-Family Residential (“M-R”) and Special Plan Design Review Area (“SP-DRA”), as shown on the zoning map below, and is developed with a 1,046-square-foot dwelling unit constructed circa 1947 (see photograph to the right).



The subject property is served by Pacific Gas and Electric (PG&E) for electricity and American Valley Community Service District for water and sewer, all of which is readily available and may be expanded to accommodate future development.

Pursuant to California Government Code § 65583.2(b)(3), nonvacant sites, if underutilized, zoned for residential development, and are capable of being developed at a higher density and intensity, may be included in the housing element land inventory to accommodate the County’s RHNA. The “M-R” zoning has an allowed density of 21.8 dwelling units per acre by right, allowing for a maximum density of 27 dwelling units and, based on the State minimum density of 10 dwelling units per acre, a minimum density of 12 dwelling units, on the property as indicated in Table B-2. Realistic development capacity – when taking into account development standards (e.g., setbacks, height, coverage limit, required parking, density requirements, and the Quincy Design Review



Guidelines for the “SP-DRA” zoning) and potential configurations of development of the site such as one 16-unit, single-story building; a two-story building with 8 dwelling units per floor; or two two-story buildings with four dwelling units per floor – resulted in the final realistic unit capacity of 16 very low income dwelling units (see Table B-2, Map 1, and Map 2).

The Town of Quincy is a large employment and population center within the County, increasing the demand for affordable housing in the area. Like that of other properties on the Vacant and Underutilized Land Inventory, the property is in a desirable location within Quincy as it is within an approximate half-mile range of services such as public transit and retail centers. To encourage the development of workforce housing, including multi-family, for lower income households earning between 60 and 80 percent of the area median income, Program H 2.5, *Support Lower Income Workforce Housing Development*, directs the County to assist in identifying sites where housing is compatible with existing zoning regulations and General Plan policies and programs, such as this subject parcel.

## Underutilized Very Low Zone “M-R” Parcel Narrative

APN 116-172-012

56 Mill Creek Road

The property located at 56 Mill Creek Road, Quincy – APN 116-172-012 – is an underutilized 1.16-acre parcel zoned Multiple-Family Residential (“M-R”), as shown on the zoning map below, and is developed with a 1,008-square-foot dwelling unit constructed circa 1963 and is shown in the photograph below.

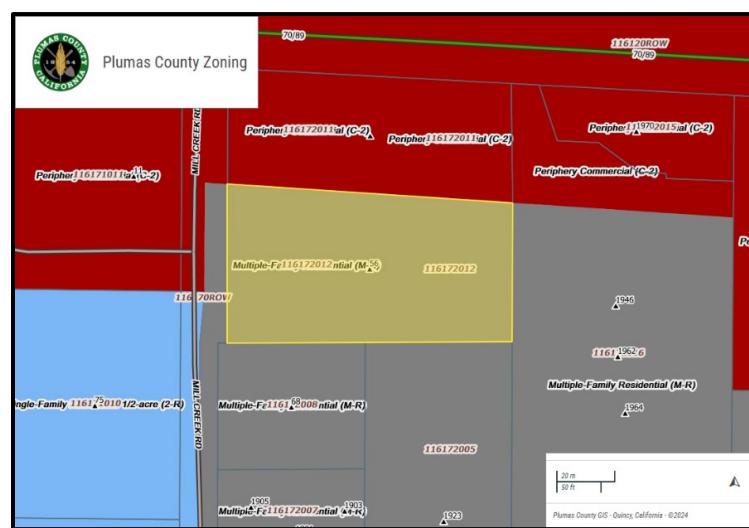
The subject property is served by Pacific Gas and Electric (PG&E) for electricity and American Valley Community Service District for water and sewer, all of which is readily available and may be expanded to accommodate future development.

The “M-R” zoning has an allowed density of 21.8 dwelling units per acre, by right, allowing for a maximum density of 25 dwelling units and a minimum density of 11 dwelling units, based on State minimum



density of 10 dwelling units per acre, on the property as indicated in Table B-2. Realistic development capacity – when taking into account development standards (e.g., setbacks, height, coverage limit, required parking, and density requirements) and potential configurations of development of the site such as one 24-unit single-story building; a two-story building with 12 dwelling units per floor; or two 12-unit, two-story buildings with 6 dwelling

units per floor – resulted in the final realistic unit capacity of 24 very low income dwelling units (see Table B-2, Map 1, and Map 2).



As the subject parcel has one (1) existing dwelling and a realistic capacity of 24 dwelling units, the parcel is underutilized.

To help address the affordable workforce housing in the Town of Quincy, Mouser Development, property owner, has indicated that the future development of the parcel would occur to create a two-story 24-unit apartment complex.

According to Mouser Development, development of the property has been delayed as a result of water and sewer connection fees from American Valley Community Service District, being approximately \$250,000, or roughly \$10,500 per unit. To facilitate the development of multi-family housing affordable to lower income households, Program H 6.3, *Lower Income Housing Water and Sewer Infrastructure Connection Fees*, directs the cooperation of Plumas County to encourage water and sewer special districts to provide a per unit reduced developer connection fee cost.

**Table B-3: Vacant High Density Sites to Accommodate the Low Income RHNA**

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN/Address	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)	Electricity	FEMA Flood Zone	Site Constraints	Min Density (10 du/acre)	Max Density (21.8 du/acre)	Realistic Capacity
Yes	115-080-022 105 Louisiana Ave.	Quincy/95971	Gross 3.64 Net 1.96	Multiple-Family Residential	M-R	American Valley CSD Water/Sewer	PG&E	Unshaded Zone X	Soils/Geotechnical	19	42	40
No	110-171-022 168 Hot Springs Rd.	Greenville/95947	0.79	Multiple-Family Residential	M-R	Indian Valley CSD Water/Sewer	PG&E	Unshaded Zone X	None	7	17	12
<b>Total</b>										<b>26</b>	<b>59</b>	<b>52</b>

Source: Plumas County Planning Department, August 2025.

**Table B-4: Underutilized High Density Sites to Accommodate the Low Income RHNA**

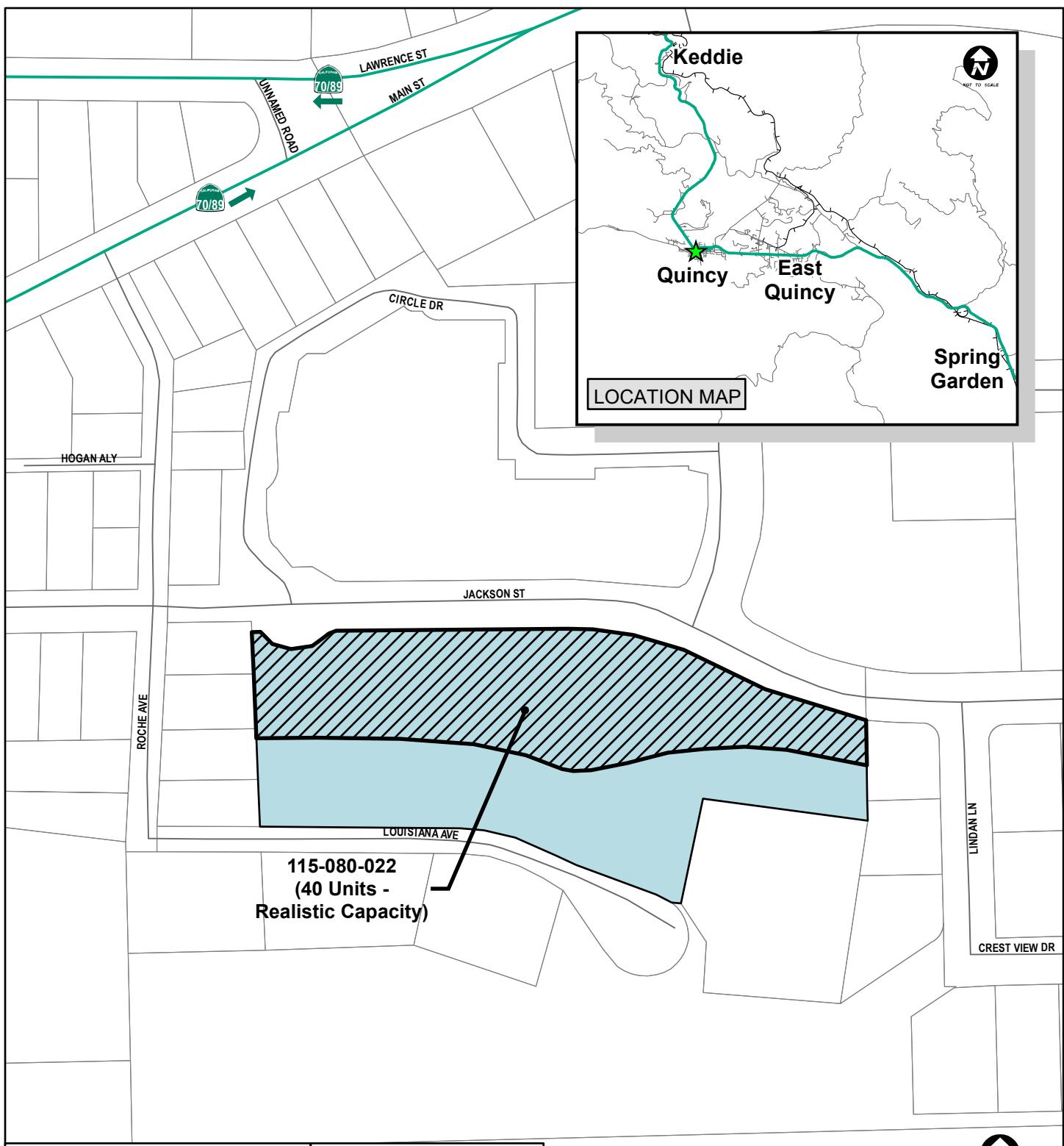
Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN/Address	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)t	Electricity	FEMA Flood Zone	Site Constraints	Min Density (10 du/acre)	Max Density (21.8 du/acre)	Realistic Capacity
No	110-171-023 184 Hot Springs Rd.	Greenville/95947	Gross 3.50 Net 2.60	Multiple-Family Residential	M-R	Indian Valley CSD Water/Sewer	PG&E	Unshaded Zone X	Existing Plumas District Hospital Building with Medical Clinic/Road & Parking Easement	26	56	24
<b>Total</b>										<b>26</b>	<b>56</b>	<b>24</b>

Source: Plumas County Planning Department, August 2025.

# VACANT LAND ZONED "M-R"

QUINCY / 95971

MAP 3 - Low Income (See Table B-3)



**Disclaimer:**  
Plumas County GIS data is deemed reliable but provided "as is" and makes no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness or completeness of any of the database information or spatial locations depicted. The digitally compiled maps and records have been created for graphical purposes only. Use of this data should be with acknowledgement of the limitations of the data including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



Map produced by the Plumas County GIS Division  
Date Created: 7/29/25 (B. Osborn); Edited: 8/11/2025  
Source: Map\_3,Quincy\_8.11.2025.mxd  
Projection: CA State Plane Zone 1, NAD 83, Feet

Road

Railroad

State Highway

Assessor Parcel



Vacant / Low  
(51-80 percent of Area  
Median Income)



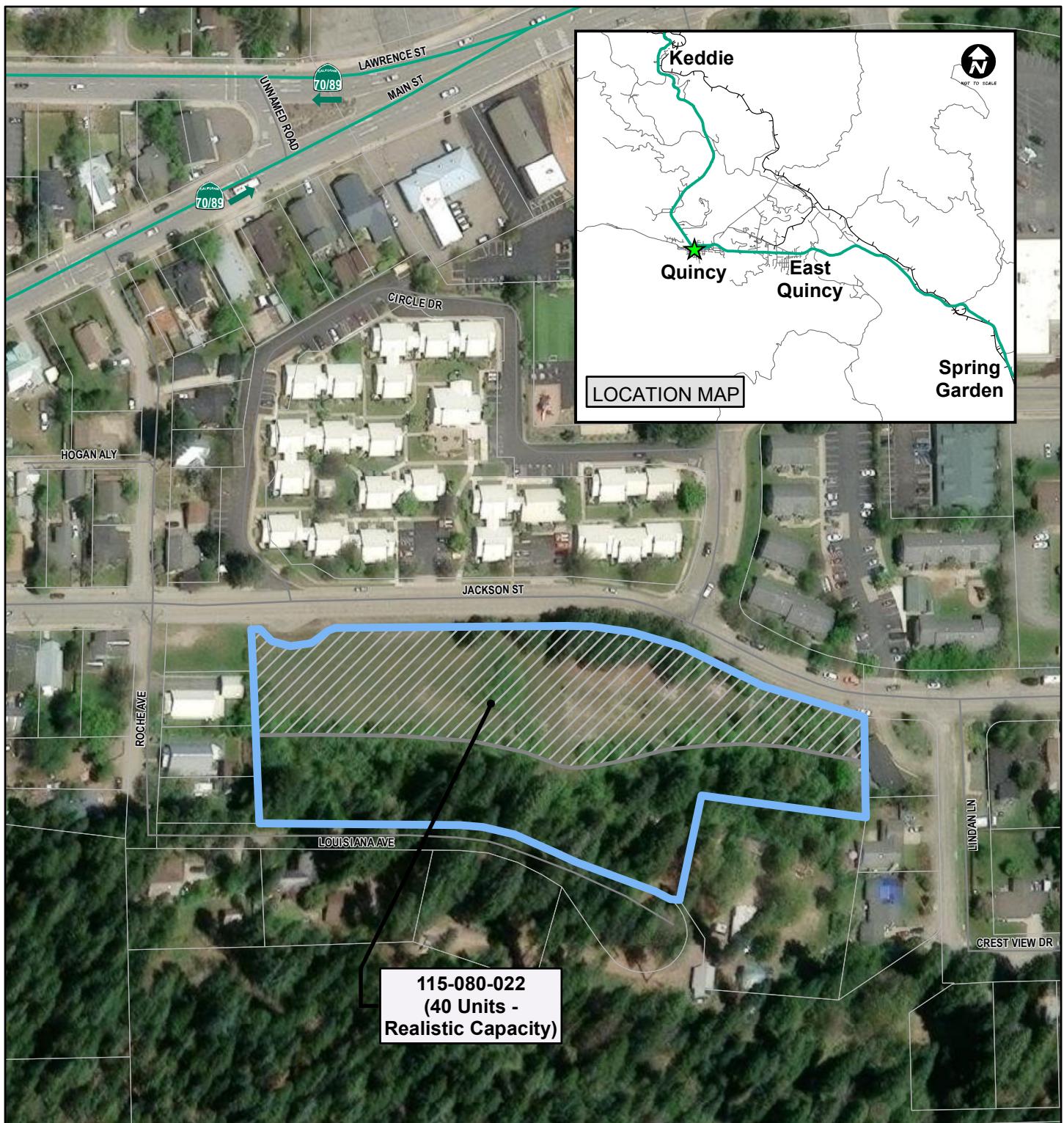
Developable Area - Approx. 1.96 acres  
(Site constraints: Soils/Geotechnical)

**VACANT LAND FOR LOW INCOME CATEGORY  
WITH EXISTING INFRASTRUCTURE  
(WATER/SEWER/POWER)  
ADEQUATE FOR DEVELOPMENT**

# VACANT LAND ZONED "M-R" AERIAL

QUINCY / 95971

MAP 4 - Low Income (See Table B-3)



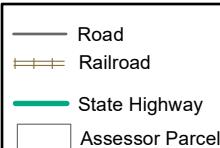
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Map produced by the Plumas County GIS Division  
Date Created: 7/29/25 (B. Osborn); Edited: 8/11/2025  
Source: Map 4 Quincy\_(Satellite).8\_11\_2025.mxd  
Projection: CA State Plane Zone 1, NAD 83, Feet

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Vacant / Low  
(51-80 percent of Area  
Median Income)



Developable Area - Approx. 1.96 acres  
(Site constraints: Soils/Geotechnical)



1:2,000

**VACANT LAND FOR LOW INCOME CATEGORY  
WITH EXISTING INFRASTRUCTURE  
(WATER/SEWER/POWER)  
ADEQUATE FOR DEVELOPMENT**

## Vacant Low Income Zoned “M-R” Parcel Narrative

APN 115-080-022

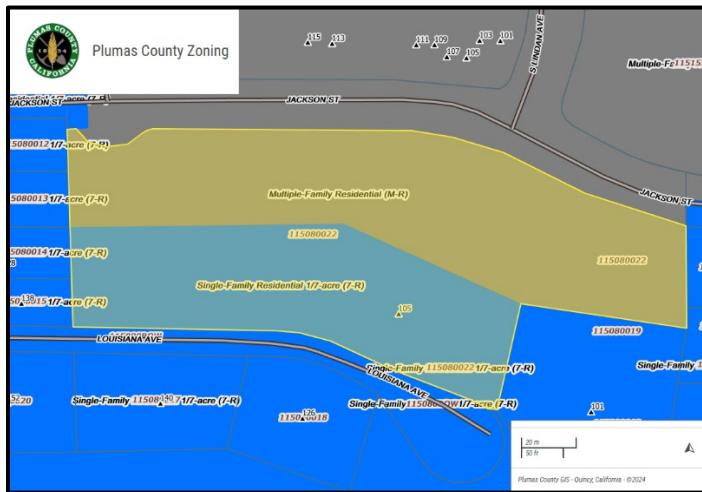
### 105 Louisiana Avenue

The property located at 105 Louisiana Avenue, Quincy – APN 115-080-022 – is a vacant 3.64-acre parcel zoned Multiple-Family Residential (“M-R”) and Single-Family Residential (“7-R”), as shown on the zoning map below, has soil and geotechnical site constraints reducing the



developable area to approximately 1.96 acres (see Map 1 and Map 2) and is shown in the photograph above. The subject property is served by Pacific Gas and Electric (PG&E) for electricity and American Valley Community Service District for water and sewer, all of which is readily available and may be expanded to accommodate future development.

The “M-R” zoned portion of the parcel has an allowed density of 21.8 dwelling units per acre by right, allowing for a maximum density of 42 dwelling units and a minimum density of 19 dwelling units, based State minimum density of 10 dwelling units per acre, on the property as indicated in Table B-1.



Realistic development capacity – when taking into account development standards (e.g., setbacks, height, coverage limit, required parking, and density requirements) and potential configurations of development of the site such as a two-story building with 20 dwelling units per floor; two 20-unit, two-story buildings with 10 dwelling units per floor; or four 10 unit, two-story buildings with 5 dwelling units per floor – resulted in the final realistic unit capacity of 40 low income dwelling units (see Table B-3, Map 3, and Map 4).

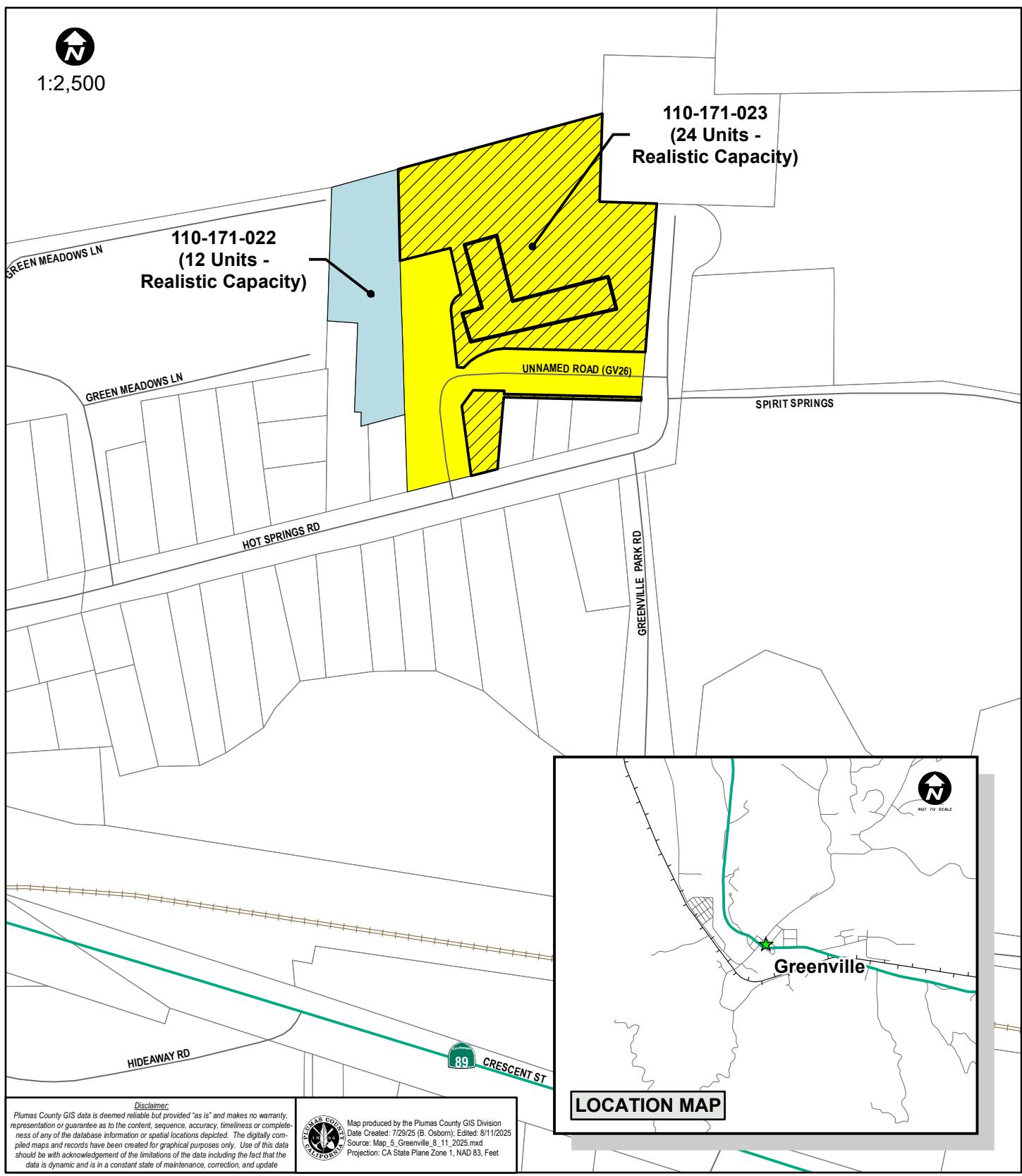
The property is within one of the largest towns for employment and within an approximate quarter-mile range of services such as public transit and retail centers, making it a desirable location for development. Development within the surrounding area includes multi-family affordable housing with the 45-unit Mountain View Manor for seniors and the disabled directly to the north of the subject property, and Quincy Garden Apartments (28 affordable units for individuals) to the northeast.

To encourage the development of workforce housing, including multi-family, for lower income households earning between 60 and 80 percent of the area median income, Program H 2.5, *Support Lower Income Workforce Housing Development*, directs the County to assist in identifying sites where housing is compatible with existing zoning regulations and General Plan policies and programs, such as this subject parcel.

# VACANT AND UNDERUTILIZED LAND ZONED "M-R"

GREENVILLE / 95947

MAP 5 - Low Income (See Table B-3 and Table B-4)



- Road
- Railroad
- State Highway
- Assessor Parcel

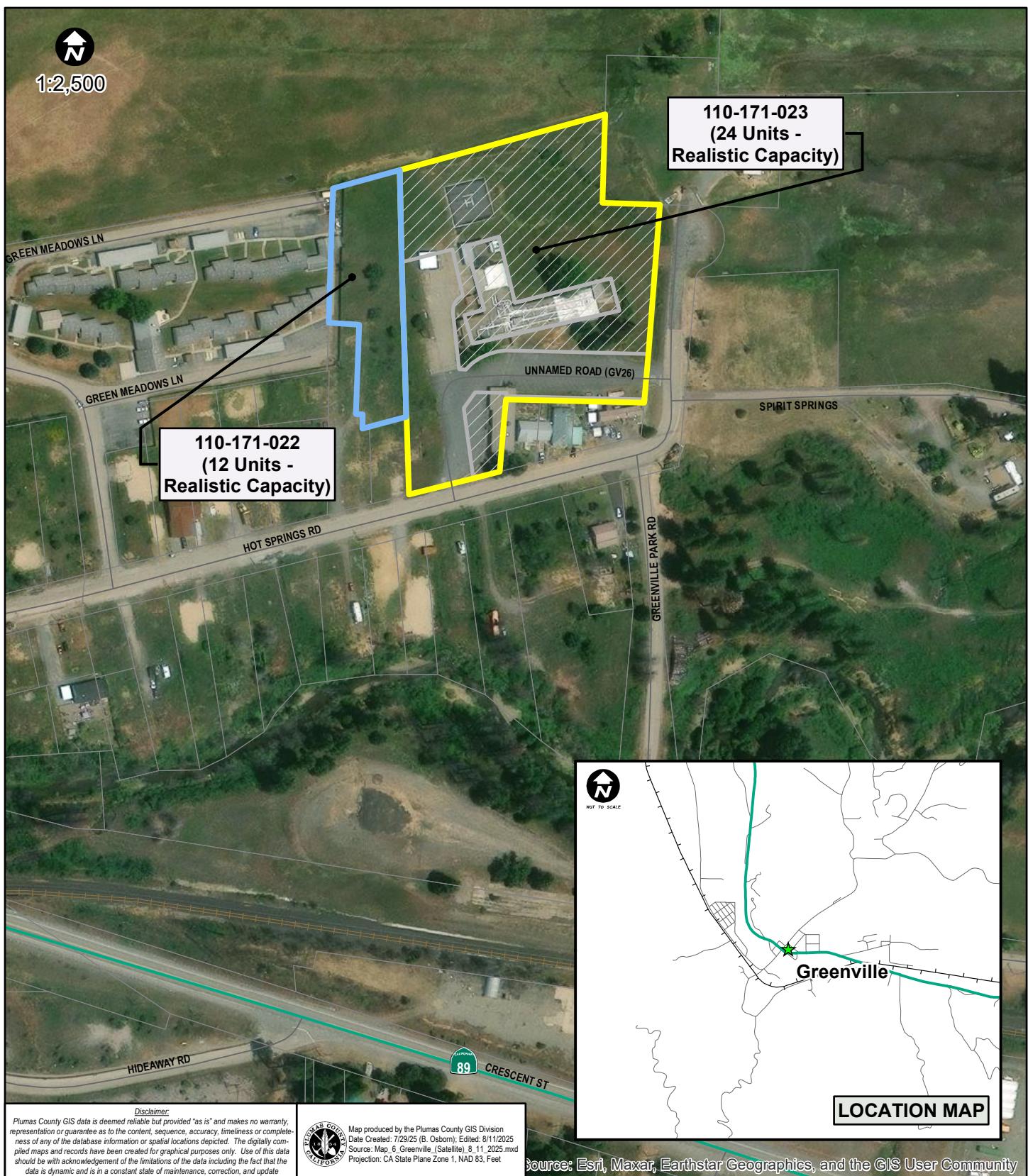
- Vacant / Low (51-80 percent of Area Median Income)
- Underutilized / Low (51-80 percent of Area Median Income)
- Developable Area - Approx. 2.60 acres  
(Site constraints: Existing Plumas District Hospital Building with Medical Clinic/Road & Parking Easement)

**VACANT AND UNDERUTILIZED LAND FOR LOW INCOME CATEGORY WITH EXISTING INFRASTRUCTURE (WATER/SEWER/POWER) ADEQUATE FOR DEVELOPMENT**

# VACANT AND UNDERUTILIZED LAND ZONED "M-R" AERIAL

GREENVILLE / 95947

MAP 6 - Low Income (See Table B-3 and Table B-4)



Vacant / Low (51-80 percent of Area Median Income)

Underutilized / Low (51-80 percent of Area Median Income)

Developable Area - Approx. 2.60 acres  
(Site constraints: Existing Plumas District Hospital Building with Medical Clinic/Road & Parking Easement)

**VACANT AND UNDERUTILIZED LAND FOR LOW INCOME CATEGORY WITH EXISTING INFRASTRUCTURE (WATER/SEWER/POWER) ADEQUATE FOR DEVELOPMENT**

## Vacant and Underutilized Low Income Zoned “M-R” Parcel Narrative

### APN 110-171-022 and APN 110-171-023

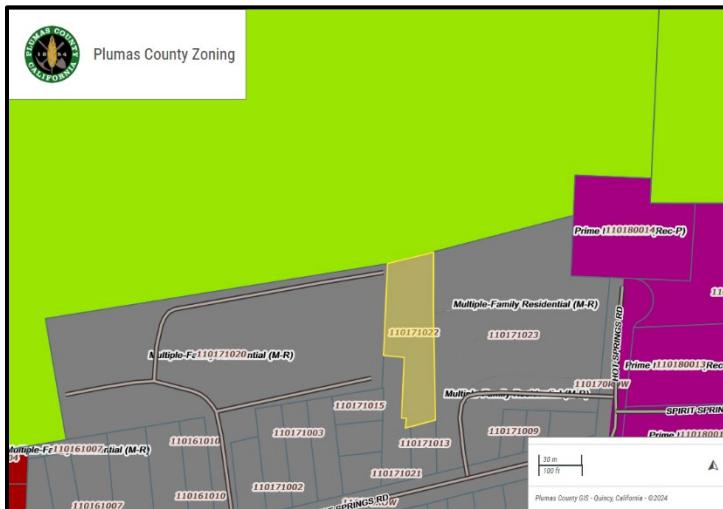
### 168 Hot Springs Road and 184 Hot Springs Road

The property located at 168 Hot Springs Road, Quincy – APN 110-171-022 – is a vacant 1.16-acre parcel zoned Multiple-Family Residential (“M-R”), as shown on the zoning map below, and has no site constraints (see photograph to the right).

The “M-R” zoning has an allowed density of



21.8 dwelling units per acre, by right, allowing for a maximum density of 17 dwelling units and, based on State minimum density of 10 dwelling units per acre, a minimum density of 7 dwelling units, on the property as indicated in Table B-3.



Realistic development capacity – when taking into account development standards (e.g., setbacks, height, coverage limit, required parking, and density requirements) and potential configurations of development of the site such as one 12-unit, single-story building; a two-story building with 6 dwelling units per floor; or one 4-unit, single-story building in combination with an 8-unit, two-story building with 4 dwelling units per floor – resulted in the final realistic unit capacity of 12 low income dwelling units (see Table B-3, Map 5, and Map 6).

The property located at 184 Hot Springs Road, Quincy – APN 110-171-023 – is an underutilized 3.50-acre parcel zoned Multiple-Family Residential (“M-R”), as shown on the following zoning map, and has site constraints as it is developed with a 2,820-square-foot hospital building constructed circa 1979 and an 850-square-foot medical clinic constructed circa 1942, as well as a road/parking easement, all of which reduce the developable area to approximately 2.60 acres (see Map 5 and Map 6) as evidenced by the photograph to the right.

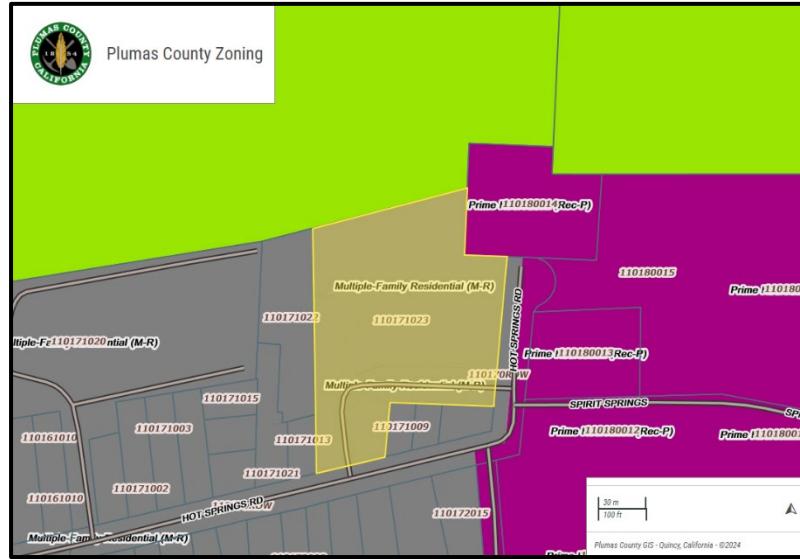
The “M-R” zoning has an allowed density of 21.8



dwelling units per acre by right, allowing for a maximum density of 56 dwelling units and, based on State minimum density of 10 dwelling units per acre, a minimum density of 26 dwelling units, on the property as indicated in Table B-4.

Realistic development capacity – when taking into account development standards (e.g., setbacks, height, coverage limit, required parking, and density requirements) and potential configurations of development of the site such as one 24-unit, single-story building; a two-story building with 12 dwelling units on per floor; or two 12-unit, two-story buildings with 6 dwelling units per floor – resulted in the final realistic unit capacity of 24 low income dwelling units (see Table B-4, Map 5, and Map 6).

The subject properties are served by Pacific Gas and Electric (PG&E) for electricity and Indian Valley Community Service District for water and sewer, all of which is readily available and may be expanded to accommodate future development.



Plumas District Hospital (PDH) owns both subject properties – 168 Hot Springs Road and 184 Hot Springs Road – and has indicated that the future re-development/development of both Greenville properties, would be for affordable, attainable workforce housing and/or healthcare such as a skilled nursing facility or assisted living facility.

Plumas District Hospital's 2019 Master Plan for development of PDH-owned parcels within the County and, specifically for the existing vacant hospital building on 184 Hot Springs Road, calls out remodeling the structure into an assisted living facility with up to 20 rooms. Within Plumas County, both types of housing are needed as there is a lack of affordable housing and also a gap in housing services such as permanent skilled nursing and assisted living facilities for seniors.

Program H 4.10, *Healthcare Facilities and Housing*, directs the County to provide developers and healthcare providers developing assisted living and skilled nursing facilities regulatory incentives through reduced or no-cost building and planning permit fees and expedited permit processing, in addition to outreach to assist with funding sources to proactively encourage and facilitate the development of healthcare facilities for special needs groups, including seniors, veterans, the disabled, and persons with mobility and/or self-care limitations.

To encourage the development of workforce housing, including multi-family, for lower income households earning between 60 and 80 percent of the area median income, Program H 2.5, *Support Lower Income Workforce Housing Development*, directs the County to assist in identifying sites where housing is compatible with existing zoning regulations and General Plan policies and programs, such as these subject parcels.

**Table B-5: Vacant Sites to Accommodate the Moderate Income RHNA**

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community /ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)	Electricity	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
Yes	129-190-050	Blairsden/ 96103	0.29	Single-Family Residential	7-R	Plumas Eureka CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	129-190-035	Blairsden/ 96103	0.18	Single-Family Residential	7-R	Plumas Eureka CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADUs 1 Detached ADUs 1 JADUs	1
Yes	129-190-029	Blairsden/ 96103	0.23	Single-Family Residential	7-R	Plumas Eureka CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADUs 1 Detached ADUs 1 JADUs	1
Yes	129-190-028	Blairsden/ 96103	0.22	Single-Family Residential	7-R	Plumas Eureka CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADUs 1 Detached ADUs 1 JADUs	1
Yes	129-190-060	Blairsden/ 96103	0.23	Single-Family Residential	7-R	Plumas Eureka CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADUs 1 Detached ADUs 1 JADUs	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community /ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)	Electricity	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
Yes	123-320-022	Blairsden/ 96103	0.47	Single-Family Residential	3-R	Plumas Eureka CSD Water/Sewer	PSREC	Zone D	None	1	1 Primary 1 Attached ADUs 1 Detached ADUs 1 JADUs	1
Yes	123-320-020	Blairsden/ 96103	0.36	Single-Family Residential	3-R	Plumas Eureka CSD Water/Sewer	PSREC	Zone D	None	1	1 Primary 1 Attached ADUs 1 Detached ADUs 1 JADUs	1
Yes	123-330-012	Blairsden/ 96103	0.4	Single-Family Residential	3-R	Plumas Eureka CSD Water/Sewer	PSREC	Zone D	None	1	1 Primary 1 Attached ADUs 1 Detached ADUs 1 JADUs	1
Yes	129-123-014	Blairsden/ 96103	0.37	Single-Family Residential	7-R	Plumas Eureka CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	129-190-010	Blairsden/ 96103	0.17	Single-Family Residential	7-R	Plumas Eureka CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community /ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)	Electricity	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
Yes	129-190-033	Blairsden/ 96103	0.40	Single-Family Residential	7-R	Plumas Eureka CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	129-190-046	Blairsden/ 96103	0.30	Single-Family Residential	7-R	Plumas Eureka CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
No	103-320-016	Lake Almanor/ 96137	0.19	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-320-015	Lake Almanor/ 96137	0.19	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-320-014	Lake Almanor/ 96137	0.21	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community /ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)	Electricity	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
No	103-320-013	Lake Almanor/ 96137	0.44	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-320-012	Lake Almanor/ 96137	0.38	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-320-011	Lake Almanor/ 96137	0.25	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-320-010	Lake Almanor/ 96137	0.30	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-320-025	Lake Almanor/ 96137	0.19	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community /ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)	Electricity	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
No	103-320-026	Lake Almanor/ 96137	0.18	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-320-027	Lake Almanor/ 96137	0.18	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-320-028	Lake Almanor/ 96137	0.18	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-320-029	Lake Almanor/ 96137	0.19	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-320-030	Lake Almanor/ 96137	0.20	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community /ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)	Electricity	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
No	103-330-014	Lake Almanor/ 96137	0.27	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-330-015	Lake Almanor/ 96137	0.22	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-330-016	Lake Almanor/ 96137	0.22	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-330-017	Lake Almanor/ 96137	0.21	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-320-019	Lake Almanor/ 96137	0.22	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community /ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)	Electricity	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
No	103-320-020	Lake Almanor/ 96137	0.19	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-320-021	Lake Almanor/ 96137	0.19	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-320-022	Lake Almanor/ 96137	0.19	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-320-023	Lake Almanor/ 96137	0.20	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-320-024	Lake Almanor/ 96137	0.19	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community /ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)	Electricity	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity	
No	028-130-040	Unincorporated Portola/ 96122	0.45	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1	
No	028-130-041	Unincorporated Portola/ 96122	0.45	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1	
No	028-130-036	Unincorporated Portola/ 96122	0.64	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1	
No	028-130-037	Unincorporated Portola/ 96122	0.60	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1	
No	028-130-038	Unincorporated Portola/ 96122	0.75	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADUs 1 Detached ADUs 1 JADUs	1	
										Total	40	176	40

Source: Plumas County Planning Department, August 2025.

**Table B-6: Vacant Sites to Accommodate the Above Moderate Income RHNA**

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)	Electricity	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
No	133-340-055	Clio/96106	0.84	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	133-340-054	Clio/96106	0.70	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	133-340-053	Clio/96106	0.72	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	133-340-052	Clio/96106	0.74	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	133-340-051	Clio/96106	0.85	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)	Electricity	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
No	133-340-048	Clio/96106	0.71	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	133-340-047	Clio/96106	0.84	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	133-340-046	Clio/96106	0.93	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	133-340-045	Clio/96106	0.81	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	133-340-044	Clio/96106	0.75	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	133-340-043	Clio/96106	0.70	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)	Electricity	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
No	133-340-042	Clio/96106	1.04	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	133-340-039	Clio/96106	1.00	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	133-340-038	Clio/96106	1.27	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	133-340-037	Clio/96106	1.18	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	133-340-035	Clio/96106	0.92	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	133-340-033	Clio/96106	0.93	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)	Electricity	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
No	133-340-057	Clio/96106	0.73	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	133-340-058	Clio/96106	0.53	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	133-340-059	Clio/96106	0.67	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	133-340-060	Clio/96106	0.68	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	133-340-061	Clio/96106	0.68	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	133-340-062	Clio/96106	0.55	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)	Electricity	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
No	133-340-063	Clio/96106	0.62	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	133-340-064	Clio/96106	0.68	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	133-340-031	Clio/96106	0.72	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	133-340-029	Clio/96106	0.58	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	133-340-022	Clio/96106	0.65	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	133-340-013	Clio/96106	0.57	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)	Electricity	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
No	133-340-012	Clio/96106	0.60	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-300-003	Lake Almanor/ 96137	1.04	Single-Family Residential	2-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
No	103-410-023	Lake Almanor/ 96137	0.48	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-290-024	Lake Almanor/ 96137	0.63	Single-Family Residential	2-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-410-017	Lake Almanor/ 96137	0.58	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-290-026	Lake Almanor/ 96137	0.50	Single-Family Residential	2-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)	Electricity	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
No	103-290-027	Lake Almanor/ 96137	0.65	Single-Family Residential	2-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-290-028	Lake Almanor/ 96137	0.51	Single-Family Residential	2-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-290-011	Lake Almanor/ 96137	0.62	Single-Family Residential	2-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-290-012	Lake Almanor/ 96137	0.66	Single-Family Residential	2-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-290-007	Lake Almanor/ 96137	0.42	Single-Family Residential	2-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-290-004	Lake Almanor/ 96137	0.55	Single-Family Residential	2-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)	Electricity	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
No	103-290-003	Lake Almanor/ 96137	0.63	Single-Family Residential	2-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-290-002	Lake Almanor/ 96137	0.53	Single-Family Residential	2-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-300-023	Lake Almanor/ 96137	0.97	Single-Family Residential	2-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-300-022	Lake Almanor/ 96137	0.88	Single-Family Residential	2-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-300-019	Lake Almanor/ 96137	0.88	Single-Family Residential	2-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-300-018	Lake Almanor/ 96137	1.15	Single-Family Residential	2-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	2 Primary 2 Attached ADU 2 Detached ADU 2 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)	Electricity	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
No	103-300-013	Lake Almanor/ 96137	1.13	Single-Family Residential	2-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	2 Primary 2 Attached ADU 2 Detached ADU 2 JADU	1
No	103-410-022	Lake Almanor/ 96137	0.54	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-300-014	Lake Almanor/ 96137	1.01	Single-Family Residential	2-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	2 Primary 2 Attached ADU 2 Detached ADU 2 JADU	1
No	103-410-020	Lake Almanor/ 96137	0.69	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	103-300-015	Lake Almanor/ 96137	1.12	Single-Family Residential	2-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	2 Primary 2 Attached ADU 2 Detached ADU 2 JADU	1
No	103-300-006	Lake Almanor/ 96137	1.07	Single-Family Residential	2-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	2 Primary 2 Attached ADU 2 Detached ADU 2 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)	Electricity	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
No	103-300-002	Lake Almanor/ 96137	1.01	Single-Family Residential	2-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	2 Primary 2 Attached ADU 2 Detached ADU 2 JADU	1
No	103-300-001	Lake Almanor/ 96137	0.97	Single-Family Residential	2-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADUs 1 Detached ADUs 1 JADUs	1
No	103-300-012	Lake Almanor/ 96137	0.99	Single-Family Residential	2-R	Walker Ranch CSD Water/Sewer	PG&E	Unshaded Zone X	None	1	1 Primary 1 Attached ADUs 1 Detached ADUs 1 JADUs	1
No	028-130-011	Unincorporated Portola/ 96122	0.86	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADUs 1 Detached ADUs 1 JADUs	1
No	028-130-009	Unincorporated Portola/ 96122	0.77	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADUs 1 Detached ADUs 1 JADUs	1
No	028-130-004	Unincorporated Portola/ 96122	0.52	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)	Electricity	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
No	028-130-020	Unincorporated Portola/ 96122	0.61	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	028-130-021	Unincorporated Portola/ 96122	0.76	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADUs 1 Detached ADUs 1 JADUs	1
No	028-130-022	Unincorporated Portola/ 96122	0.63	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	028-130-023	Unincorporated Portola/ 96122	0.68	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADUs 1 Detached ADUs 1 JADUs	1
No	028-130-024	Unincorporated Portola/ 96122	0.93	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADUs 1 Detached ADUs 1 JADUs	1
No	028-130-029	Unincorporated Portola/ 96122	0.74	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADUs 1 Detached ADUs 1 JADUs	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)	Electricity	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
No	028-130-030	Unincorporated Portola/ 96122	0.75	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADUS 1 Detached ADUS 1 JADUs	1
No	028-130-031	Unincorporated Portola/ 96122	0.70	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADUS 1 Detached ADUS 1 JADUs	1
No	028-130-032	Unincorporated Portola/ 96122	0.66	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADUS 1 Detached ADUS 1 JADUs	1
No	028-130-033	Unincorporated Portola/ 96122	0.84	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADUS 1 Detached ADUS 1 JADUs	1
No	028-130-019	Unincorporated Portola/ 96122	0.98	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADUS 1 Detached ADUS 1 JADUs	1
No	028-130-017	Unincorporated Portola/ 96122	0.92	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADUS 1 Detached ADUS 1 JADUs	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)	Electricity	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
No	028-130-016	Unincorporated Portola/ 96122	0.94	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADUS 1 Detached ADUS 1 JADUs	1
No	028-130-015	Unincorporated Portola/ 96122	0.94	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADUS 1 Detached ADUS 1 JADUs	1
No	028-130-014	Unincorporated Portola/ 96122	0.86	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADUS 1 Detached ADUS 1 JADUs	1
No	028-130-035	Unincorporated Portola/ 96122	0.73	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADUS 1 Detached ADUS 1 JADUs	1
No	028-130-003	Unincorporated Portola/ 96122	0.41	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
No	028-130-002	Unincorporated Portola/ 96122	0.30	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

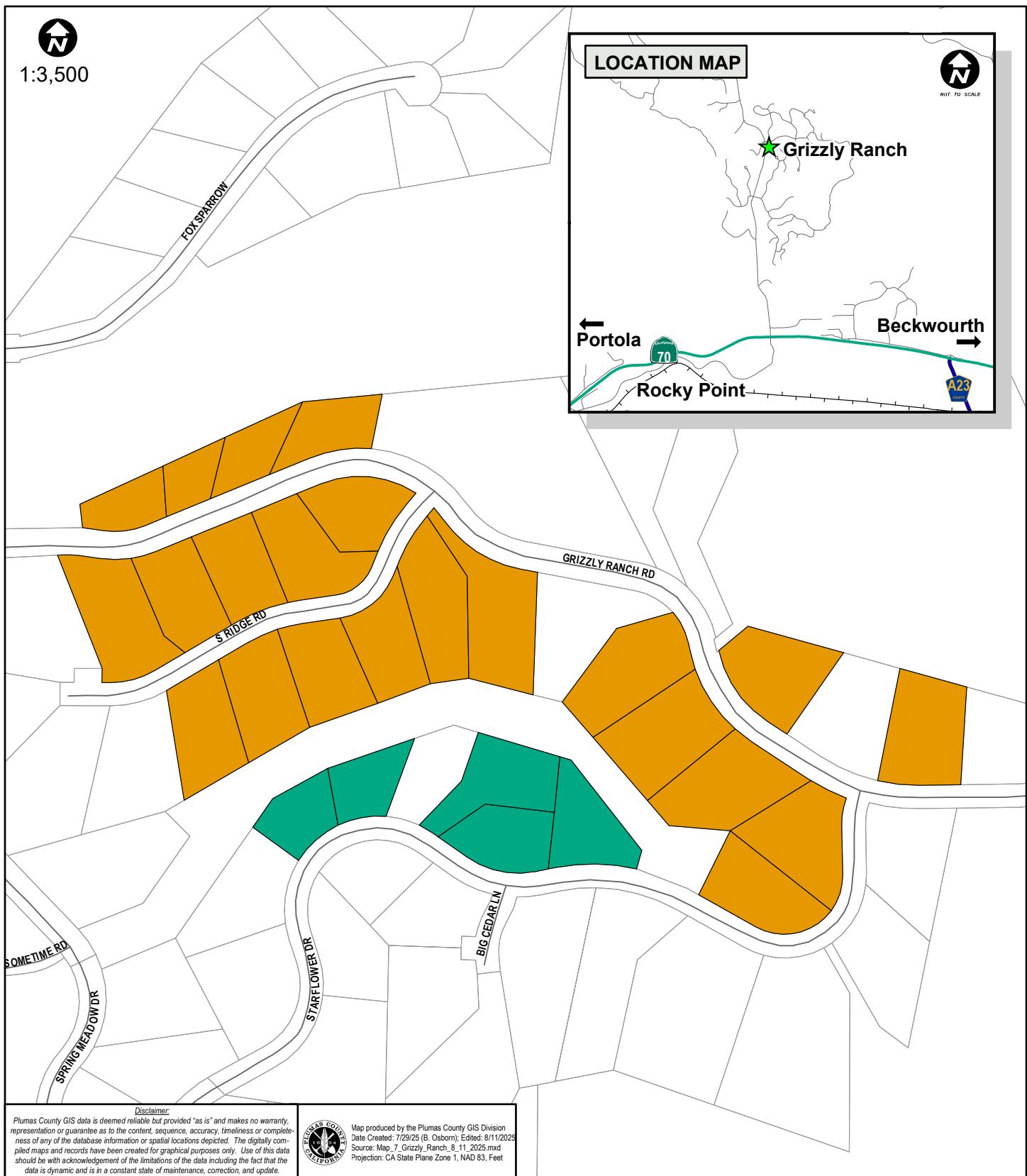
Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)	Electricity	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
'No	028-130-001	Unincorporated Portola/ 96122	0.38	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	PSREC	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Total										78	340	78

Source: Plumas County Planning Department, August 2025.

# GRIZZLY RANCH - VACANT LAND ZONED "S-1"

Unincorporated Portola / 96122

Map 7 - Moderate and Above Moderate Income (See Table B-5 and Table B-6)



Road

Railroad

State Highway

Assessor Parcel

Moderate  
(81-120 percent of Area Median Income)

Above Moderate  
(above 120 percent of Area Median Income)

**VACANT LAND FOR MODERATE AND ABOVE MODERATE INCOME CATEGORIES WITH EXISTING INFRASTRUCTURE (WATER/SEWER/POWER) ADEQUATE FOR DEVELOPMENT WITH NO SITE CONSTRAINTS**

# GRIZZLY RANCH - VACANT LAND ZONED "S-1" AERIAL

Unincorporated Portola / 96122

Map 8 - Moderate and Above Moderate Income (See Table B-5 and Table B-6)



Road

Railroad

State Highway

Assessor Parcel

Moderate  
(81-120 percent of Area Median Income)

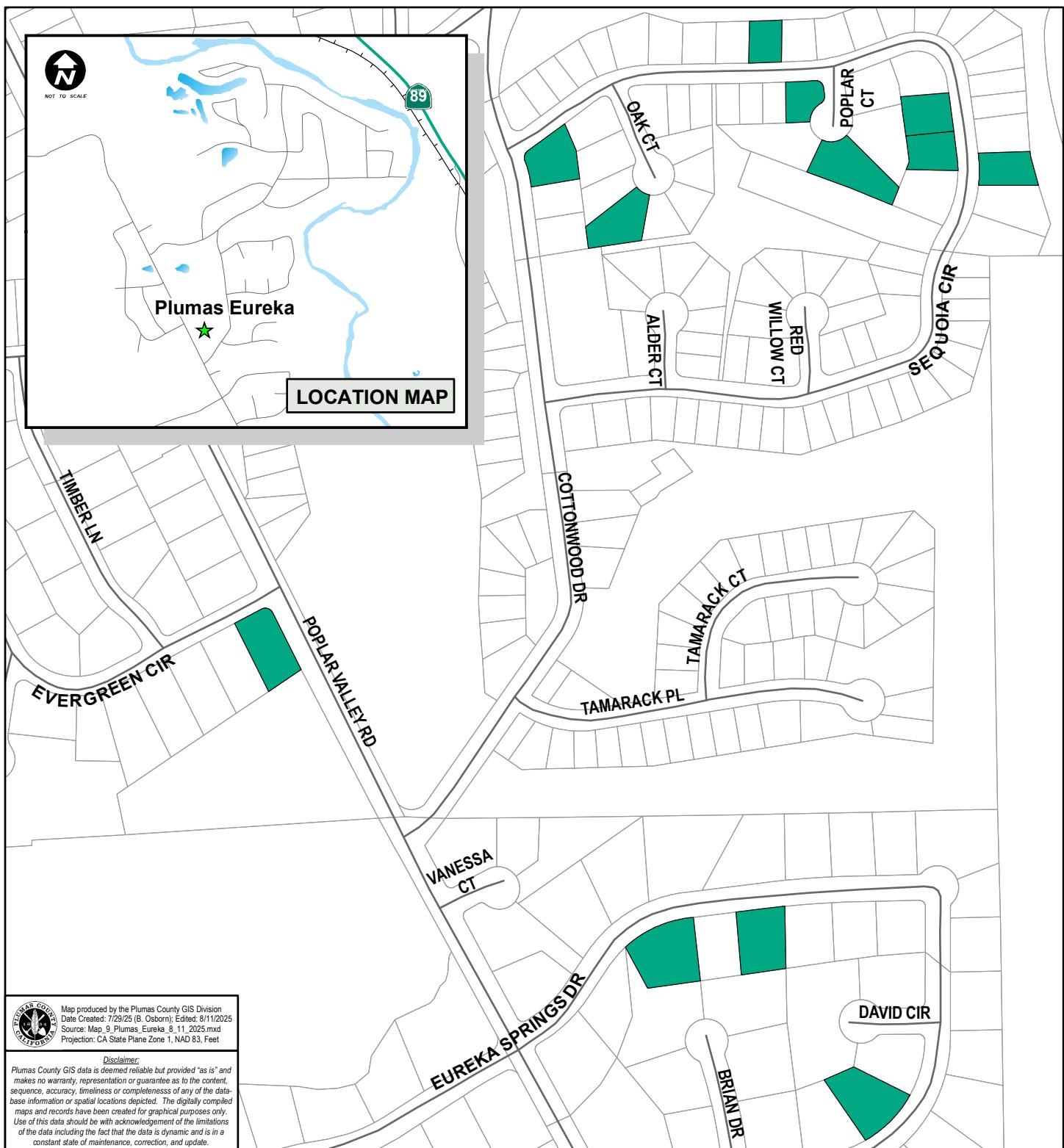
Above Moderate  
(above 120 percent of Area Median Income)

**VACANT LAND FOR MODERATE AND ABOVE MODERATE INCOME CATEGORIES WITH EXISTING INFRASTRUCTURE (WATER/SEWER/POWER) ADEQUATE FOR DEVELOPMENT WITH NO SITE CONSTRAINTS**

# PLUMAS EUREKA (PLUMAS EUREKA ESTATES AND EUREKA SPRINGS SUBDIVISION) VACANT LAND ZONED "7-R"

Blairsden / 96103

Map 9 - Moderate Income (See Table B-5)



- Road
- Railroad
- State Highway
- Assessor Parcel

Moderate  
(81-120 percent of Area  
Median Income)

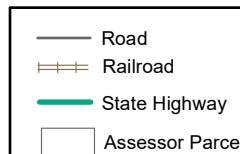
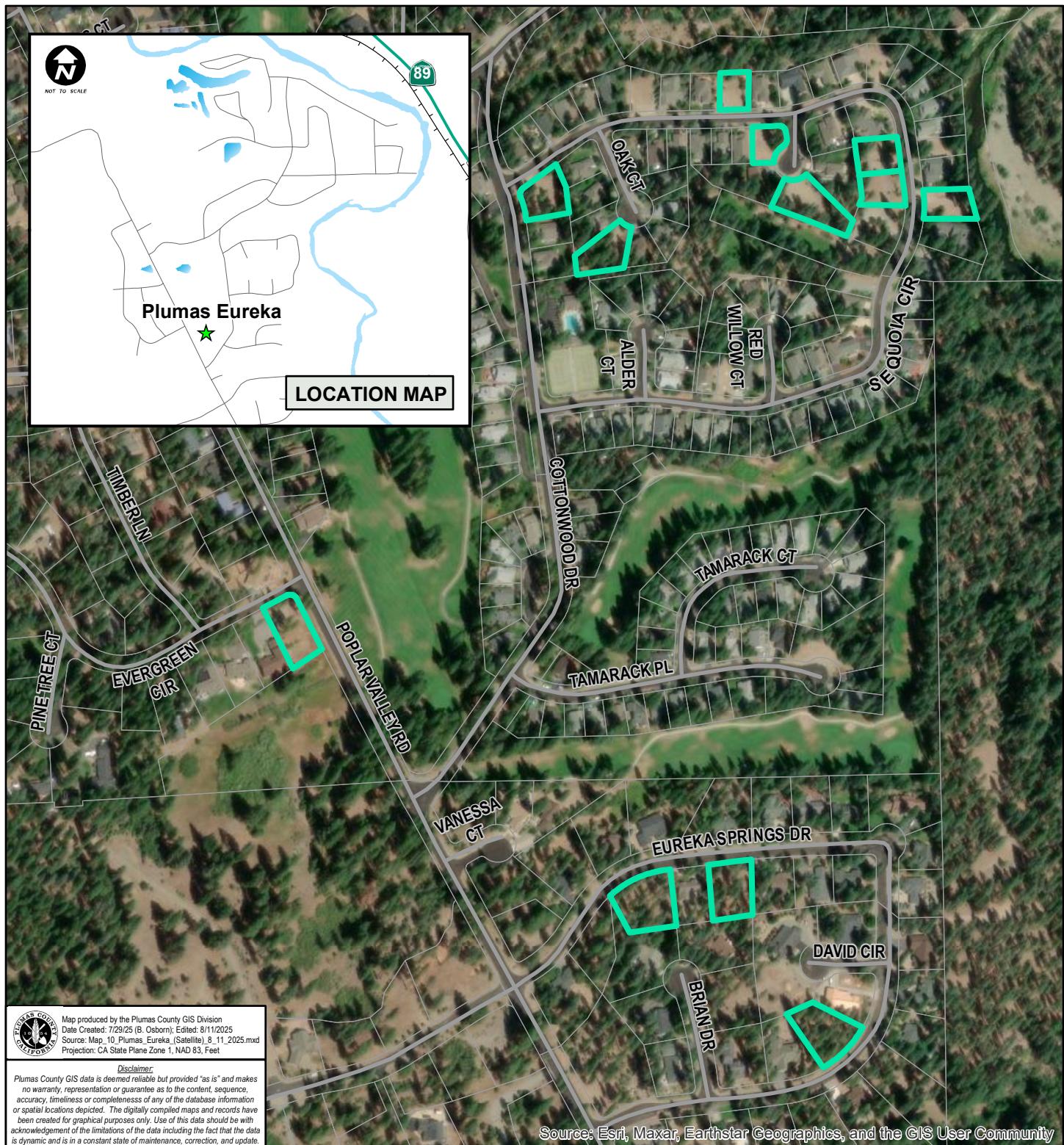


1:4,000

**VACANT LAND FOR MODERATE INCOME CATEGORY  
WITH EXISTING INFRASTRUCTURE  
(WATER/SEWER/POWER) ADEQUATE FOR  
DEVELOPMENT WITH NO SITE CONSTRAINTS**

**PLUMAS EUREKA  
(PLUMAS EUREKA ESTATES & EUREKA SPRINGS SUBDIVISION)  
VACANT LAND ZONED "7-R" AERIAL**

Blairsden / 96103  
Map 10 - Moderate Income (See Table B-5)



Moderate (81-120 percent of Area Median Income)



1:4,500

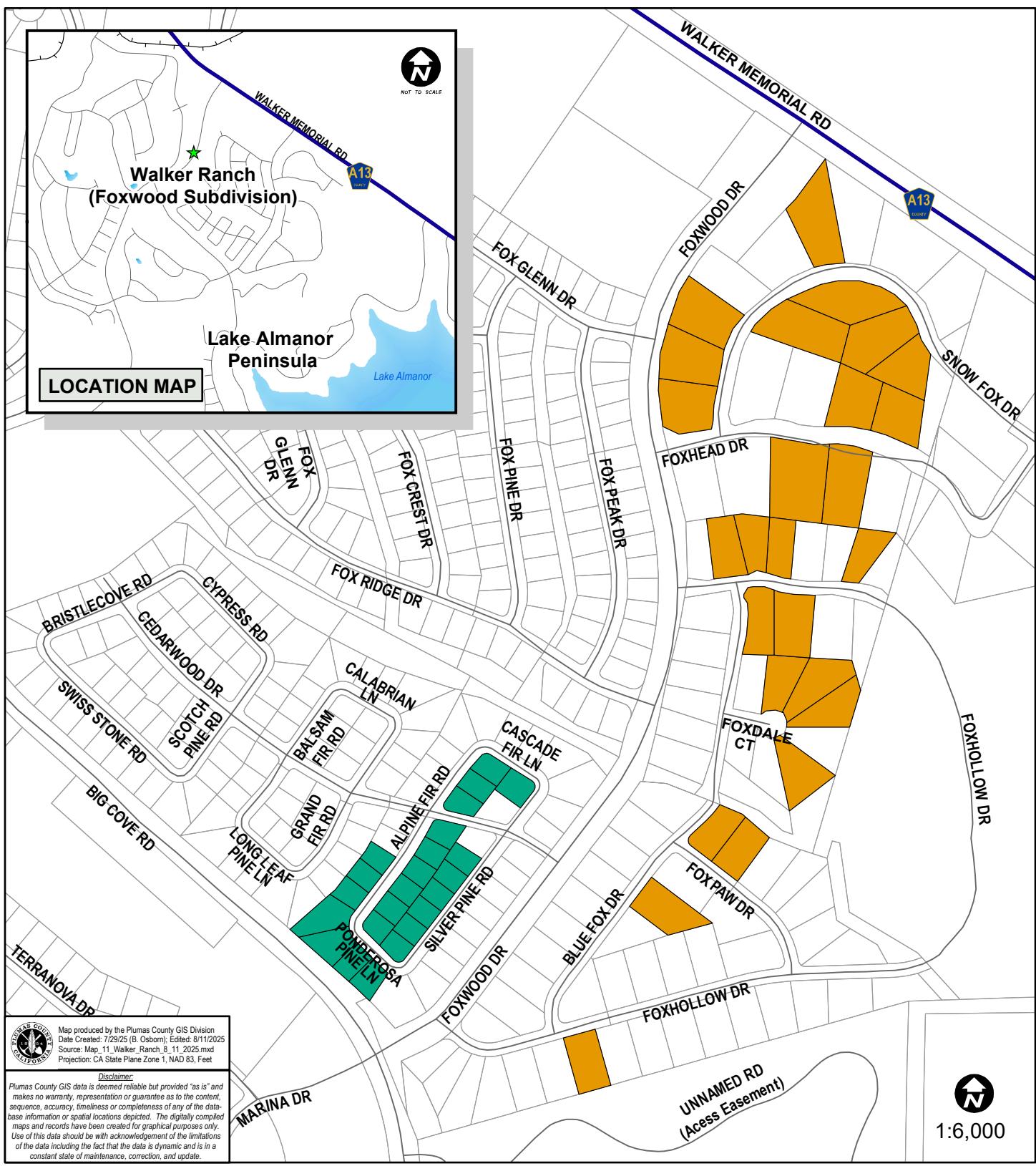
**VACANT LAND FOR MODERATE INCOME CATEGORY  
WITH EXISTING INFRASTRUCTURE  
(WATER/SEWER/POWER) ADEQUATE FOR  
DEVELOPMENT WITH NO SITE CONSTRAINTS**

# WALKER RANCH (FOXWOOD SUBDIVISION)

## VACANT LAND ZONED "2-R" AND "3-R"

Lake Almanor / 96137

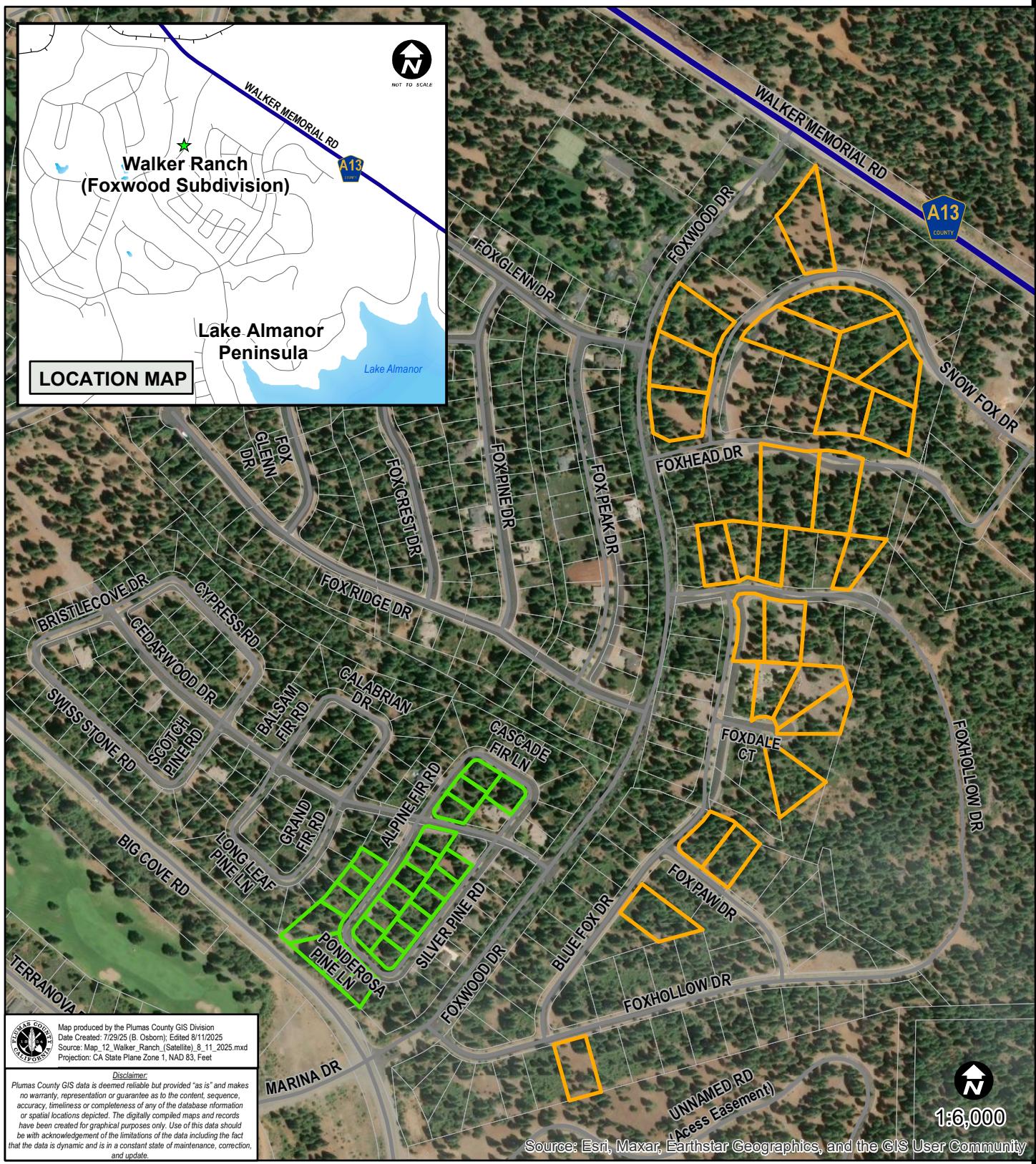
Map 11 - Moderate and Above Moderate Income (See Table B-5 and Table B-6)



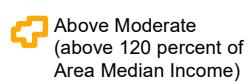
**WALKER RANCH (FOXWOOD SUBDIVISION)  
VACANT LAND ZONED "2-R" AND "3-R" AERIAL**

## Lake Almanor / 96137

**Map 12 - Moderate and Above Moderate Income (See Table B-5 and Table B-6)**



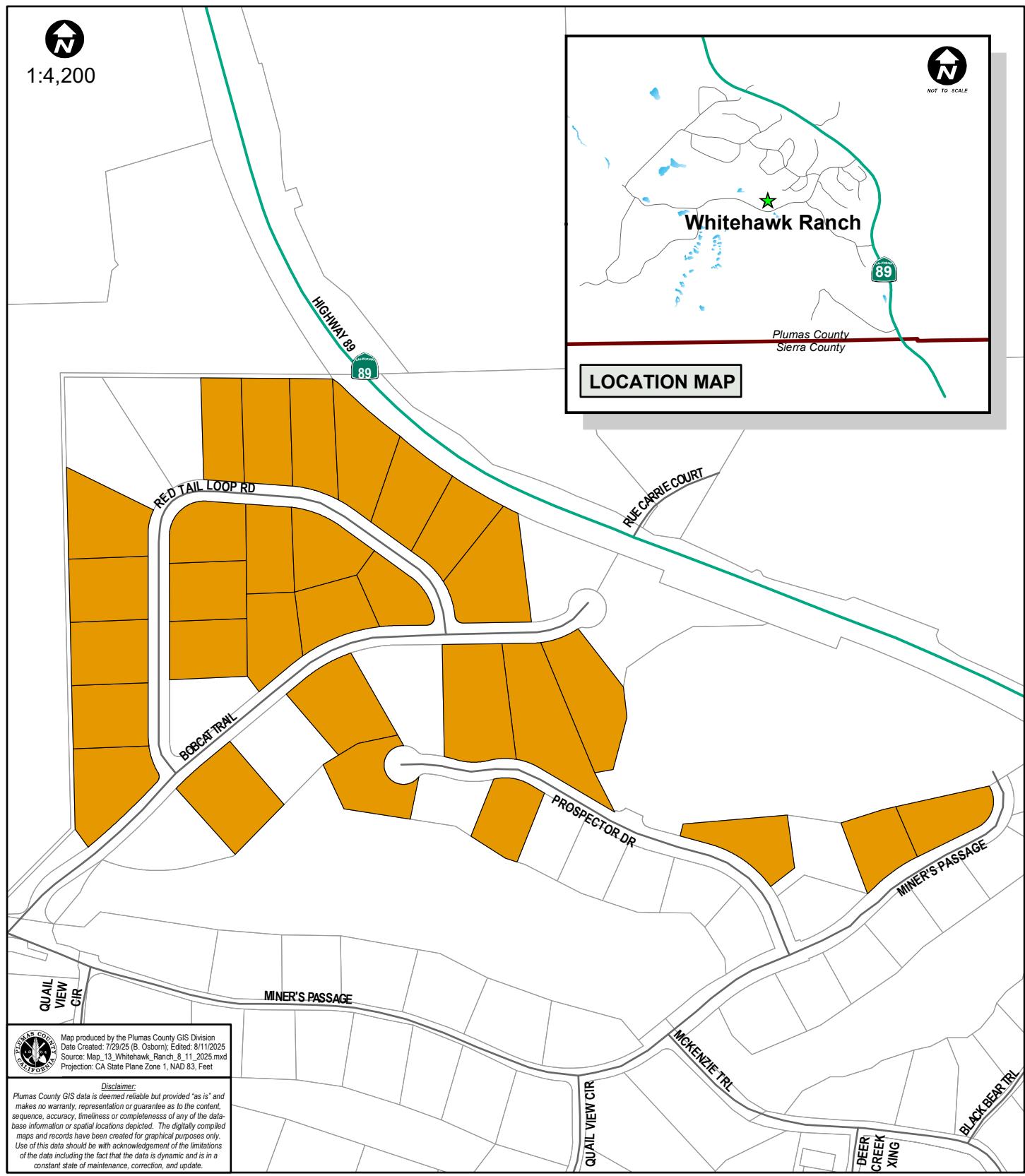
**VACANT LAND FOR MODERATE AND ABOVE  
MODERATE INCOME CATEGORIES WITH EXISTING  
INFRASTRUCTURE (WATER/SEWER/POWER) ADEQUATE  
FOR DEVELOPMENT WITH NO SITE CONSTRAINTS**



# WHITEHAWK RANCH - VACANT LAND ZONED "S-1"

Clio / 96106

Map 13 - Above Moderate Income (See Table B-6)

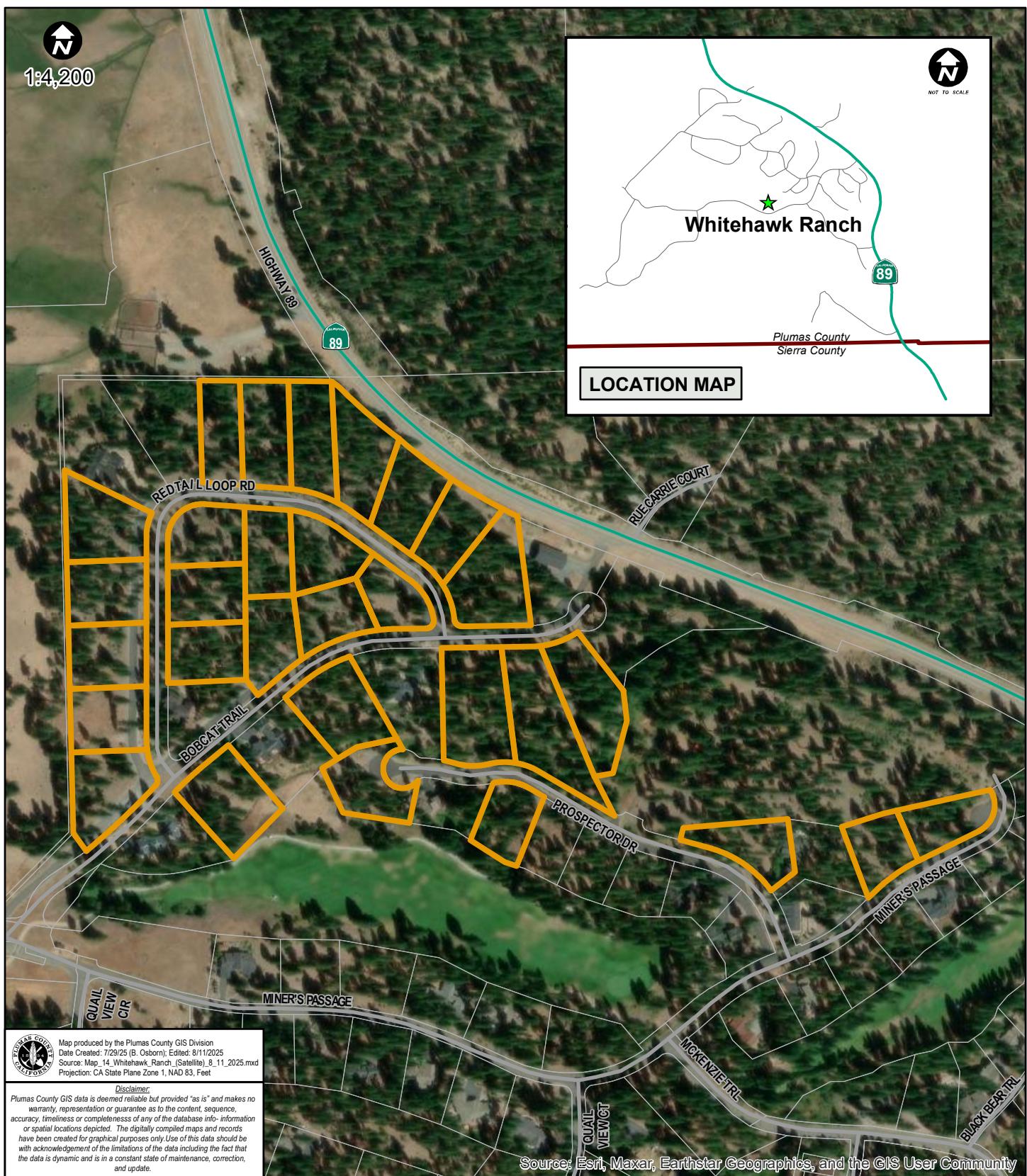


**VACANT LAND FOR ABOVE MODERATE INCOME  
CATEGORY WITH EXISTING INFRASTRUCTURE  
(WATER/SEWER/POWER) ADEQUATE FOR  
DEVELOPMENT WITH NO SITE CONSTRAINTS**

# WHITEHAWK RANCH - VACANT LAND ZONED "S-1" AERIAL

Clio / 96106

Map 14 - Above Moderate Income (See Table B-6)



**VACANT LAND FOR ABOVE MODERATE INCOME  
CATEGORY WITH EXISTING INFRASTRUCTURE  
(WATER/SEWER/POWER) ADEQUATE FOR  
DEVELOPMENT WITH NO SITE CONSTRAINTS**

## **Vacant Moderate Income Zoned “3-R,” “7-R,” and “S-1” Parcel Narrative Various APNs and Addresses**

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The vacant moderate-income parcels within the Vacant and Underutilized Land Inventory are, as indicated in Table B-5 and Map 7 through Map 12, located within various master planned communities – designated as planning areas in the 2035 General Plan – throughout Plumas County.

Specifically, the planning areas chosen are Grizzly Ranch, Plumas Eureka (Plumas Eureka Estates and Eureka Springs subdivisions), and Walker Ranch (Foxwood Subdivision). In choosing the parcels for the Inventory, attention was paid to the vacant parcels in the County in which there were lower density parcel sizes of no more than approximately one acre, no site constraints, and in a location where goods, amenities, and services (e.g., water/sewer/electricity) are readily available; in meeting all of the metrics, these master planned communities are the areas where the County has determined viability of sites for housing for moderate income households.

## **Vacant Above Moderate Income Zoned “2-R” and “S-1” Parcel Narrative Various APNs and Addresses**

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The vacant above moderate-income parcels within the Vacant and Underutilized Land Inventory are, as indicated in Table B-6 and Maps 7, 8, and 11 through 14, located within various master planned communities – designated as planning areas in the 2035 General Plan – throughout Plumas County.

Specifically, the planning areas chosen are Grizzly Ranch, Walker Ranch (Foxwood Subdivision), and Whitehawk Ranch. In choosing the parcels for the Inventory, attention was paid to the vacant parcels in the County where there are lower density parcel sizes of approximately one acre or more, no site constraints, and is in a location where goods, amenities, and services (e.g., water/sewer/electricity) are readily available; in meeting all of the metrics, these master planned communities are the areas where the County has determined viability of sites for housing for above moderate-income households.