

AUGUST 14, 2025

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

# PLUMAS COUNTY GENERAL PLAN

## HOUSING ELEMENT

7<sup>th</sup> CYCLE

2024-2029



# ACKNOWLEDGEMENTS

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## Plumas County Board of Supervisors

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Richard Foster, District 2

Jack Montgomery, District 3

Dayne Lewis, District 4

Harvey West, Chair, District 5

## Plumas County Planning Department

---

Tracey Ferguson, AICP, Planning Director

Tim Evans, Senior Planner

Marco Velazquez, Associate Planner

Amanda Harmon, Assistant Planner

## Plumas County Geographic Information Systems Division

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Becky Osborn, GIS Coordinator

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# List of Acronyms

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

HUD – Housing and Urban Development, US Department of	PRS – Plumas Rural Services
IRA – Inflation Reduction Act	PSREC – Plumas-Sierra Rural Electric Cooperative
IS – Initial Study	PTR – Pretrial Release
ITC – Investment Tax Credit	PUD – Public Utility District
JADU – Junior Accessory Dwelling Unit	RCAA – Racially or Ethnically Concentrated Areas of Affluence
LAFCo – Local Agency Formation Commission	RCAC – Rural Community Assistance Corporation
LHMP – Local Hazard Mitigation Plan	RCRC – Regional Council of Rural Counties
LIHEAP – Low Income Home Energy Assistance Program	R/ECAP – Racially or Ethnically Concentrated Areas of Poverty
LIHTC – Low-Income Housing Tax Credit	RHNA – Regional Housing Need Allocation
LP – Limited Partnership	RHNP – Regional Housing Needs Plan
LRA – Local Responsibility Area	RV – Recreation Vehicle
MASH – Multifamily Affordable Solar Housing	SASH – Single-Family Affordable Solar Housing
MHP – Multifamily Housing Program	SB – Senate Bill
MHSA – Mental Health Services Act	SFHA – Special Flood Hazard Area
MND – Mitigated Negative Declaration	SFM – Single-Family Mitigation
MORE – Manufactured Housing Opportunity & Revitalization Program	SFR – Single-Family Reconstruction
ND – Negative Declaration	SMI – Serious Mental Illness
NOFA – Notice of Funding Availability	SNAP – Supplemental Nutrition Assistance Program
NSAQMD – Northern Sierra Air Quality Management District	SOMAH – Solar on Multifamily Affordable Housing
OEHHA – Office of Environmental Health Hazard Assessment, California Environmental Protection Agency	SP-DRA – Special Plan Design Review Area
OES – Office of Emergency Services	SRA – State Responsibility Areas
PCCDC – Plumas County Community Development Commission	SRO – Single-Room Occupancy
PCIRC – Plumas Crisis Intervention & Resource Center	SUD – Substance Use Disorder
PDH – Plumas District Hospital	TAY – Transitional Age Youth
PDLP – Predevelopment Loan Program	TCAC – Tax Credit Allocation Committee
PG&E – Pacific Gas and Electric Company	USDA – United States Department of Agriculture
PHA – Public Housing Authority	VASH – Veterans Affairs Supportive Housing
PRCS – Post-Release Community Supervision	W.I.C. – Women, Infants & Children
	WRAP – Winter Rate Assistance Program
	WUI – Wildland Urban Interface
	ZNE – Zero Net Energy
	ZHVI – Zillow's Home Value Index

# CHAPTER 1: Introduction

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The Plumas County 2024-2029 Housing Element (7<sup>th</sup> cycle planning period beginning June 30, 2024, and ending June 30, 2029) is a comprehensive assessment of existing and projected housing needs for all economic segments of the County and provides clear policy direction for decision making pertaining to zoning, subdivision approval, housing allocations, and capital improvements.

State law (Government Code Secs. 65580 through 65589) mandates the content of the Housing Element and requires an analysis of the following, which helps to develop an understanding of the existing and projected housing needs within Plumas County:

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

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

## Purpose

The purpose of the 2024-2029 Plumas County Housing Element is to identify housing solutions that address local housing needs and to meet or exceed the County's unincorporated area Regional Housing Need Allocation (RHNA). The County recognizes that the provision of adequate housing is best met through a collaboration of various resources including County departments, outside state and federal agencies, and Plumas County housing and special needs stakeholders including those involved with the Plumas Housing Council.

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

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

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

## General Plan Consistency

State law (California Government Code Sec. 65300.5) requires the 2024-2029 Plumas County Housing Element to be an “...integrated, internally consistent, and compatible...” with other Plumas County 2035 General Plan elements, including Land Use, Noise, Circulation, Economics, Public Health and Safety, Conservation and Open Space, Agriculture and Forestry, and Water Resources. The 2024-2029 Housing Element update was analyzed for consistency with the County’s 2035 General Plan, and the Housing Element does not propose any goals, quantified objectives, policies, or programs that are considered contrary to the other General Plan element goals, policies, and implementation measures. No changes are proposed to the existing General Plan land use designations. The County will review and revise the Housing Element, as necessary, for consistency when amendments are made to the 2035 General Plan.

## Regional Housing Need Allocation (RHNA)

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

**Table 1** provides the breakdown of the RHNA for unincorporated Plumas County, by income category, for the planning period beginning June 30, 2024, and ending June 30, 2029, relative to the Area Median Income (AMI). The AMI represents the midpoint or median of household incomes, meaning half of all households in the unincorporated County area earn more and half earn less. See **Table 8** for more information on AMI and household incomes based on the Plumas County 2025 income limits.

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

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

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

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

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

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

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

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

## Data Sources

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

The US Census, which is completed every 10 years, provides the most reliable and in-depth data for demographic characteristics of a locality. The ACS is conducted by the US Census Bureau and provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. The Housing Needs Assessment reflects the data primarily provided from HCD and the 2019-2023 ACS data. Zillow.com was used to collect market rate data on past and present residential dwelling units for sale and for rent, as well as lots/land for sale.

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

## CHAPTER 2: Public Participation

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HCD requires local governments to make a diligent effort (California Government Code Sec. 65583(c)) to achieve the public participation of all economic segments of the community, and throughout the 2024-2029 Housing Element update process, the County engaged all segments of the community.

To ensure a good faith effort was made by the County to solicit public comments and participation, information about the 7<sup>th</sup> Cycle Housing Element Update was distributed by posting notices at the Plumas County Planning & Building Services Permit Center (555 Main Street, Quincy) and on the Plumas County 2024-2029 Housing Element Update website at <https://www.plumascounty.us/2629/Housing-Element>; by publishing press releases in The Plumas Sun at <https://plumassun.org/>; by soliciting public comment at Planning Commission workshops and Board of Supervisors meetings; and by coordinating with several housing stakeholders and advocates that assists lower income residents and special needs populations in meeting their housing needs, including but not limited to, as follows:

- Plumas County Behavioral Health Department
- Plumas County Public Health Department
- Plumas County Social Services Department
- Plumas County Building Department
- Plumas County Environmental Health Department
- Plumas County Public Works Department
- Plumas County Transportation Commission Technical Advisory Committee
- Plumas County Office of Emergency Services
- Public County Probation Department
- Plumas County District Attorney's Office
- Plumas County Librarian
- Plumas District Hospital (PDH)
- Plumas County Community Development Commission (PCCDC) and Housing Authority
- Plumas Housing Council
- Plumas Rural Services (PRS)
- Environmental Alternatives (EA) Family Services
- Plumas Crisis Intervention & Resource Center (PCIRC)
- Far Northern Regional Center (FNRC)
- NorCal Continuum of Care (CoC)
- Plumas-Sierra Counties CoC Advisory Board
- Feather River College (FRC)
- Plumas Association of Realtors
- Alliance for Workforce Development
- Native American Tribes (SB 18)

## AB 215 Compliance for Review and Adoption Timelines

In accordance with AB 215 the first draft of the Housing Element was circulated for a minimum 30-day public comment period from June 27, 2025, through July 28, 2024. Public comments were received, and the Planning Department took no less than 10 business days to consider and incorporate public comment prior to submitting the initial HCD draft for the 90-day review period, on August 14, 2025.

Comments from HCD on the initial HCD draft are anticipated in November 2025. Thereafter, Planning Department staff will work with HCD staff to resolve the state's comments. Once the revisions are adequate, the final draft revisions will be released to the public for comment in response to HCD comments at least seven days before submitting the revised Element back to HCD. The additional seven-day public circulation commenced on <DATE>, 2025 and ended on <DATE>, 2025. The revised HCD draft was then submitted on <DATE> to HCD for the 60-day review. The County received the 'conditional letter' from HCD that revised HCD draft meets State Housing Element Law, pending adoption, on <DATE>.

The Board of Supervisors adopted the 7<sup>th</sup> Cycle 2024-2029 Housing Element on <DATE> and thereafter the County submitted the Adopted Element to HCD for a 60-day review to obtain the official 'certification letter' (anticipated April 2026) that states the Board of Supervisors Adopted Element complies with all statutory requirements of State Housing Element Law.

## Public Workshops, Meetings, and Hearings

To provide opportunities for public participation in the preparation of the Public Review Draft 2024-2029 Housing Element, the Planning Department conducted six (6) public workshops (March, 6, 2025, April 3, 2025, April 17, 2025, May 15, 2025, June 5, 2025, and on June 18, 2025) during the meetings of the Plumas County Planning Commission.

The purpose of the Housing Element, Housing Element State Law (e.g., Housing Element HCD Completeness Checklist), and relationship to the 2035 General Plan were explained to members of the Planning Commission. The Planning Commissioners then discussed in a public forum the countywide vacant and underutilized land inventory analysis and, in collaboration with County staff, compiled a list of the most viable properties for housing at all income levels to meet the County's RHNA. Additionally, Commissioners discussed the Goals, Policies, and Actions of the Housing Element in context of the County's housing issues and needs and to ensure consistency with the 2035 General Plan.

During the 30-day public comment period from June 27, 2025, through July 28, 2024, the following public meetings were held:

- July 15, 2025, Board of Supervisors Meeting
- July 17, 2025, Planning Commission Meeting

Additionally, on July 30, 2025, Planning Department staff provided a presentation before the Plumas Housing Council.

Further information on public comments received, including responses to those comments, and outreach efforts conducted by County staff and the Planning Commission and Board of Supervisors is included in Appendix A (Public Participation).

## Planning Commission Recommendation

The Planning Commission public hearing to recommend adoption of the 7<sup>th</sup> Cycle 2024-2029 General Plan Housing Element and CEQA Addendum (Resolution No. P.C. 2026-XXX) to the Board of Supervisors occurred on <DATE>. Public comment received at the <DATE> Planning Commission public hearing included <FUTURE INSERT>.

## Board of Supervisors Adoption

The Board of Supervisors public hearing to adopt the 7<sup>th</sup> Cycle 2024-2029 General Plan Housing Element and CEQA Addendum (Resolution No. 2026-XXX) occurred on <DATE>. Public comment received at the <DATE> Board of Supervisors public hearing included <FUTURE INSERT>.

## HCD Certification

The Board of Supervisors adopted Housing Element was submitted to HCD on <DATE> 2026, for review and certification. On <DATE> 2026, HCD sent Plumas County a 'certification letter' stating HCD's findings that the County's Adopted 7<sup>th</sup> Cycle 2024-2029 General Plan Housing Element is in full compliance with State Housing Element law (Title 7 Planning and Land Use, Division 1 Planning and Zoning, Chapter 3 Local Planning, Article 10.6 Housing Elements, of the Government Code).

## CHAPTER 3: Affirmatively Furthering Fair Housing

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AB 686 (2018), also known as the Housing Discrimination: Affirmatively Furthering Fair Housing (AFFH) Act, mandates that public agencies proactively address housing disparities related to factors such as race, national origin, color, ancestry, sex, marital status, disability, religion, and other protected characteristics. State Housing Element Law requires all housing elements submitted after January 1, 2021, to include an Assessment of Fair Housing (AFH).

“Affirmatively furthering fair housing” means (Government Code Sec. 8899.50(a)(1)) taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency’s activities and programs relating to housing and community development.

According to HCD, when housing choice and access are limited because of someone’s race, sexual orientation, disability status, or other protected characteristics, there are far-reaching impacts on their lives. These impacts include access to job opportunities, access to quality education, and impacts on mental and physical health. HCD explains that the goal of AFFH is to combat housing discrimination, eliminate racial bias, undo historic patterns of segregation, and lift barriers that restrict access in order to foster inclusive communities and achieve racial equity, fair housing choice, and opportunity for all Californians.

Therefore, Plumas County must ensure that the 2024-2029 7<sup>th</sup> Cycle Housing Element policies and programs promote fair housing while refraining from actions that undermine this objective. Pursuant to HCD AFFH Guidance (April 2021 Update), the Assessment of Fair Housing addresses enforcement and outreach capacity, segregation and integration, disparities in access to opportunity, disproportionate housing needs including displacement, and concentrated areas of poverty, and affluence across racial/ethnic groups.

Goals, policies, and programs in the Plumas County 2024-2029 Housing Element Update, as outlined below, reflect the requirements of the AFFH Act.

### Related AFFH Goals

#### Goal H 2 – Provide Affordable, Attainable Housing for All

The County shall support the production of attainable housing that is affordable to serve the needs of lower income households and encourage housing opportunities for all.

#### Goal H 3 – Maintain, Rehabilitate, and Replace Existing Housing Stock

The County shall support, as permitted and feasible, the maintenance, rehabilitation, and replacement of substandard dwelling units, manufactured homes, and mobilehomes and recreational vehicles in State-licensed parks.

#### Goal H 4 – Meet Special Housing Needs

The County shall encourage the construction of new and alteration of existing various housing types necessary to meet the needs of diverse population groups and households with special housing needs.

## **Goal H 5 – Lower Barriers to Fair Housing and Prevent Housing Discrimination**

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The County shall not allow discrimination to interfere with the attainment of its housing vision, goals, policies, programs, and objectives and shall strive to remove barriers to fair housing by assuring affirmatively furthering fair housing for all residents is consistent with local, State, and Federal law.

## **Goal H 6 – Support Housing Resources and Opportunities**

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The County shall support the need for the availability of public facilities (e.g., water and sewer capacity and power) to support housing growth, and to the extent feasible, maximize financial resources available to help accelerate the production of affordable housing.

## **Related AFFH Policies**

**Policy H 1.1:** The County shall maintain an adequate supply of “M-R” Multiple-Family Residential, “2-R,” “3-R,” and “7-R” Single-Family Residential, and “S-1” Suburban zoned land to accommodate the RHNA and housing development at all income levels.

**Policy H 2.1:** The County shall support State and Federal subsidized housing programs.

**Policy H 2.2:** The County shall promote a variety of affordable housing types.

**Policy H 2.3:** The County shall encourage the development and support programs that expand the supply of workforce rental housing stock affordable to household earning between 60 and 80 percent and 80 to 120 percent of AMI.

**Policy H 3.1:** The County shall work in co-operation with State and Federal agencies to provide housing maintenance, rehabilitation, and replacement education and assistance for lower income homeowners wanting to address substandard housing units.

**Policy H 4.2:** The County shall specifically work to eliminate governmental constraints and support in the elimination of non-governmental barriers for lower income senior households, persons with mobility and/or self-care limitations, persons with developmental disabilities, persons with serious mental illness (SMI) and substance use disorder (SUD), survivors of domestic violence, large households, female-headed households, farmworkers, veterans, homeless persons in need of emergency shelter, transitional age youth (TAY), justice-involved individuals including transitioning offenders and parolees, and student resident housing.

**Policy H 5.1:** The County shall further the cause of fair housing and encourage compliance with fair housing laws.

**Policy H 5.2:** The County shall promote housing opportunities for all persons, regardless of race, age, color, national origin, ancestry, religion, ethnicity, disability, source of income, gender identity, sexual orientation, marital status, or familial status.

**Policy H 5.3:** The County shall work to educate the community about fair housing, housing programs, and housing assistance available to the public.

**Policy H 5.4:** The County shall strive to reduce barriers to fair housing, such as increasing investing in infrastructure that supports additional rental housing, improving active transportation, and increasing access to telecommunications.

**Policy H 5.5:** The County shall plan for and strive to reduce and mitigate the impacts of floods, wildfires, earthquakes, severe weather, and drought in high impact areas and vulnerable communities in the County.

**Policy H 6.1:** The County shall support housing down payment assistance programs and programs that contribute benefits to first-time homebuyers.

**Policy H 6.2:** The County shall continue to promote and educate the public on the availability of the at-no-cost Plumas County Pre-Designed and Plan Checked ADU Plans and Idea Book to streamline permitting and make the overall ADU development process more affordable.

## Related AFFH Programs

**Program H 1.5:** Housing for Lower Income, Including Acutely Low- and Extremely Low-Income Households.

**Program H 1.6:** Housing for Middle-Income Households.

**Program H 2.3:** Preserve Assisted Units.

**Program H 2.4:** Housing Choice Voucher Program.

**Program H 2.5:** Support Lower Income Workforce Housing Development.

**Program H 3.1:** Housing Rehabilitation Program Opportunities.

**Program H 3.6:** Rehabilitation of Mobilehome Parks.

**Program H 4.1:** Transitional and Supportive Housing.

**Program H 4.2:** Emergency Shelter Managerial Standards and Unmet Emergency Shelter Bed Capacity Need.

**Program H 4.3:** Uses of Recreational Vehicles and/or Manufactured Homes for Special Housing Needs.

**Program H 4.4:** Employee (Farmworker) Housing.

**Program H 4.5:** Permanent Supportive Housing for those with a Serious Mental Illness (SMI) and Substance Use Disorder (SUD)

**Program H 4.6:** Student Housing.

**Program H 4.7:** Limited Density Owner-Built Rural Dwellings 'Title 25.'

**Program H 4.8:** Infants in the Workplace Policy.

**Program H 4.9:** Child Day Care Facilities.

**Program H 4.10:** Healthcare Facilities and Housing.

**Program H 5.1:** Provide Assistance for Persons with Developmental Disabilities.

**Program H 5.2:** Reasonable Accommodation and Housing for Persons with Disabilities.

**Program H 5.3:** Housing Discrimination.

**Program H 5.4:** Furthering Fair Housing Enforcement and Outreach.

**Program H 5.5:** Reduce Barriers to Fair Housing.

**Program H 6.1:** Down Payment Assistance Program.

**Program H 6.2:** Water and Sewer Infrastructure Repairs, Upgrades, and New Facilities.

Refer to Chapter 4 for the full context of AFFH policies and programs, and Appendix C for the complete AFFH Assessment. Further, Plumas County's primary local fair housing advocate is the Plumas County Community Development Commission and Housing Authority (<https://www.plumascdc.org/>), and the regional fair housing advocate is Legal Services of Northern California, based in Chico, California, and for more information, link to: <https://lsnc.net/>.

# CHAPTER 4: Housing Vision, Goals, Policies, and Programs

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Under State Housing Element Law, the housing element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing. The Plumas County 2024-2029 7<sup>th</sup> Cycle General Plan Housing Element Update contains policies that guide the County toward reaching its housing goals and programs that describe the actions the County will take to implement its policies for the 2024-2029 5-year planning cycle. The programs include a specific time frame for implementation and identify the agency or agencies responsible for implementation. Chapter 4 complies with the requirements and goals of Government Code Sec. 8899.50(b) and is consistent with State Housing Element Law.

## 2024-2029 Housing Element Vision

*Adequate supply of safe and livable housing types with opportunities for individual choices that accommodate all socioeconomic segments of the unincorporated County area, leading to housing possibilities that meet the needs, protect the environment, and are consistent with a jobs-housing balance based on future population and economic conditions.*

## Goal H 1 – Accommodate the County's RHNA

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The County shall plan to accommodate its 154-unit RHNA, including 2 acutely low-income, 10 extremely low-income, 28 very low-income, 24 low-income, 29 moderate-income, and 63 above moderate-income dwelling units between the June 30, 2024 and June 30, 2029 planning period.

### Goal H 1 Policies

- Policy H 1.1:** The County shall maintain an adequate supply of "M-R" Multiple-Family Residential, "2-R," "3-R," and "7-R" Single-Family Residential, and "S-1" Suburban zoned land to accommodate the RHNA and housing development at all income levels.
- Policy H 1.2:** The County shall not impose any requirements for single-family or multiple-family dwelling unit construction other than those mandated by State law or those necessary to maintain health and safety and the protection of the environment.
- Policy H 1.3:** The County shall consider the need to provide for additional land zoned to accommodate various types of residential development and densities whenever the County updates the Plumas County Code, Title 9 Planning and Zoning, Chapter 2 Zoning or the 2035 General Plan elements.
- Policy H 1.4:** The County shall support, as appropriate and feasible, community services districts, public utility districts, and other water and sewer districts when seeking to repair, upgrade, or expand water and sewer facilities in order to provide adequate services for the development of dwelling units.

## Goal H 1 Programs

**Program H 1.1: Residentially Zoned Vacant and Underutilized Sites.** In compliance with “no-net-loss” zoning requirements in Government Code Sec. 65863 and Government Code Sec. 54220, the County shall take and/or maintain the following actions:

- A. Monitor, maintain, and update an inventory of vacant and underutilized sites zoned for residential uses to affirmatively further fair housing including “M-R,” “2-R,” “3-R,” “7-R,” and “S-1” zoning districts and make available the inventory 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>.
- B. As part of its General Plan Annual Progress Report, the County shall update the inventory, as necessary, to maintain an adequate supply of land 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 lower income households. Other considerations when reviewing a site for adequacy to include in the inventory are proximity to public transportation, retail stores, medical services, post office, law enforcement, and schools and being a site that is safe, walkable, and accessible.
- C. Identify and make available a replacement site within 180 days if any vacant parcel on the land inventory accommodating RHNA units is developed at lower density and/or income level than anticipated.
- D. Complete and maintain a list of residential zoned County-owned surplus properties to provide the opportunity to develop future affordable housing.
- E. As the Plumas Local Agency Formation Commission (LAFCo) reviews the municipal services provided within the County by special districts, incorporate information on services and infrastructure capacity into the inventory analysis.

**Objective:** To retain lower income housing and provide opportunities for future development of affordable housing, in addition to communicating where vacant and underutilized sites are zoned for residential uses in the County.

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

**Time Frame:** Complete and post inventory to website upon adoption of the Housing Element, complete list of residentially zoned County-owned surplus properties by June 30, 2026, and thereafter, annually review inventory, by April 1.

**Funding:** General Fund.

**Program H 1.2: Development Review, Processing Procedures, and Online Permitting Platform.** The County shall periodically review and streamline, when possible, its permit procedures to increase efficiency and shall continually seek to improve development review timeframes required for project approval while meeting legal review requirements. The County shall also annually review Planning and Building department fee schedules to ensure the fees do not constrain the development of housing, and update the fee schedule during the planning period. Lastly, the County shall implement an online permitting platform designed to streamline and manage community development processes specifically focusing on building, planning, and environment health permits and code enforcement activities.

**Objective:** Reduction of time and cost to applicants and increased housing production in the County, with update to Planning and Building department fee schedules.

**Responsible Agency:** Planning Department, Building Department, Environmental Health Department, Code Enforcement Department.

**Time Frame:** Annually, in the month of October. Update fee schedules to be effective no later than January 1, 2027.

**Funding:** General Fund.

**Program H 1.3: Environmental Health, Building, Planning, and Zoning Codes.** As new California codes are adopted, the County shall review Title 6 (Sanitation and Health), 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 to further local development objectives, including the incorporation of Americans with Disabilities Act (ADA) accessibility accommodation and aging-in-place design provisions through the implementation of the latest California Buildings Standards Code and California Residential Code requirements.

**Objective:** Maintain State law compliance and improve ADA accessibility and aging-in-place design.

**Responsible Agency:** Environmental Health Department, Planning Department, Building Department.

**Time Frame:** Annually, as new codes are adopted by the State.

**Funding Source:** General Fund.

**Program H 1.4: Accessory Dwelling Units (ADU) Pre-Approved Plans Program.** The County shall promote the ADU Pre-Approved Plans Program (Plan A – Starter One Bedroom at 705 square feet, 1 Bedroom / 1 Bathroom; Plan B – Large One Bedroom at 830 square feet, 1 Bedroom / 1 Bathroom; Plan C – Two Bedroom at 990 square feet, 2 Bedrooms / 2 Bathrooms; and Plan D – Three Bedroom at 1,200 square feet, 3 Bedrooms / 2 Bathrooms), including the ADU Idea Book, through education and dissemination of information at the Planning and Building department counters and by referring potential applicants to the County's ADU website:

<https://www.plumascounty.us/3285/Accessory-Dwelling-Units-ADU-Pre-Approve>

Further, the County shall improve the affordability of ADUs by amending its fee schedules to waive building permit and other governmental fees, if the owner applies a deed restriction (covenant) on the property to restrict ADU rents to low- and/or very low-income tenants.

**Objective:** Contribute to the 8-unit extremely low-income and 20-unit low-income RHNA units with new construction of ADUs which are an affordable housing option to address the attainable housing needs of residents.

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

**Time Frame:** Promotion is ongoing. Amend fee schedule for ADUs in 2026 with Planning Department comprehensive fee schedule update.

**Funding Source:** General Fund.

**Program H 1.5: Housing for Lower Income, Including Acutely Low- and Extremely Low-Income Households.** The County shall provide non-profits and affordable housing developers for multi-family lower income housing, including acutely low- and extremely low-income households: 1) regulatory incentives through reduced or no-cost building and planning permit fees, expedited permit processing, and property tax relief, 2) outreach to assist in applications for State and Federal housing funding sources, and 3) land use and zoning support to 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.

**Objective:** Proactively encourage and facilitate the development of affordable housing for lower income households, including SRO units that provide a valuable source of affordable housing for acutely low- and extremely low-income households, including justice-involved individuals, and can serve as an entry point into the housing market for people who have previously experienced insecure housing conditions.

**Responsible Agency:** Planning Department, Building Department, Behavioral Health Department, Probation Department, District Attorney's Office, Sheriff's Office, Assessor's Office, Board of Supervisors.

**Timeframe:** 1) Ongoing, 2) annually, and 3) bi-annual review and outreach and assess the feasibility of SRO units by 2026; and if determined to be feasible, apply annually thereafter for various types of grant funding as Notice of Funding Availability (NOFAs) are released.

**Funding Source:** General Fund, HOME Investment Partnerships Program [HOME] funds, in addition, the County shall consult with HCD annually and refer to the NOFA calendar to determine other potential funding sources.

**Program H 1.6: Housing for Middle-Income Households.** The County shall provide market rate developers for multi-family middle-income housing for moderate-income households: 1) regulatory incentives through reduced or no-cost building and planning permit fees, expedited permit processing, and property tax relief, and 2) outreach to assist in housing funding sources.

**Objective:** Proactively encourage and facilitate the development of middle-income housing for moderate-income households.

**Responsible Agency:** Planning Department, Building Department, Assessor's Office, Board of Supervisors.

**Timeframe:** 1) Ongoing, 2) annually.

**Funding Source:** General Fund, and those available to market rate developers.

## Goal H 2 – Provide Affordable, Attainable Housing for All

The County shall support the production of attainable housing that is affordable to serve the needs of lower income households and encourage housing opportunities for all.

### **Goal H 2 Policies**

**Policy H 2.1:** The County shall support State and Federal subsidized housing programs.

**Policy H 2.2:** The County shall promote a variety of affordable housing types.

**Policy H 2.3:** The County shall encourage the development and support programs that expand the supply of workforce rental housing stock affordable to household earning between 60 and 80 percent and 80 to 120 percent of AMI.

**Policy H 2.4:** The County shall continue to administer standards, in accordance with State Housing Law, to treat a manufactured home the same as a dwelling unit and to permit manufactured homes in zoning districts that allow dwelling units.

**Policy H 2.5:** The County shall continue to implement, based on the zoning district, a local land use, zoning, and entitlement process to permit State-licensed mobilehome and recreational vehicle parks.

**Policy H 2.6:** The County shall update and maintain housing regulations that comply with State and Federal laws to address the need for lower income housing, such as allowing higher density housing development, encouraging the production of accessory dwelling units (ADUs), and increasing investment into infrastructure that supports the development of housing.

**Policy H 2.7:** The County shall support the Plumas Housing Council.

## Goal H 2 Programs

**Program H 2.1: State Accessory Dwelling Unit (ADU) Law.** To ensure consistency with State ADU Law, the County shall review and revise, as necessary, its Zoning Ordinance.

**Objective:** Facilitate the development of ADUs.

**Responsible Agency:** Planning Department.

**Time Frame:** Review annually and update, as needed.

**Funding Source:** General Fund.

**Program H 2.2 Density Bonus Program.** The County shall review and revise, as necessary, its Zoning Ordinance to ensure compliance with State Density Bonus Law (Government Code Sec. 65915) and 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 pre-application meetings.

**Objective:** Maintain State law compliance and allow for a greater density of dwelling units than typically allowed by zoning and development standards through developer incentives to build affordable housing.

**Responsible Agency:** Planning Development.

**Time Frame:** Update the Zoning Ordinance by 2027; outreach ongoing and as projects are processed through the Planning Department.

**Funding Source:** General Fund.

**Program H 2.3: Preserve Assisted Units.** The County, in cooperation with the Plumas County Community Development Commission, Quincy Garden Apartments A CA, dba Quincy Garden Apartments and Quincy Mountain View Limited Partnership (LP), shall independently monitor the status of the respective affordable housing projects and, as funding sources near expiration, shall work to consider options to preserve the affordable housing units such as all potential available federal, state, and local financing and subsidy programs.

**Objective:** To preserve 287 units of publicly assisted affordable housing not to convert to market-rate housing. The Plumas County Community Development Commission and Housing Authority owns five subsidized properties in Plumas County for a total of 213 units. In addition, there are two other affordable housing projects in the unincorporated area of the County for a total of 74 units owed by Quincy Garden Apartments A CA, dba Quincy Garden Apartments and Quincy Mountain View LP. As of August 2025 there are no affordable units in Plumas County at-risk of converting to market-rate housing through 2034; however, Quincy Garden Apartments at 20 East Central Avenue has 28 units subsidized by the USDA's Rural Housing Service, and this property's subsidy is scheduled to end 10 years from now in 2035. It is also possible that the owner may be allowed to prepay and end the subsidy in less than 10 years.

**Responsible Agency:** Plumas County Community Development Commission, Quincy Garden Apartments A CA, dba Quincy Garden Apartments, Quincy Mountain View LP, Planning Department.

**Time Frame:** Ongoing, as projects approach expiration, including working to specifically consider options to preserve Quincy Garden Apartments affordable housing units no later than 2027 and then monitor Quincy Garden Apartments' subsidy annually thereafter through 2029.

**Funding Source:** General Fund. Federal, state, and local financing and subsidy programs.

**Program H 2.4: Housing Choice Voucher Program.** The Plumas County Community Development Commission shall continue to manage the Housing Choice Voucher Program (Section 8) for Plumas, Lassen, Sierra, and Tehama counties, and in cooperation, the County and PCIRC shall promote the program and distribute program information to property owners and managers across the County through resources on the Plumas County Community Development Commission website at <http://www.plumascdc.org/> and through posters and brochures available at the Plumas County Community Development Commission office, County Planning Department counter, Plumas County library branches, and the PCIRC lobby. The Plumas County Community Development Commission shall review available funding opportunities annually and work with the County to create viable incentives to recruit and educate new participating property owners, as funds become available, such as securing deposits, signing bonuses for new landlords, or bonuses for renting to new Section 8 tenants.

**Objective:** Address the Housing Choice Voucher Program waiting list need by facilitating greater access to housing opportunities and assist, at minimum, 5 new eligible household tenants on the wait list and recruit 5 new property owners (i.e., landlords) into the program.

**Responsible Agency:** Plumas County Community Development Commission, Behavioral Health Department, Planning Department, PCIRC.

**Timeframe:** Assist with advertising no less frequently than bi-annually on the County's website and social media pages, and coordinate to seek funding annually to provide education and incentives for new property owners.

**Funding Source:** General Fund, PCCDC FY budget, and other state and federal funding sources.

**Program H 2.5: Support Lower Income Workforce Housing Development.** The County shall encourage, support, and, to the extent the County has available resources, assist the Plumas Housing Council member agencies and developers in seeking financial assistance from State and Federal programs to provide workforce housing for lower income households earning between 60 and 80 percent of AMI (e.g., in 2025 for a household of 4, this income range was \$57,180 to \$76,240). The County shall provide services such as:

- A. Assist in identifying sites where housing is compatible with existing zoning regulations and General Plan policies and programs in support of the Build to Rent, 'Welcome Home,' and Lease to Locals housing initiatives.
- B. Assist in promoting the 'Move In' campaign that provides one-time financial incentives and social support networks for new households wanting to move to Plumas County.
- C. Apply for State and Federal grant funding on behalf of housing providers when funding sources require public agency involvement.
- D. Proactively reach out to affordable housing developers to identify development opportunities and funding sources.
- E. Support housing provider funding applications in the form of supporting letters and resolutions.
- F. Offer regulatory incentives, such as density bonuses, for projects that include housing units affordable to lower income households.
- G. Work with non-profits and for-profit housing development corporations specializing in housing for various special needs groups.

**Objective:** 20 units of affordable, attainable workforce housing, including 10 very low- and 10 low-income housing units and 20 'Move In' households.

**Responsible Agency:** Plumas County Board of Supervisors, Planning Department, Building Department, Plumas Housing Council.

**Timeframe:** Actively pursue State and Federal funds at least every other year and on an ongoing basis proactively reach out to affordable housing developers to identify development opportunities.

**Funding Source:** State and Federal Programs (Community Development Block Grant [CDBG], HOME Investment Partnerships [HOME], USDA Rural Housing Service) and other potential government and non-government housing financial resources.

**Program H 2.6 Senate Bill 9 (SB 9) Housing Opportunity and More Efficiency (HOME) Act Compliance.** The County shall comply with SB 9 HOME Act State law requirements that streamline the approval of housing in "2-R," "3-R," and "7-R" single-family zoning districts to allow for lot splits and up to two primary dwelling units on a single lot, potentially creating up to four primary dwelling units on a single-family zoned parcel within urban clusters, as defined by the US Census Bureau, in the unincorporated area of Plumas County which include areas of the Town of East Quincy, Town of Quincy, and Portola/Delleker.

**Objective:** Maintain State law compliance with SB 9 in single-family "2-R," "3-R," and "7-R" zoning districts.

**Responsible Agency:** Planning Development.

**Time Frame:** Ongoing.

**Funding Source:** General Fund.

**Program H 2.7** **Senate Bill 35 Streamlining for Multiple-Family Developments.** The County shall comply with SB 35 State law requirements that streamline the approval of multiple-family developments with two or more dwelling units in the “M-R” zoning district and develop procedures, as appropriate, that emphasize compliance with ministerial objective planning standards, noting the existing planning and zoning standards in the Plumas County Code already allow, by right, multiple-family developments with two or more dwelling units in the “M-R” zoning district.

**Objective:** Maintain State law compliance with SB 35 in the multiple-family “M-R” zoning district.

**Responsible Agency:** Planning Development.

**Time Frame:** Ongoing, develop permitting procedures, as appropriate, by December 31, 2026.

**Funding Source:** General Fund.

## **Goal H 3 – Maintain, Rehabilitate, and Replace Existing Housing Stock**

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The County shall support, as permitted and feasible, the maintenance, rehabilitation, and replacement of substandard dwelling units, manufactured homes, and mobilehomes and recreational vehicles in State-licensed parks.

### **Goal H 3 Policies**

**Policy H 3.1:** The County shall work in co-operation with State and Federal agencies to provide housing maintenance, rehabilitation, and replacement education and assistance for lower income homeowners wanting to address substandard housing units.

**Policy H 3.2:** The County shall continue to enforce the California Building Code, International Building Code, California Fire Code, California Mechanical Code, California Electrical Code, California Plumbing Code, and the Health and Safety regulations.

**Policy H 3.3:** The County shall abate dangerous residential structures through code enforcement actions.

### **Goal H 3 Programs**

**Program H 3.1: Housing Rehabilitation Program Opportunities.** The County shall refer interested lower income homeowners, non-profits, manufactured housing and mobilehome park owners, and Federally recognized Tribes to USDA Rural Development Housing Services and HCD for housing rehabilitation financial assistance (e.g., grants and loans) and promote the availability of funding and resources through public outreach and collaboration with non-profits, local realtors, lenders, and escrow companies.

**Objective:** Promote rehabilitation of existing substandard housing through place-based strategies for revitalization by distributing financial assistance information on the USDA Single Family Housing Rehabilitation Program (Section 504 Home Repair Program), to rehabilitate 9 very low-income homeowner dwelling units, 5 of which being senior very low-income homeowner households.

**Responsible Agency:** USDA Rural Housing Service, Planning Department.

**Time Frame:** Ongoing; County shall work with USDA Rural Development and consult with HCD annually and refer to the NOFA calendar to determine other potential funding sources.

**Funding Source:** USDA Home Repair Loans and Grants (Section 504 Home Repair Program), USDA Housing Preservation Grants, and HCD HOME and Predevelopment Loan Program.

**Program H 3.2: Code Enforcement.** The County shall continue to encourage voluntary code compliance by providing guidance and technical assistance to residents who wish to make their own home repairs and utilize the Code Enforcement Department, as well as the Plumas County Sheriff's Office and Building Department staff, when needed, to ensure public health and safety through code enforcement compliance.

The County shall handle code enforcement issues on a complaint-driven basis and deals with a variety of issues, including property maintenance, abandoned vehicles, and housing conditions.

Specific to temporary use of recreational vehicles allowed for occupancy year-round to facilitate emergency interim housing post 2021 wildfires (Plumas County Board of Supervisors adopted Ordinance No. 2024-1158), should voluntary compliance not be met once the "Effective Period" ends for Article 5 – Emergency Interim Housing Outside the Beckwourth Complex and Dixie Fires Area and Article 6 – Emergency Interim Housing Inside the Beckwourth Complex and Dixie Fires Areas of Chapter 9 – Beckwourth Complex and Dixie Fires Recovery of Title 4 – Public Safety of the Plumas County Code, Code Enforcement shall take proactive measures to enforce the removal and disconnection of any residential uses of recreational vehicles not meeting the standards of Plumas County Code Sec. 9-2.405 Camping or Sec. 9-2.417 Temporary Occupancy.

**Objective:** Preserving the County's housing stock, including no fewer than 5 lower income dwelling units.

Proactive enforcement of the sunset clause of the "Effective Period" of Article 5 and Article 6 of Chapter 9 of Title 4 of the Plumas County Code.

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.

**Responsible Agency:** Code Enforcement Department, Sheriff, Building Department.

**Time Frame:** Preserve units by end of the planning period. Ongoing, as complaints are received. Post "Effective Period" as determined by the Board of Supervisors.

**Funding Source:** General Fund.

**Program H 3.3: Title 24 Energy Efficiency Standards.** The County shall continue to enforce Title 24 of the California Building Code on all development.

**Objective:** Compliance with State law and Title 24 Energy Efficiency Standards.

**Responsible Agency:** Building Department.

**Timeframe:** Ongoing.

**Funding Source:** General Fund.

**Status of Program Implementation:** The Building Department reviews and enforces

**Program H 3.4: Energy Efficiency Programs.** The County shall work with utility providers (e.g., Liberty Energy, Plumas-Sierra Rural Electric Cooperative, and Pacific Gas and Electric Company [PG&E]) and the Plumas County Community Development Commission 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).

**Objective:** Education and awareness of energy efficiency retrofit program benefits.

**Responsible Agency:** Plumas County Community Development Commission, Planning Department, Liberty Energy, Plumas-Sierra Rural Electric Cooperative, PG&E.

**Timeframe:** Ongoing.

**Funding Source:** General Fund, Plumas County Community Development Commission, Plumas County utility providers.

**Program H 3.5: Housing Condition Survey.** The County shall conduct a housing condition survey utilizing place-based strategies for revitalization.

**Objective:** 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.

**Timeframe:** 2026.

**Funding Source:** Existing and secured funding through the County's Community Development Block Grant (CDBG) 2022 Annual Planning Grant.

**Program H 3.6: Rehabilitation of Mobilehome Parks.** The County, in coordination with HCD, shall review and evaluate the housing conditions of tenants at mobilehome and recreational vehicle parks and identify strategies to address the needs, as appropriate, including seeking technical assistance and financial resources from HCD.

**Objective:** Assist the 103 mobilehome and RV park owners across Plumas County providing 816 mobilehome and 1,973 RV spaces to address the rehabilitation needs of the parks such as dilapidated units and health and safety concerns.

**Responsible Agency:** Planning Department, HCD.

**Timeframe:** Review, bi-annually.

**Funding Source:** Existing and secured funding through the County's Community Development Block Grant (CDBG) 2022 Annual Planning Grant and HUD FY 2021/2022 Rural Capacity Building Grant (RCBG) for Community Development and Affordable Housing through Rural Community Assistance Corporation's (RCAC) Building Rural Economies (BRE) program, in addition to HCD's Manufactured Housing Opportunity & Revitalization Program (MORE).

**Program H 3.7: Home Hardening and Defensible Space Wildfire Hazard Mitigation Assistance.** The ReCoverCA 2021 Single-Family Mitigation (SFM) Retrofits Program is designed in response to the federally declared 2021 Dixie Fire and Beckwourth Complex Fire (DR-4610) with grants of up to \$75,000 for mitigation retrofits, including home hardening and defensible space needs, to increase protection against future wildfire disasters.

**Objective:** To assist 20 low- and moderate-income (LMI) homeowners and landlords willing to rent to LMI renter households located countywide.

**Responsible Agency:** Planning Department, Building Department, HCD.

**Timeframe:** Ongoing through April 2028.

**Funding Source:** HUD disaster recovery federal funding.

**Program H 3.8: Hazard Mitigation Funding Opportunities.** The County shall review the Multi-Jurisdictional Local Hazard Mitigation Plan project actions and seek funding opportunities through the Hazard Mitigation Grant Program (HMGP) to address, reduce, and mitigate impacts from natural disasters on the most vulnerable communities, such as single-access road residents, and special needs populations, such as seniors, youth, and lower income households in the County.

**Objective:** Apply as opportunities are available to match needs, submitting at least one HMGP application during the planning period.

**Responsible Agency:** Planning Department, County Office of Emergency Services (OES).

**Timeframe:** Review funding opportunities on an annual basis.

**Funding Source:** California Governor's Office of Emergency Services (Cal OES)/Federal Emergency Management Agency (FEMA) HMGP.

**Program H 3.9: Reconstruction of Single-Family Homes Destroyed Due to 2021 Wildfire.** The ReCoverCA 2021 Single-Family Reconstruction (SFR) Program is designed in response to the federally declared 2021 Dixie Fire and Beckwourth Complex Fire (DR-4610) with grants of up to \$500,000 to rebuild single-family homes, including all construction, inspection, and permitting start to finish to achieve a Wildfire Prepared Home designation.

**Objective:** To assist 8 low- and moderate-income (LMI) homeowners and landlords willing to rent to LMI renter households.

**Responsible Agency:** Planning Department, Building Department, HCD.

**Timeframe:** Ongoing through July 2028.

**Funding Source:** HUD disaster recovery federal funding.

## Goal H 4 – Meet Special Housing Needs

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The County shall encourage the construction of new and alteration of existing various housing types necessary to meet the needs of diverse population groups and households with special housing needs.

### Goal H 4 Policies

**Policy H 4.1:** The County shall encourage the inclusion of units designed to accommodate wheelchair bound, blind, and other physically restricted persons in new or rehabilitated multiple-family housing projects of more than 4 units which are funded through State or Federal sources.

**Policy H 4.2:** The County shall specifically work to eliminate governmental constraints and support in the elimination of non-governmental barriers for lower income senior households, persons with mobility and/or self-care limitations, persons with developmental disabilities, persons with serious mental illness (SMI) and substance use disorder (SUD), survivors of domestic violence, large households, female-headed households, farmworkers, veterans, homeless persons in need of emergency shelter, transitional age youth (TAY), justice-involved individuals including transitioning offenders and parolees, and student resident housing.

**Policy H 4.3:** The County shall maintain maximum flexibility when considering dwelling unit construction alternatives in the unincorporated areas of Plumas County to allow for individual choice in housing design and to provide provisions for alternative means, materials, and methods.

## Goal H 4 Programs

**Program H 4.1: Transitional and Supportive Housing.** The County shall review and revise, as necessary, its Zoning Ordinance to meet State law 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.

**Objective:** Compliance with Assembly Bill (AB) 2162 (Chiu, 2018).

**Responsible Agency:** Planning Department.

**Time Frame:** Update the Zoning Ordinance by 2027.

**Funding Source:** General Fund.

**Program H 4.2: Emergency Shelter Managerial Standards and Unmet Emergency Shelter Bed Capacity Need.** The County shall adopt development and managerial standards into the Zoning Ordinance for the 'emergency shelter' use allowed by right in "M-R" Multiple Family Residential zoning consistent with Government Code Sec. 65583(a)(4), with standards including such items as lighting, on-site management and sufficient staff parking, maximum number of beds or persons to be served nightly by the facility, length of stay, the size and location of onsite waiting and intake areas, off-street parking based on demonstrated need, security during hours that the emergency shelter is in operation, and proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart. The County shall continue to support PCIRC and other social service organizations and encourage the maintenance and development of emergency and transitional housing across Plumas County by assisting with the due diligence of "M-R" zoned land of not less than 0.50 acres available for the development of a 21-bed emergency shelter to meet the unmet capacity need during the 2024-2029 planning period and provide incentives for such development, including building permit fee waivers or reductions.

**Objective:** To meet State law requirements consistent with Government Code Sec. 65583(a)(4), assist with the due diligence of "M-R" zoned land for the development of a 28-bed emergency shelter to meet the unmet capacity need, and support emergency and transitional housing facilities.

**Responsible Agency:** Planning Department, Building Department, Behavioral Health Department, Social Services Department, Public Health Department, PCIRC.

**Timeframe:** Update the Zoning Ordinance by 2027, with support and due diligence ongoing.

**Funding Source:** General Fund.

**Program H 4.3: Uses of Recreational Vehicles and/or Manufactured Homes for Special Housing Needs.** The County shall review, and revise, as necessary the Zoning Ordinance to meet the following special housing needs through the use of recreational vehicles and/or manufactured homes, either for permanent or temporary occupancy and where all aspects of County health regulations are met:

- A. Caregivers – persons who are responsible for the well-being of another person, and permanently reside on the same property, to take care of someone who has a medical and/or other condition preventing them from caring for themselves in-home.

- B. Caretakers – persons who are tasked with the upkeeping, maintenance, protection, and/or security of a property, and permanently reside on the same property.
- C. Labor force housing – temporary workforce housing basecamps occupied by individuals associated with permitted construction activities, with the exception of single-family residential construction.
- D. Temporary occupancy – temporary housing on the same parcel as a permitted single-family residential dwelling unit is being constructed.

**Objective:** To provide for alternative affordable housing opportunities to meet special housing needs.

**Responsible Agency:** Planning Department.

**Time Frame:** Amend by 2026.

**Funding Source:** General Fund.

**Program H 4.4:** **Employee (Farmworker) Housing.** The County shall review and revise, as necessary, its Zoning Ordinance to ensure compliance with the Employee Housing Act (specifically Health and Safety Code Secs. 17021.5 and 17021.6), including but not limited to, 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. The County shall review and revise, as necessary, its Zoning Ordinance to allow for seasonal or temporary employee housing in agricultural zoning districts ("AP" and "GA") in recreational vehicles or manufactured homes not on a permanent foundation where all aspects of County health regulations are met and clustering of the recreational vehicles or manufactured homes is permissible.

**Objective:** To comply with Health and Safety Code Secs. 17021.5 and 17021.6 and allow for seasonal or temporary employee housing in agricultural zoning districts.

**Responsible Agency:** Planning Department.

**Timeframe:** Update the Zoning Ordinance by 2027.

**Funding Source:** General Fund.

**Program H 4.5:** **Permanent Supportive Housing for those with a Serious Mental Illness (SMI) and Substance Use Disorder (SUD).** The County shall partner with a development sponsor who shall own and construct a permanent supportive housing project to meet the needs of acutely low- and extremely low-income SMI and SUD individuals with County wraparound social services (e.g., case management, therapy, and medication services) utilizing a variety of development incentives, including property tax relief, reduced or no-cost building and planning permit fees, technical assistance, and expedited permit processing.

**Objective:** To develop 8-10 permanent supportive housing units for acutely low- and extremely low-income SMI and SUD behavioral health clients, including low risk justice-involved individuals, with an additional 22 units available to lower income households earning between 31-80 percent of the area median income (AMI), for a total affordable housing project with 30-32 units.

**Responsible Agency:** Planning Department, Behavioral Health Department, Probation Department, District Attorney's Office, Sheriff's Office.

**Time Frame:** Ongoing due diligence for site control, pre-construction, and construction plans.

**Funding Source:** State and Federal grants.

**Program H 4.6: Student Housing.** The County shall support Feather River College (FRC) in the form of letters and resolutions as the College seeks funding sources to develop additional on-campus dormitories to address the unmet student housing need.

**Objective:** To develop a 120-bed student housing project.

**Responsible Agency:** Plumas County Board of Supervisors, Planning Department.

**Time Frame:** As requested.

**Funding Source:** General Fund.

**Program H 4.7: Limited Density Owner-Built Rural Dwellings 'Title 25.'** The County shall make aware the opportunity for the construction, enlargement, conversion, alteration, repair, use, maintenance, and occupancy of a limited density owner-built rural dwelling and appurtenant structures designated in the unincorporated areas of Plumas County, including 2021 wildfire affected areas under Plumas County Code Title 8 Building Regulations, Chapter 20 and Chapter 21. "Limited Density Rural Dwelling" is any permanent (primary) or seasonal (secondary) dwelling structure consisting of one or more habitable rooms intended or designed to be occupied by one family with permanent provisions for living, sleeping, cooking, eating, and sanitation. Pre-engineered, manufactured, and assembly type structures or a hybrid of these is allowed, if the structures meet the Code requirements.

**Objective:** To allow for affordability and individual choice in housing design and construction.

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

**Time Frame:** Chapter 20 Code regulations pertain to eligible parcels and zoning districts in the unincorporated County area in perpetuity, while Chapter 21 pertains to all parcels in unincorporated Plumas County within the 2021 Dixie Fire and Beckwourth Complex Fire perimeters as delineated by CAL FIRE and is effective through December 31, 2028.

**Funding Source:** General Fund.

**Program H 4.8: Infants in the Workplace Policy.** The County shall develop and adopt an infants in the workplace policy for children under one year of age.

**Objective:** To allow and support employees' transition back to the workplace, which assists with childcare, reducing childcare costs, and promotes bonding between parents and their infants.

**Responsible Agency:** Public Health Department, County Counsel, Board of Supervisors.

**Time Frame:** Adopt an infants in the workplace policy no later than June 30, 2026.

**Funding Source:** General Fund.

**Program H 4.9: Child Day Care Facilities.** The County shall study the feasibility of establishing a County-managed workplace child day care facility for County employees.

**Objective:** To lessen the strain on County employees when seeking child day care facility options, increase employee retention, potentially reduce the burden of childcare costs, and support growing families.

**Responsible Agency:** Human Resources Department, Planning Department, Building Department, Facility Services Department, County Counsel, Board of Supervisors.

**Time Frame:** Complete a feasibility assessment no later than December 31, 2028.

**Funding Source:** General Fund, other state and federal grants, and to be determined based on feasibility assessment.

**Program H 4.10: Healthcare Facilities and Housing.** The County shall provide developers and healthcare providers developing assisted living and skilled nursing facilities: 1) regulatory incentives through reduced or no-cost building and planning permit fees and expedited permit processing and 2) outreach to assist with funding sources.

**Objective:** 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.

**Responsible Agency:** Planning Department, Building Department, Board of Supervisors.

**Timeframe:** 1) Ongoing, 2) annually.

**Funding Source:** General Fund, and other funding sources as available.

## Goal H 5 – Lower Barriers to Fair Housing and Prevent Housing Discrimination

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The County shall not allow discrimination to interfere with the attainment of its housing vision, goals, policies, programs, and objectives and shall strive to remove barriers to fair housing by assuring affirmatively furthering fair housing for all residents is consistent with local, State, and Federal law.

### Goal H 5 Policies

- Policy H 5.1:** The County shall further the cause of fair housing and encourage compliance with fair housing laws.
- Policy H 5.2:** The County shall promote housing opportunities for all persons, regardless of race, age, color, national origin, ancestry, religion, ethnicity, disability, source of income, gender identity, sexual orientation, marital status, or familial status.
- Policy H 5.3:** The County shall work to educate the community about fair housing, housing programs, and housing assistance available to the public.
- Policy H 5.4:** The County shall strive to reduce barriers to fair housing, such as increasing investing in infrastructure that supports additional rental housing, improving active transportation, and increasing access to telecommunications.
- Policy H 5.5:** The County shall plan for and strive to reduce and mitigate the impacts of floods, wildfires, earthquakes, severe weather, and drought in high impact areas and vulnerable communities in the County.

### Goal H 5 Programs

- Program H 5.1: 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 shall 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 shall include outreach to potential developers of affordable housing in the form of an informational brochure and directing people to service information on the County's website.

**Responsible Agency:** Planning Department, Far Northern Regional Center, Plumas Rural Services.

**Time Frame:** Develop an outreach program by spring 2027 and implement the program within six months after it is developed.

**Funding Source:** General Fund.

**Objective:** To communicate housing resources and services available for persons with developmental disabilities.

**Program H 5.2 Reasonable Accommodation and Housing for Persons with Disabilities.** The County shall adopt a written procedure to make reasonable accommodations (i.e., modifications or exceptions) allowable through its Zoning Ordinance and other land use regulations and practices. The procedure shall be ministerial and address all aspects of the Americans with Disabilities Act (ADA) 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 shall 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 shall apply financial incentives for home developers who address SB 520 (Chesbro, 2001) accessibility issues for persons with disabilities in new construction and retrofitting existing homes.

**Responsible Agency:** Planning Department, Building Department, Plumas Rural Services.

**Timeframe:** Update the Zoning Ordinance by 2027.

**Funding Source:** General Fund.

**Objective:** To afford persons with disabilities, and other special needs, an equal opportunity to use and enjoy a dwelling unit.

**Program H 5.3: Housing Discrimination.** The County shall refer persons with complaints of housing discrimination to the local contact and referral agency, that being the Plumas County Community Development Commission. Specific actions shall include:

- A. Making literature available on housing discrimination and fair housing resources through Housing Choice Voucher Program (Section 8) applications, how to file a discrimination complaint through resources at <https://www.plumascdc.org/>, and through posters and brochures available at the Plumas County Community Development Commission, County Planning Department counter, Plumas County Library branches, and PCIRC's Quincy Family Resource Center and the Portola Family Resource Center.
- B. Establishing a protocol and maintain processes of referring housing discrimination complaints to the appropriate state and federal agencies and refer all fair housing complaints to service providers including Legal Services of Northern California.
- C. Continuing to provide tenant-landlord dispute resolution information and literature on housing discrimination and fair housing resources.

**Objective:** Ensure that any persons subjected to any housing discrimination shall be provided with a conduit to eliminate this discrimination.

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

**Timeframe:** Establish complaint process/protocol for referring complaints to Legal Services of Northern California and update County Website to address complaints by June 2026, then monitor and update on an annual basis.

**Funding Source:** General Fund.

**Program H 5.4: Furthering Fair Housing Enforcement and Outreach.** The Plumas County Community Development Commission, with support from the County, shall bring capacity fair housing enforcement and outreach through the dissemination of fair housing information in English and Spanish at appropriate public locations and events and collaborate with other local agencies and service providers to include fair housing information in appropriate formats within their facilities. Specific actions shall include:

- A. Refer interested persons to investigate complaints and obtain remedies with the California Civil Rights Department.
- B. Facilitate public education and outreach by creating informational flyers on fair housing in English and Spanish that shall be available to public counters, libraries, and on the County's website.
- C. Consider engaging in fair housing testing.
- D. Include a fair housing presentation annually at a Plumas County Community Development Commission Board meeting and at a County Board of Supervisors meeting.

**Objective:** To promote equal housing opportunity access including information in both English and Spanish.

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

**Timeframe:** Ongoing, annual presentation.

**Funding:** General Fund.

**Program H 5.5: Reduce Barriers to Fair Housing.** The County shall work to reduce key barriers to fair housing including implementing the following actions:

- A. Review funding opportunities to invest active transportation and park infrastructure adjacent to residential neighborhoods, such as sidewalks and/or accessible playground equipment.
- B. Facilitate coordination between the County, demand response transit service non-profits, community service providers, and local school leadership to assess the need for improved transit options, including access for students.
- C. Review funding opportunities to provide subsidies for telecommunications access or install infrastructure to increase availability and reliability of telecommunications infrastructure.
- D. Coordinate with the Northern Sierra Air Quality Management District (NSAQMD) to conduct outreach about available grant and incentive programs such as the woodstove change out grant program and grants to farmers to upgrade agricultural equipment.

**Objective:** To the extent funding is available, seek assistance for one project annually to improve active transportation, increase telecommunications access, and air quality for residents.

**Responsible Agency:** Planning Department, Public Works, Plumas County Transportation Commission, Plumas Rural Services – Plumas Rural Transit, schools, recreation and park special districts, NSAQMD.

**Timeframe:** Ongoing.

**Funding:** State and Federal grants.

## **Goal H 6 – Support Housing Resources and Opportunities**

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The County shall support the need for the availability of public facilities (e.g., water and sewer capacity and power) to support housing growth, and to the extent feasible, maximize financial resources available to help accelerate the production of affordable housing.

### **Goal H 6 Policies**

**Policy H 6.1:** The County shall support housing down payment assistance programs and programs that contribute benefits to first-time homebuyers.

**Policy H 6.2:** The County shall continue to promote and educate the public on the availability of the at-no-cost Plumas County Pre-Designed and Plan Checked ADU Plans and Idea Book to streamline permitting and make the overall ADU development process more affordable.

**Policy H 6.3:** The County shall maintain minimum governmental regulations, as necessary, for public health and safety and the protection of the environment when processing ministerial and discretionary housing applications and permits.

### **Goal H 6 Programs**

**Program H 6.1: Down Payment Assistance Program.** Plumas County Community Development Corporation or the non-profit arm of the Plumas County Community Development Commission, in collaboration with Rural Community Assistance Corporation (RCAC), shall determine the feasibility of sustainably operating a down payment assistance program. If developed within the planning period, the County shall provide interested household referrals to the program.

**Objective:** Provide financial assistance to lower income homebuyers in Plumas County, including those recovering and rebuilding from the 2021 wildfires.

**Responsible Agency:** Plumas Community Development Corporation, Planning Department.

**Time Frame:** Determine feasibility in 2026; if feasibility is determined to be valid then develop program into 2027 and then refer interested households thereafter.

**Funding Source:** \$25,000 feasibility study funding from the Dixie Fire Collaborative; other funding to be determined.

**Program H 6.2: Water and Sewer Infrastructure Repairs, Upgrades, and New Facilities.** In cooperation with special districts, Plumas County and the Community Development Commission, shall assist in seeking funding for water and sewer infrastructure repairs, upgrades, and new facilities in the form of supporting letters and resolutions.

**Objective:** Address aging water and sewer infrastructure needs and issues through viable funding sources.

**Responsible Agency:** Plumas County Board of Supervisors, Plumas County Community Development Commission, and public utility districts, community service districts, other water and sewer providers.

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

**Funding Source:** Various types of grants.

**Program H 6.3: Lower Income Housing Water and Sewer Infrastructure Connection Fees.** In cooperation with special districts, Plumas County shall encourage water and sewer special districts to provide a per unit reduced developer connection fee cost for multi-family development.

**Objective:** To facilitate the development of multi-family housing affordable to lower income households.

**Responsible Agency:** Plumas County Board of Supervisors, Planning Department, Building Department, public utility districts, community service districts, other water and sewer providers.

**Timeframe:** Ongoing communication and educational forums to understand concerns of cost and revenue for the special districts and developers when multi-family projects are in due diligence, pre-application, and/or building permit application submittal stages.

**Funding Source:** Various based on special district capabilities.

**Program H 6.4: Community Development Block Grant Funding.** The County shall seek, as needed, annual Community Development Block Grant (CDBG) program funding for planning, economic development, and infrastructure.

**Objective:** To support housing initiatives.

**Responsible Agency:** County Grant Manager, Planning Department.

**Timeframe:** Ongoing, as need warrants and NOFAs are released.

**Funding Source:** HCD/HUD CDBG.

## Goal H 7 – Ensure Citizen Participation and Plumas County 2035 General Plan Consistency

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The County shall ensure all elements of the General Plan are consistent and provide opportunities for public participation.

### Goal H 7 Policies

**Policy H 7.1:** The County shall review 2035 General Plan land use designations and zoning district mapping to utilize in land use and density decision making consistent with County, State, and Federal regulations.

**Policy H 7.2:** The County shall ensure public participation and comment opportunity when updating any element of the 2035 General Plan and when discretionary project decisions are being considered.

**Policy H 7.3:** The County shall continue to monitor State and Federal legislation that becomes law for compliance to amend its housing and zoning regulations and procedures in a timely manner.

## Goal H 7 Programs

**Program H 7.1: General Plan Annual Review.** The County shall review the General Plan and Housing Element on an annual basis, as part of its General Plan Annual Progress Report, to determine the effectiveness of the Housing Element in achieving its RHNA, programs, and quantified objectives and provide the opportunity for public participation, as required by California Government Code Sec. 65400, before and during reporting the information to the Planning Commission, Board of Supervisors, and State.

**Objective:** Maintain a General Plan, including the Housing Element, which contains current data and is effective in implementing housing goals.

**Responsible Agency:** Planning Department.

**Timeframe:** Annually review, by April 1.

**Funding Source:** General Fund.

**Program H 7.2: Water and Sewer Provider Awareness and Plan Check Priority.** The County shall immediately deliver its adopted Housing Element to water and sewer providers operating in the unincorporated areas of Plumas County, and grant priority plan checks to sewer and water infrastructure building permits for residential developments that include units affordable to lower income households.

**Objective:** To communicate housing objectives to affected water and sewer providers pursuant to Government Code Sec. 65589.7.

**Responsible Agency:** Planning Department.

**Timeframe:** Immediately following Board of Supervisors adoption of the Housing Element.

**Funding Source:** General Fund.

**Program H 7.3: Units Affordable to Lower Income Households Priority Water and Sewer through Provider Procedure.** The public utility districts, community service districts, other water and sewer providers in the unincorporated area of Plumas County shall grant priority water and sewer service to developments with units affordable to lower income households through a specific and clear written procedure, and the County shall support with education and information, as needed.

**Objective:** Pursuant to Government Code Sec. 65589.7, water and sewer service providers must establish a specific and clear written procedure to grant priority water and sewer service to developments with units affordable to lower income households.

**Responsible Agency:** Planning Department, public utility districts, community service districts, other water and sewer providers.

**Timeframe:** December 31, 2026.

**Funding Source:** General Fund and funding by individual special districts budgets.

## CHAPTER 5: Quantified Objectives

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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.

The “New Construction” objective refers to the number of new units that potentially could be constructed using public and/or private sources over the planning period, given the locality’s land resources, constraints, and proposed programs. The “Rehabilitation” objective refers to the number of existing units expected to rehabilitated during the planning period. The “Conservation/Preservation” objective refers to the preservation of the existing affordable housing stock throughout the planning period.

**Table 2** illustrates the County’s realistic expectations for development during the planning period.

**Table 2: Quantified Objectives, 2024–2029**

	Income Category					
	Acutely Low/ Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction (1)	10	28	24	123	192	377
Rehabilitation (2)	3	3	3	-	-	9
Conservation/Preservation (3)	50	100	100	-	-	250
<b>Total</b>	<b>63</b>	<b>131</b>	<b>127</b>	<b>123</b>	<b>192</b>	<b>636</b>

Source: Plumas County, August 2025.

(1) New construction objectives are based on the 154-unit 2024-2029 RHNA, for acutely low (2) and extremely low (8), very low (28), and low (24) with an assumption of the Extremely Low Income RHNA being approximately one-quarter (25%) of the Very Low Income RHNA based on Table 9 of this Housing Element, with an exception to increase the Moderate (29) and Above Moderate (63) income categories RHNA to the new construction objective based on average actual permits issued over the 6<sup>th</sup> Cycle planning period (December 31, 2018 – August 31, 2024) for Moderate (123) and Above Moderate (192) income categories.

(2) Program HE 3.1 (Housing Rehabilitation Program Opportunities) directs the County to refer interested lower income homeowners, including senior households, to the USDA Single Family Housing Rehabilitation Program (Section 504 Home Repair Program) for financial assistance to rehabilitate existing substandard housing.

(3) Conservation/preservation assumptions are based on the historical annual average number of clients (i.e., 51 in 2023 and 49 in 2024) 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 through 2034 based upon available information as of July 2024, from the California Housing Partnership Preservation Database; however, Quincy Garden Apartments at 20 East Central Avenue has 28 units subsidized by the USDA’s Rural Housing Service, and this property’s subsidy is scheduled to end 10 years from now in 2035. Government Code Section 65583(c)(6) then requires the County to create a program (H 2.3) for preserving subsidized units that, like Quincy Garden Apartments, will become eligible within 10 years to end their low-income housing program and become market rate housing.

## CHAPTER 6: Evaluation of the Previous Housing Element Program Implementation, Regional Housing Needs Assessment, and Quantified Objectives

### 2019-2024 Housing Element Program Implementation Evaluation

The following table provides the implementation progress and describes the effectiveness and status of the County's previous housing programs, including those programs and related actions in meeting the needs of special needs groups. Programs were revised, as appropriate, to reflect the results of the special needs populations analysis, including those affecting persons with disabilities, female-headed households, farmworkers, and persons experiencing homelessness. As a part of this review and evaluation, the 2019-2024 programs have been either continued (i.e., unmodified), modified, or deleted for incorporation into the 2024-2029 Housing Element. Note, AB 1233 Shortfall of Sites from the 5<sup>th</sup> Cycle Planning Period is not applicable to Plumas County unincorporated area.

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing and Effectiveness of 2019-2024 Element Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
1. <b>Monitor Vacant and Underutilized Sites Inventory.</b> 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.	Annually.	As part of the 2019-2024 Housing Element update for Plumas County, adopted on October 15, 2019, the inventory of vacant and underutilized sites was updated. The vacant and underutilized sites inventory is monitored annually and updated as necessary.	Modified as <b>Program H 1.1</b>

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing and Effectiveness of 2019-2024 Element Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
<p><b>2. Inclusionary Housing Program.</b> 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.</p>	<p>Explore options of an ordinance by the end of 2020; and if determined to be feasible, adopt an ordinance by the end of 2021.</p>	<p>This Program has been in the Housing Element for the past two cycles. To-date, it has not been a priority and therefore no local inclusionary housing program has been established. Comments from the Planning Commission support the removal of this program, as it is unlikely that a project of the scale needed for an inclusionary ordinance would be developed in Plumas within the 7<sup>th</sup> cycle planning period.</p>	<p>Deleted</p>
<p><b>3. Affordable Housing Trust Fund.</b> 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.</p>	<p>Annually.</p>	<p>This Program has been in the Housing Element for the past two cycles. To-date, it has not been a priority and therefore no housing trust fund has been established. Comments from the Planning Commission, similar to Program #2, support the removal of this program, as the source of funding for such a fund is questionable, especially without an inclusionary housing ordinance.</p>	<p>Deleted</p>

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing and Effectiveness of 2019-2024 Element Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
<p><b>4. Development Review and Processing Procedures:</b> The County will continually seek to improve development review and procedures to minimize the time and/or cost required for review and project approval.</p>	<p>Annually, starting in June 2020.</p>	<p>As of June 2020, the County has annually reviewed development procedures to minimize the time and/or cost for the review and approval of a project. And while the fee schedule is annually reviewed, it has not been updated since 2007. The Plumas County ADU Pre-Approved Plans available to the public is an example of the County providing reduced cost and time to process an ADU building permit.</p>	<p>Modified as <b>Program H 1.2</b></p>
<p><b>5. Building, Planning, and Zoning Codes.</b> 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.</p>	<p>As new codes are adopted by the state.</p>	<p>Plumas County Planning and Building Services continually monitors newly adopted California codes to ensure compliance.</p>	<p>Continued as <b>Program H 1.3</b></p>
<p><b>6. Camping Time Limit:</b> Amend Section 9-2.405 (Camping) of the Plumas County Code to remove the camping limitation on private lands (non-campground 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.</p>	<p>Amend by 2020.</p>	<p>The amendment to Sec.9-2.405 of Plumas County Code has not occurred to-date. As of February 2023, the Plumas County Planning Commission began discussing Sec. 9-2.405 to review possible amendments to extend the number of days in a calendar year, and to amend the Temporary occupancy (Sec. 9-2.417) requirements, in addition to discussion of year-round habitation in a recreation vehicle for the purposes of caretakers of property and caregivers of people and also the need for labor force housing and seasonal/temporary employee (farmworker) housing.</p>	<p>Modified as <b>Program H 4.3</b></p>

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing and Effectiveness of 2019-2024 Element Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
<p><b>7. Provide Assistance for Persons with Developmental Disabilities.</b> 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.</p>	<p>Develop an outreach program within one year of adopting the Housing Element and implement the program within six months after it is developed.</p>	<p>No outreach program was established or implemented between 2019 and 2024, although as a requirement of State law, the Program will continue, and efforts will be made to outreach to persons and families with developmental disabilities.</p>	<p>Continued as <b>Program H 5.1</b></p>
<p><b>8. Reasonable Accommodation and Housing for Persons with Disabilities:</b> 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 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.</p>	<p>Update the Zoning Ordinance by 2021.</p>	<p>An ordinance has not yet been completed or adopted and continues to be an objective in the Planning Department's ordinance update workplan. In 2024, the County did review and revised the Zoning Ordinance definition (Plumas County Code Sec. 9-2.232) of "Family" to be consistent with federal and state fair housing laws, as follows: "one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit."</p>	<p>Modified as <b>Program H 5.2</b></p>

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing and Effectiveness of 2019-2024 Element Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
<p><b>9. Transitional and Supportive Housing and Navigation Centers:</b> 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.</p>	<p>Update the Zoning Ordinance by 2021.</p>	<p>The County’s Zoning Ordinance was updated in October 2019 to accommodate emergency shelters (Navigation Centers) in the “M-R” zone permitted by right. Plumas County Zoning Code contains many by right nondiscretionary processes that apply to transitional housing and supportive housing throughout the County but needs review to ensure State law compliance.</p>	<p>Modified as <b>Program H 4.1</b></p>

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing and Effectiveness of 2019-2024 Element Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
<p><b>10. Accessory Dwelling Units:</b> 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.</p>	<p>Update the Zoning Ordinance by 2019.</p>	<p>The Zoning Ordinance was updated in May 2024 to permit ADUs in all zoning districts that permit dwelling units subject to State ADU Law and requirements of Plumas County Code Title 9 Planning and Zoning, Chapter 2 Zoning, Article 45 Accessory Dwelling Units. The County will continue to ensure consistency with State ADU Law, and will review and revise, as necessary, its Zoning Ordinance.</p>	<p>Modified as <b>Program H 2.1</b></p>
<p><b>11. Density Bonus Program:</b> 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.</p>	<p>Update the Zoning Ordinance by 2021; ongoing projects are processed through the Planning Department.</p>	<p>No ordinance has been implemented or adopted. The County adheres to implementing State density bonus law, as applicable, if a development project requests such provisions, and it continues to be an objective in the Planning Department's ordinance update workplan.</p>	<p>Continued as <b>Program H 2.2</b></p>

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing and Effectiveness of 2019-2024 Element Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
<p><b>12. First-Time Homebuyer Program:</b> The Plumas County Community Development Commission 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 Plumas County Community Development Commission.</p>	<p>Develop program by 2021; then refer interested households to the Plumas County Community Development Commission as they approach the County.</p>	<p>The PCCDC has not created a first-time homebuyer program to-date, but they are in the process of determining feasibility to create a down payment assistance program.</p>	<p>Modified as <b>Program H 6.1</b></p>
<p><b>13. Preserve Assisted Units:</b> To ensure that assisted affordable housing remains affordable, the Plumas County Community Development Commission, 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 Plumas County Community Development Commission, as appropriate, will also provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation.</p>	<p>Ongoing, as projects approach expiration.</p>	<p>As of August 2025 there are no affordable units in Plumas County at-risk of converting to market-rate housing through 2034; however, Quincy Garden Apartments at 20 East Central Avenue has 28 units subsidized by the USDA's Rural Housing Service, and this property's subsidy is scheduled to end 10 years from now in 2035. Government Code Section 65583(c)(6) then requires the County to create a program for preserving subsidized units that, like Quincy Garden Apartments, will become eligible within 10 years to end their low-income housing program and become market rate housing.</p>	<p>Modified as <b>Program H 2.3</b></p>

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing and Effectiveness of 2019-2024 Element Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
<p><b>14. Rehabilitation Program:</b> The Plumas County Community Development Commission, 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. The Plumas County Community Development Commission, 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.</p>	<p>Continue to apply annually for various types of grant funding as NOFAs are released.</p>	<p>While the PCCDC, in cooperation with the County, seeks grant opportunities to provide assistance and services to lower income households, a Housing Rehabilitation Program has not been reinstated in the County. The County will now look to USDA Rural Development Housing Services and HCD for housing rehabilitation financial assistance.</p>	<p>Modified as <b>Program H 3.1</b></p>
<p><b>15. Code Enforcement:</b> 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 is mandatory before a complaint is accepted for investigation. The complaint form can be submitted by mail, email, walk-in, or fax. 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.</p>	<p>Ongoing, as complaints are received.</p>	<p>The County continually, as complaints are received, uses the Code Enforcement Department, Sheriff, and Building Department staff to ensure compliance with the Plumas County Code.</p>	<p>Continued as <b>Program H 3.2</b></p>

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing and Effectiveness of 2019-2024 Element Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
<p><b>16. Fair Housing:</b> The County will continue to refer persons experiencing discrimination in housing to the Plumas County CDC who is the local contact and referral agency. The County and the Plumas County CDC 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 Plumas County CDC'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 Plumas County Community Development Commission's website at <a href="http://www.plumascdc.org/">http://www.plumascdc.org/</a> and through posters and brochures available at the Plumas County Community Development Commission, County Planning Department counter, Plumas County Library branches, and PCIRC's Quincy Wellness &amp; Family Resource Center and the Portola Family Resource Center.</p>	Ongoing, as complaints are received.	The PCCDC provides this ongoing service. The County continues to refer people experiencing discrimination in housing to the PCCDC.	Modified as <b>Program H 5.3</b>
<p><b>17. Title 24 Energy Efficiency Standards:</b> The County will continue to enforce Title 24 of the California Building Code on all development</p>	Ongoing.	The Building Department reviews and enforces Title 24 Energy Efficiency Standards on all applicable building permits.	Continued as <b>Program 3.3</b>

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing and Effectiveness of 2019-2024 Element Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
<p><b>18. Energy Efficiency Programs:</b> The County will work with utility providers (e.g., Liberty Energy, Plumas-Sierra Rural Electric Cooperative, and PG&amp;E) and the Plumas County Community Development Commission 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). The Plumas County Community Development Commission 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.</p>	Ongoing.	The County, PCCDC, and utility providers, such as PG&E, encourage residents on an ongoing basis about energy efficiency retrofit programs. The PCCDC provides readily accessible energy efficiency program information on their website for Plumas County residents.	Continued as <b>Program H 3.4</b>
<p><b>19. Housing Condition Survey:</b> The County, in cooperation with the Pumas County Community Development Commission, 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.</p>	Within the Planning Period.	No housing condition survey has been conducted to-date, but with the increasing age of the County's housing stock there is a need to understand housing conditions and issues.	Continued as <b>Program H 3.5</b>
<p><b>20. Employee Housing:</b> 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.</p>	Update the Zoning Ordinance by 2020.	No update to the Zoning Ordinance has been developed or adopted to-date and it continues to be an objective in the Planning Department's ordinance update workplan. Plumas County Code Sec. 9-2.231 defines "Employee housing" as dwelling units or manufactured homes for employees employed on the premises and their families.	Modified as <b>Program H 4.4</b>

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing and Effectiveness of 2019-2024 Element Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
<p><b>21. Housing for Lower Income and Extremely Low-Income Households:</b> 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, the Plumas County Community Development Commission, 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.</p>	<p>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.</p>	<p>The County encourages the development of affordable housing for lower income households and plans to actively seek housing developers for the development of SRO affordable housing.</p>	<p>Modified as <b>Program H 1.5</b></p>
<p><b>22. Emergency Shelter Development:</b> 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 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.</p>	<p>Update the Zoning Ordinance by 2019.</p>	<p>The Zoning Ordinance was updated in October 2019 to accommodate emergency shelters in the Multiple-Family Residential zone (M-R). Emergency shelters in the M-R zone are a use permitted by right that does not require discretionary review. To-date, the County has not evaluated adopting development and managerial standards, and it continues to be an objective in the Planning Department's ordinance update workplan.</p>	<p>Modified as <b>Program H 4.2</b></p>

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing and Effectiveness of 2019-2024 Element Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
<p><b>23. Housing Choice Voucher Program:</b> The Plumas County Community Development Commission, 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 Plumas County Community Development Commission website at <a href="https://www.plumascdc.org/">https://www.plumascdc.org/</a> and through posters and brochures available at the Plumas County Community Development Commission, County Planning Department counter, and Plumas County Library branches.</p>	Ongoing, and resolution as needed.	The PCCDC operates the Housing Choice Voucher Program on an ongoing basis, and the need is great, with 170 active housing vouchers and 370 persons in Plumas County on the waitlist as of June 2025. The PCCDC is looking to create viable incentives to recruit and educate new participating property owners such as signing bonuses for new landlords, or bonuses for renting to new Section 8 tenants.	Modified as <b>Program H 2.4</b>
<p><b>24. Water and Sewer Infrastructure:</b> In cooperation with special districts, the Plumas County Community Development Commission will continue to seek funding for water and sewer infrastructure repairs, upgrades, and new facilities.</p>	Continue to apply as NOFAs are released.	PCCDC can continue to support this service in association with the County.	Modified as <b>Program H 6.2</b>
<p><b>25. Community Development Block Grant Funding:</b> The County will support the Plumas County Community Development Commission when applying for Community Development Block Grant (CDBG) program funding.</p>	Ongoing, as NOFAs are released.	PCCDC does not intend to apply for CDBG program funding in the next planning period.	Modified as <b>Program H 6.3</b>
<p><b>26. Mobile Home Parks:</b> The County, in coordination with HCD, will review and evaluate the housing conditions of tenants of mobile home parks and identify strategies to address their needs, as appropriate, including seeking technical assistance and financial resources from HCD.</p>	Review annually.	To-date no review and evaluation has been conducted with the County and HCD for mobilehome parks. The County is very interested in working with HCD on this program to create strategies and actions to assist park tenants and owners.	Continued as <b>Program H 3.6</b>

## 2019-2024 Housing Element RHNA and Quantified Objectives Evaluation

The table below is an accounting of the 6<sup>th</sup> cycle planning period (December 31, 2018 – August 31, 2024) RHNA and dwelling unit permits issued during that period toward achieving the regional housing need allocation, which also equates to the County's new construction quantified objective under the 2019-2024 Housing Element.

Overall, at the end of the planning period, or August 31, 2024, Plumas County exceeded its 6<sup>th</sup> cycle RHNA of 16 units and new construction quantified objective of 16 units, with the exception of extremely low income.

The County did not meet its quantified objective of 14 units for rehabilitation, as a Housing Rehabilitation Program was never realized.

The conservation/preservation quantified objective of 150 units was achieved, as the Plumas County Community Development Commission's weatherization programs are very popular and the number households served year-over-year has increased since 2021 to, on average, 50 clients annually.

Income Category	6th Cycle Planning Period RHNA	2019 Permits Issued	2020 Permits Issued	2021 Permits Issued	2022 Permits Issued	2023 Permits Issued	Permits Issued through August 31, 2024	Total Permits Issued
Extremely Low	3	0	0	0	0	0	0	0
Very Low	5	0	0	13	0	2	2	17
Low	3	1	2	4	8	15	16	46
Moderate	2	13	13	26	37	21	13	123
Above Moderate	6	30	30	27	29	52	24	192
Total	16	44	45	70	74	90	55	378

# CHAPTER 7: Community Profile

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## Population Characteristics

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

### Population Trends

The United States Census Bureau – American Community Survey (ACS) estimates a 4.9 percent decline in the population of Unincorporated Plumas County from 19,800 in 2020 to 18,834 in 2023 (**Table 3**). This trend is not the case with the City of Portola, Plumas County's only incorporated city, whose population is estimated to have increased by approximately 17 percent between 2020 and 2023.

**Table 3: Population Growth 2010-2020, unincorporated Plumas County and City of Portola**

City/County	Total Population		2020–2023 Change	
	2020	2023	Number	Percentage
Unincorporated Plumas County	19,800	18,834	-966	-4.9%
City of Portola	2,100	2,462	+362	+17.2%

*Source: The 2020 United States Census Bureau, American Community Survey (ACS) 1-Year Estimates DP05 Demographic and Housing Estimates,*

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

The California Department of Finance (DOF) estimated a population of 18,709 for the County's unincorporated population on January 1, 2024, which is a decline from the January 1, 2023, population estimate of 18,995.

For the years 2025 through 2070, the California Department of Finance projects Plumas County's population to continue to decline, while the balance of the State of California population is projected to generally increase decade over decade and then flatten out between 2050 and 2070. For example, DOF projections report a 2025 population of 18,478 and a 2050 population of 14,670, which is a decrease of 3,808 or roughly 20 percent of the population over a 25-year period.

### Race and Ethnicity

According to the 2022 US Census, ACS, Plumas County has a predominantly White (non-Hispanic) population (81.9 percent), with other race and ethnicity demographics including Hispanic or Latino (10.5 percent), Multiracial (3.4 percent), and Native American/Other (2.1 percent), Black (0.9 percent), Asian (1.0 percent), and Native Hawaiian and Other Pacific Islander (0.2 percent).

### 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 has plateaued at approximately 52 years old as of 2023. 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 56.5 percent of residents over 45 years of age, and 20.5 percent of residents in the family-forming age group (25–44). The largest age group continues to be residents 65-74 years of age. **Table 4** shows the age distribution of the population of unincorporated Plumas County and the city of Portola based on population estimates from 2023.

**Table 4: Population by Age (2023), unincorporated Plumas County and Portola City**

Age Group	2023 Unincorporated Plumas		2023 Portola City	
	Number	Percentage	Number	Percentage
0-4 years	836	4.3%	218	8.9%
5-9 years	931	4.7%	239	9.7%
10-14 years	948	4.8	123	5.0%
15-19 years	1,032	5.3%	151	6.1%
20-24 years	652	3.3%	62	2.5%
25-34 years	1,907	9.7%	299	12.1%
35-44 years	2,110	10.8%	376	15.3%
45-54 years	1,887	9.6%	177	7.2%
55-59 years	1,641	8.4%	121	4.9%
60-64 years	1,815	9.3%	164	6.7%
65-74 years	3,658	18.7%	330	13.4%
75-84 years	1,642	8.4%	181	7.4%
85+ years	366	2.1%	21	0.9%
Median Age	52.1	N/A	36.2	N/A

*Source: 2023 ACS 5-Year Estimates, Table DP05 Demographic and Housing Estimates*

## Employment Trends

The estimated total job base in the County has decreased by 21.6 percent over eleven years (2010-2021). The most significant decreases occurred in the construction (-37.3 percent), professional/management (-19.4 percent), agriculture, forestry, fishing and hunting, and mining (-34.1 percent) and manufacturing (-11.2 percent) industries.

According to the US Census (2023), educational services, 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 23.8 percent and 10.5 percent, respectively, followed by construction (9.7 percent) and public administration (9.5 percent). **Table 5** shows employment by industry in unincorporated Plumas County.

**Table 5: Employment by Industry (2010–2023), unincorporated Plumas County and Portola City**

Employment Sector	Unincorporated Plumas				Portola City			
	Employed Population (Age 16+)		Percentage Change	Percentage of Employed Population 2023	Employed Population (Age 16+)		Percentage Change	Percentage of Employed Population 2023
	2010	2023			2010	2023		
<b>Total</b>	<b>8,895</b>	<b>6,974</b>	<b>-21.6%</b>	<b>100.0%</b>	<b>1,093</b>	<b>1,661</b>		<b>100.0%</b>
Agriculture, forestry, fishing and hunting, and mining	630	415	-34.1%	6.0%	59	70	+19%	4%
Construction	1,081	678	-37.3%	9.7%	257	250	-3%	15%
Manufacturing	589	523	-11.2%	7.5%	35	160	+357%	10%
Wholesale trade	254	69	-72.8%	1.0%	7	19	+171%	1%
Retail trade	746	635	-14.9%	9.1%	63	98	+56%	5%
Transportation and warehousing, and utilities	394	451	14.5%	6.5%	78	170	+118%	10%
Information	80	78	-2.5%	1.1%	28	0	-100%	0%
Finance and insurance, and real estate and rental and leasing	748	270	-63.9%	3.9%	71	45	-37%	3%
Professional, scientific, and management, and administrative and waste management services	654	527	-19.4%	7.6%	101	68	-33%	4%
Educational services, and health care and social assistance	1,993	1,662	-16.6%	23.8%	154	274	+78%	16%
Arts, entertainment, and recreation, and accommodation and food services	702	730	4.0%	10.5%	195	237	-22%	14%

Employment Sector	Unincorporated Plumas				Portola City			
	Employed Population (Age 16+)		Percentage Change 2010–2023	Percentage of Employed Population 2023	Employed Population (Age 16+)		Percentage Change 2010–2023	Percentage of Employed Population 2023
	2010	2023			2010	2023		
Other services, except public administration	471	276	-41.4%	4.0%	34	43	+26%	3%
Public administration	553	660	19.3%	9.5%	11	246	+2,136%	15%

Source: 2006–2010 ACS 5-Year Estimates Table DP03, 2023 ACS 1-Year Estimates, Table S2405.

## Jobs-Housing Balance

According to HUD, the term “jobs-housing balance” refers to the relationship between the number of jobs available in a specific area and the number of housing units available for those workers as a measure of economic health related to housing availability. Ideally, there should be a balance where residents can live near where they work, which leads to minimizing long commutes and costs for residents and businesses, expanding housing choices and availability among all income groups, reducing air pollution, creating a better work-life balance, and promoting more sustainable and equitable communities.

A common way to assess a jobs-housing balance is by calculating a ratio of jobs to housing units. A ratio of 1:1 would mean there is roughly one job for every housing unit or household. The modern economy jobs-housing balance recognizes that a simple ratio of one job to one household is unsuitable, since most households need more than one person in the workforce to be economically sustainable. A range of 1.3 to 1.7 jobs per household is often cited as a healthy target.

When there are significantly more jobs than housing units, such as the case in the unincorporated areas of Plumas County, especially post 2021 wildfires, it has created a situation where employers have a difficult time recruiting and retaining employees, where workers have to commute long distances across the County, and where employees have to move out of Plumas in order to find housing with employment. Programs included in Chapter 4 support the production of much needed new affordable, attainable housing unit development for Plumas County workforce households earning above and below 80 percent AMI.

## Household Trends

- There are an estimated 8,055 households in unincorporated Plumas County.
- The average estimated household size in unincorporated Plumas County is 2.39.
- Approximately 1.86 percent of owner-occupied households and 2.2 percent of renter-occupied households are overcrowded or severely overcrowded.
- The 2025 AMI for Plumas County is \$95,300 for a family of four.
- An estimated 16.5 percent of the working population in Plumas County are acutely low- and extremely low-income households earning \$24,999 or less, below the State’s estimate of 20.8 percent.

## 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 non-family households generally occupy multifamily apartment type housing.

In unincorporated Plumas County, families comprised 62 percent of all households, and 22.4 percent of all households were family households with children under 18 years of age. Additionally, 59.6 percent of all households in unincorporated Plumas County are occupied by at least one individual age 60 or older. **Table 6** displays household composition as reported by the 2019-2023 American Community Survey.

**Table 6: Household Characteristics (2023), unincorporated Plumas County and Portola City**

Jurisdiction	Households	Average Household Size	Percentage of Households	
			Families <sup>1</sup>	Non-family
Unincorporated Plumas County	8,055	2.39	5,000 (59.8%)	3,055 (40.2%)
Portola City	2,262	2.35	1,362 (60%)	900 (40%)

Source: 2019-2023 ACS 5-Year Estimates Table S1101.

<sup>1</sup> Families with Children Under 18 - 1,804 (22.4%)

## 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 2019-2023 American Community Survey, 222 households were living in overcrowded conditions (2.8 percent of all households, an increase of 1.5% since the last Housing Element Cycle) and 68 households (0.84 percent, an increase of 0.24 percent since they last Housing Element cycle) were living in severely overcrowded conditions. Refer to **Table 7**.

**Table 7: Overcrowded Households (2023), unincorporated Plumas County**

Persons per Room	Unincorporated Plumas County		Portola City	
	Number	Percentage of Total Units	Number	Percentage of Total Units
<b>Owner-Occupied</b>	<b>6,024</b>	<b>74.8%</b>	<b>1,523</b>	<b>67%</b>
1.00 or less	5,910	73.4%	1,476	65%
1.01 to 1.50 (overcrowded)	93	1.6%	47	2%
1.51 or more (severely overcrowded)	21	0.26%	0	0%
<b>Renter-Occupied</b>	<b>2,031</b>	<b>25.2%</b>	<b>739</b>	<b>33%</b>
1.00 or less	1,855	23%	671	30%
1.01 to 1.50 (overcrowded)	129	1.6%	41	2%
1.51 or more (severely overcrowded)	47	0.6%	27	1%
<b>Total Occupied Housing Units</b>	<b>8,055</b>	<b>100%</b>	<b>2,262</b>	<b>100%</b>
<i>Total Owner Overcrowded</i>	93	1.2%	47	2%

	Unincorporated Plumas County		Portola City	
Persons per Room	Number	Percentage of Total Units	Number	Percentage of Total Units
Total Renter Overcrowded	129	1.6%	41	2%
<b>Total Overcrowded</b>	<b>222</b>	<b>2.8%</b>	<b>88</b>	<b>4%</b>
Total Owner Severely Overcrowded	21	0.26%	0	0%
Total Renter Severely Overcrowded	47	0.6%	27	1%
<b>Total Severely Overcrowded</b>	<b>68</b>	<b>0.84%</b>	<b>27</b>	<b>1%</b>

Source: 2019-2023 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 2025 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 \$95,300 (for a family of four) in Plumas County as a whole:

- Acutely Low-Income below 15 percent of AMI (\$0–\$14,295)
- Extremely Low-Income 16–30 percent of AMI (\$14,296–\$32,150)
- Very Low-Income 31–50 percent of AMI (\$32,151–\$47,650)
- Low-Income 51–80 percent of AMI (\$47,651–\$76,250)
- Moderate-Income 81–120 percent of AMI (\$76,251–\$114,350)
- Above Moderate-Income Above 120 percent of AMI (\$114,351 or more)

The AMI represents the midpoint or median of household incomes, meaning half of all households in the unincorporated County area earn more and half earn less.

**Table 8: Household Income Limits by Household Size (2025), Plumas County**

Income Category	Persons per Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$20,050	\$22,900	\$26,650	\$32,150	\$37,650	\$43,150	\$48,650	\$54,150
Very Low	\$33,400	\$38,150	\$42,900	\$47,650	\$51,500	\$55,300	\$59,100	\$62,900
Low	\$53,400	\$61,000	\$68,650	\$76,250	\$82,350	\$88,450	\$94,550	\$100,650
Median Income	\$66,700	\$76,250	\$85,750	<b>\$95,300</b>	\$102,900	\$110,550	\$118,150	\$125,800
Moderate	\$80,050	\$91,500	\$102,900	\$114,350	\$123,500	\$132,650	\$141,800	\$150,950

Source: HCD Memorandum, "State Income Limits for 2025," May 30, 2025.

In an effort to determine an approximate number of acutely low-income households, the County looked at households earning \$14,999 or less. The County determined there were approximately 629 extremely low-income households or 7.8% of the total households in 2023.

In an effort to determine an approximate number of extremely low-income households, the County looked at households earning \$15,000 to \$24,999. The County determined there were approximately 698 extremely low-income households or 8.7% of the total households in 2023.

In 2023, the largest income group earned an annual household income between \$50,000 to \$74,999 whereas the smallest income group earned between \$10,000 to \$14,999 per year. Most households (3,972) earn between \$50,000 and \$149,999 annually. **Table 9** shows the income distribution of households in unincorporated Plumas County.

**Table 9: Household Income Trends (2023), unincorporated Plumas County and Portola City**

	Unincorporated Plumas County		Portola City	
Income	Number	Percentage	Number	Percentage
< \$10,000	428	5.3%	133	5.9%
\$10,000-\$14,999	201	2.5%	104	4.6%
\$15,000-\$24,999	698	8.7%	283	12.5%
\$25,000-\$34,999	465	5.8%	116	5.1%
\$35,000-\$49,999	1,095	13.6%	463	20.5%
\$50,000-\$74,999	1,562	19.4%	539	23.8%
\$75,000-\$99,999	1,088	13.5%	251	11.1%
\$100,000-\$149,999	1,322	16.4%	169	7.5%
\$150,000-\$199,999	476	5.9%	84	3.7%
\$200,000 or more	720	8.9%	120	2.3%
<b>Total</b>	<b>8,055</b>	<b>100%</b>	<b>2,262</b>	<b>100%</b>
<i>Earning \$24,999 or less</i>	1,327	16.5%	237	10.5%

*Source: 2023 ACS 5-Year Estimates, Table DP03*

## Overpaying

Overpaying is narrowly defined by HCD as 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. Severe Overpaying occurs when a household is spending 50 percent or more of their gross income on housing. The impact of high housing costs falls disproportionately upon low-income households as reflected by limited housing choices. **Table 10** shows the extent of overpayment in unincorporated Plumas County.

**Table 10: Housing Cost as a Percentage of Household Income by Tenure (2023), unincorporated Plumas County**

Total Households Characteristics	Number	Percent of Total Households
<b>Total occupied units (households)</b>	<b>8,330</b>	<b>100.0%</b>
Total renter households	2,255	25.0%
Total owner households	6,075	75.0%
<b>Total lower income (0-80% of HAMFI) households</b>		
Lower income renters (0-80%)	765	9%
Lower income owners (0-80%)	1,600	19%
Extremely low-income renters (0-30%)	630	8%
Extremely low-income owners (0-30%)	615	7%
<b>Lower income households paying more than 50%</b>		
Lower income renter HH severely overpaying	135	2%
Lower income owner HH severely overpaying	260	3%
Extremely Low-Income (0-30%)	620	7%
ELI Renter HH severely overpaying	330	4%
ELI Owner HH severely overpaying	290	3%
Income between 30%-50%	185	2%
Income between 50% -80%	210	3%
<b>Lower income households paying more than 30%</b>		
Lower income renter HH overpaying	415	5%
Lower income owner HH overpaying	520	6%
Extremely Low-Income (0-30%)	855	10%
Income between 30%-50%	365	
Income between 50% -80%	570	
<b>Total Households Overpaying</b>		
<b>Total Renter Households Overpaying</b>	<b>880</b>	<b>11%</b>
<b>Total Owner Households Overpaying</b>	<b>1,070</b>	<b>13%</b>

Source: Comprehensive Housing Affordability Strategy (CHAS) data October 2023.

## 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 46.4 percent as of 2023. This is a slight decrease from the vacancy rate in 2021, which was estimated to be 46.6 percent.

The high rate of vacancies 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 2021 and 2023, unincorporated Plumas County**

	2021	2023
Unincorporated Plumas County	46.6%	46.4%

Source: E-5 Report, ACS 5-year estimates 2017-2021 DP04, and 2023 ACS.

## 2020 Wildfire – North Complex

The North Complex Fire started on August 17, 2020, in Plumas County and included the Claremont Fire and Bear Fire and burned 29,570 acres.<sup>1</sup> No residential units were damaged or destroyed in the North Complex Fire.

## 2021 Wildfires – Beckwourth Complex Fire and Dixie Fire

The Beckworth Complex Fire started on July 4, 2021, and burned 105,670 acres solely in Plumas County.<sup>2</sup> The Beckwourth Complex Fire was contained on September 22, 2021 (active for 80 days), after the following destruction in the Lake Davis, Frenchman, and Dixie Valley areas:

- 5 damaged residential units
- 48 destroyed residential units

The Dixie Fire started on July 13, 2021, and burned 963,309 acres across five counties (Butte, Lassen, Plumas, Shasta, and Tehama), with 768,130 acres or over half of the Dixie Fire acres devastating Plumas County representing 46 percent of the County's total acreage.<sup>3</sup> The Dixie Fire was contained on October 25, 2021 (active for 104 days), after causing devastating destruction to the following communities:

- 54 damaged residential units in Greenville (13), Warner Valley (11), Lake Almanor West (7), Canyon Dam (4), Indian Falls (4), Belden (1), Crescent Mills (1), and other unincorporated County (13) areas.<sup>4</sup>
- 725 destroyed residential units in the Greenville (362), Warner Valley (66), Canyon Dam (51), Indian Falls (17), Belden (6), Lake Almanor West (3), Crescent Mills (2), Chester (1), Keddie (1), and other unincorporated County (216) areas.<sup>5</sup>

Vacancy rate data over time is expected to increase due to the residential units damaged and destroyed and population displaced from the 2021 Beckwourth Complex Fire and Dixie Fire. Indian Valley CSD reported 68 percent decrease in water and sewer revenues.<sup>6</sup> A 46 percent increase was experienced in average home sale prices between 2019 and 2022.<sup>7</sup> A 18 to 28 percent increase in average fair market rent rates was seen between 2017 and 2023.<sup>8</sup> By 2023, Plums Rural Services Disaster Case Managers served no fewer than 569 survivors with housing and other unmet needs.<sup>9</sup> An estimated 1,611 net job were lost and 68 net businesses closed.<sup>10</sup> Over \$15,000,000 in total verified business losses.<sup>11</sup> The County experienced over \$500,000 in reduced County property tax revenue in FY2022-23.<sup>12</sup> At least 350 elementary school students were impacted.<sup>13</sup>

<sup>1</sup> Source: CAL FIRE, accessed August 2025, <https://www.fire.ca.gov/incidents/2020>.

<sup>2</sup> Source: CAL FIRE, accessed August 2025, <https://www.fire.ca.gov/incidents/2021/7/4/beckwourth-complex>.

<sup>3</sup> Source: CAL FIRE, accessed August 2025, <https://www.fire.ca.gov/incidents/2021/7/13/dixie-fire>.

<sup>4</sup> Source: CAL FIRE, Damage Inspection Specialist (DINS), 2022.

<sup>5</sup> Source: CAL FIRE, Damage Inspection Specialist (DINS), 2022.

<sup>6</sup> Source: IVCSD, 2022.

<sup>7</sup> Source: Zillow, ZHVI, 2023.

<sup>8</sup> Source: [RentData.org](https://www.rentdata.org/plumas-county-ca), <https://www.rentdata.org/plumas-county-ca>, 2023.

<sup>9</sup> Source: Plumas Rural Services, 2023.

<sup>10</sup> Source: Dun & Bradstreet, 2022.

<sup>11</sup> Source: US Small Business Administration, 2022.

<sup>12</sup> Source: Plumas County Assessor's Office, Property Tax Losses—Dixie and Beckwourth Fire, February 9, 2023.

<sup>13</sup> Source: EdSource, 2021.

Approximately seventy 2021 wildfire recovery rebuild building permits have been processed by the Planning and Building departments, with the Building Department reporting from January 1, 2025 through July 30, 2025, there were 31 permits issued (i.e., 27 stick built dwelling units and 4 manufactured homes), and of those, 8 were in Greenville. Additionally, there were 4 permits issued for commercial structures during this period, with 3 of those being in Greenville. Program H 3.9 supports the reconstruction of Single-Family Homes destroyed due to the 2021 Wildfires through the ReCoverCA HCD/HUD grant program. Program H 4.7 allows for Limited Density Owner-Built Rural Dwellings or 'Title 25' builds including 2021 wildfire affected areas under Plumas County Code Title 8 Building Regulations. Program H 6.1 (Down Payment Assistance Program) aims to provide financial assistance to lower income homebuyers in Plumas County, including those recovering and rebuilding from the 2021 wildfires.

## Housing Tenure

As shown in **Table 12**, unincorporated Plumas County has a higher percentage of householders who own their home (74.8 percent of occupied units) than of householders who rent their home from a property owner (25.2 percent of occupied units).

**Table 12: Household Tenure (2023), unincorporated Plumas County**

	Number	Percentage
Owner-Occupied Units	6,024	74.8%
Renter-Occupied Units	2,31	25.2%
<b>Total</b>	<b>8,055</b>	<b>100.0%</b>

Source: 2023 ACS 5-Year Estimates, Table DP04.

## Housing Units by Type

As shown in **Table 13**, the majority (82.4 percent) of occupied housing units in unincorporated Plumas County are single-family, detached homes, followed by mobilehomes or other type, which make up about 9.9 percent (a decrease from 12.6 percent in 2021). Only 1.4 percent of single-family homes are attached. Multifamily units of any kind (2+ units) comprise 6.3percent of the occupied housing stock.

**Table 13: Housing Units by Type (2023), unincorporated Plumas County and Portola City**

Housing Unit Type	Unincorporated Plumas County		Portola City	
	Number	Percentage	Number	Percentage
Single-Family, Detached	12,398	82.4%	1,860	62.2%
Single-Family, Attached	205	1.4%	31	1%
Multifamily, 2–4 Units	428	2.9%	56	1.9%
Multifamily, 5+ Units	511	3.4%	300	10.1%
Mobilehomes or Other Type	1,495	9.9%	742	24.8%
<b>Total</b>	<b>14,165</b>	<b>100.0%</b>	<b>2,989</b>	<b>100%</b>

Source: 2023 ACS 5-Year Estimates, Table DP04.

## Mobilehome Parks

Mobilehome parks present an affordable housing option for lower income households in unincorporated Plumas County. Information on mobilehome parks and total spaces in the unincorporated County area were pulled from HCD's listing of active mobilehome parks<sup>14</sup>. Across Plumas County, there are 103 mobilehome and RV parks providing 816 mobilehome spaces and 1,973 RV spaces with and without drains in the communities of Beckwourth, Genesee, Greenville, Chester, Clio, Meadow Valley, Lake Almanor, Belden, Twain, Chilcoot, Graeagle, Canyon Dam, Vinton, Taylorsville, Portola, Cromberg, Quincy, Crescent Mills, Blairsden, and Prattville. There are 1,305 RV park spaces with drains and 668 RV park spaces without drains.

Of the 103 mobilehome and RV parks in Plumas County, a total of five parks (approximately 5%) are suspended, including one park (Quincy area) with 3 mobilehome spaces; three parks (Crescent Mills, Greenville, and Quincy areas) with 2 mobilehome spaces, each; and a RV park (Portola area) with 20 RV spaces with drains and 1 mobilehome. A park may be suspended by HCD if they are found to be noncompliant with the Mobilehome Parks Act (MPA) which requires parks to provide and preserve an environment with utilities (sewage, water, electricity) for the purposes of maintaining health and safety<sup>15</sup>. Program H 3.6 commits the County, in coordination with HCD, to review and evaluate the housing conditions of tenants of mobilehome parks and identify strategies to address the rehabilitation 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, and foundation work.

**Table 14** displays the age of unincorporated Plumas County's housing stock as of 2023, of which 66.6 percent were built in 1989 or before. This equates to approximately two-thirds (2/3) of the housing stock in the County being over 35 years old. Only 2 percent of the housing stock was built in the past 15 years, while the majority (54.6 percent) of the housing stock was built between 1970 and 2000. The rehabilitation needs for these aging homes are likely great in Plumas County. Additionally, as of June 2025, the County Building Department estimates 20 to 25 percent of homes within the unincorporated County area are in need of some sort of rehabilitation and, of those, 15 percent are estimated to be in a dilapidated condition.

The County's last housing condition survey was conducted in 1999. Program H 3.5 has been continued in the Housing Element 7<sup>th</sup> Cycle (2024-2029), which directs a survey be conducted 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 Plumas County Planning Department was awarded an annual 2022 CDBG Planning Grant, where some of the funding will be utilized for a countywide housing study, which can include a housing condition survey scope of work.

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<sup>14</sup> Information from HCD site <https://cahcd.my.site.com/s/mobilehomeparksearch> accessed 6/17/2025.

<sup>15</sup> Mobilehome Parks Act Division 13 Part 2.1 [18200-18712] of the Health and Safety Code [https://leginfo.legislature.ca.gov/faces/codes\\_displayexpandedbranch.xhtml?tocCode=HSC&division=13.&title=&part=2.1.&chapter=5.&article=](https://leginfo.legislature.ca.gov/faces/codes_displayexpandedbranch.xhtml?tocCode=HSC&division=13.&title=&part=2.1.&chapter=5.&article=) Accessed 6/27/2025.

**Table 14: Age of Housing Stock (2023), unincorporated Plumas County and Portola City**

	Unincorporated Plumas County		Portola City	
Year Built	Number of Units	Percentage	Number of Units	Percentage
2020 or later*	31	0.2%	0	0
2010–2019	292	1.9%	56	2%
2000–2009	1,958	13.0%	353	12%
1990–1999	2,739	18.2%	491	16%
1980–1989	2,575	17.1%	507	17%
1970–1979	2,905	19.3%	607	20%
1960–1969	1,877	12.5%	337	11%
1950–1959	1,261	8.4%	323	11%
1940–1949	703	4.7%	118	4%
1939 or earlier	696	4.6%	197	7%
<b>Total</b>	<b>15,037</b>	<b>100%</b>	<b>2,989</b>	<b>100.0%</b>

Source: 2023 ACS 1-Year Estimates, Table DP04.

## Housing Costs and Affordability

### Rental Housing Costs

Based on the *Plumas County 2024 Affordable Housing Needs Report* from the California Housing Partnership (the Partnership), the average monthly asking rent in Plumas County is \$946. The Partnership estimates renters in Plumas County would need to make \$18.19 per hour (\$39,915 annual salary) to afford the average monthly asking rent, paying no more than 30 percent of annual income on housing.

As of August 1, 2025, there were six advertised market rental properties advertised on Zillow<sup>16</sup> in Plumas County with monthly asking rents ranging from \$975 to \$4,500, with for example, a 2 bedroom/1 bathroom 1,290 square foot apartment for rent at \$1,800 per month; a 2 bedroom/1 bathroom 700 square foot apartment for rent at \$975 per month; a 2 bedroom/1 bathroom 800 square foot house for rent at \$1,300 per month; and a 3 bedroom/2 bathroom 1,280 square foot house for rent at \$4,500 per month.

By comparison, FY 2025 Plumas County fair market rent as determined by HUD, by bedroom size, include:

- Efficiency (Studio): \$904
- One-Bedroom: \$1,005
- Two-Bedroom: \$1,318
- Three-Bedroom: \$1,847
- Four-Bedroom: \$1,883

It should be noted that rental units in Plumas County have historically been advertised by word of mouth. This makes it difficult to determine the realistic availability of rental units in the County.

<sup>16</sup> These prices are based on a point-in-time analysis of rental listings found in Plumas County listed on Zillow on 8/1/2025.

## Sales Prices

Data for home prices in unincorporated Plumas County was sourced using Zillow's Home Value Index (ZHVI) which is a measure of typical home value and market changes across a given region. The County pulled the ZHVI for all single-family homes in Plumas County between January 2019 (ZHVI of \$271,607) and April 2025 (ZHVI of \$367,716) to calculate a median ZHVI of \$359,010. In the past twelve months, Zillow reported 523 single-family homes were sold with a median selling price of \$374,000. This is an increase of \$113,999 from the median sale price of \$261,000 from the previous Housing Element cycle (2019).<sup>17</sup>

## Housing Affordability

Housing affordability is dependent upon income and housing costs. According to the HCD income guidelines for 2025 the AMI in Plumas County, as a whole, is \$95,300 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 limited rental housing affordable for very low- and some rental housing for low- and moderate-income households, and for sale prices affordable to low- and moderate-income households, although the median selling price was only affordable to moderate- and above moderate-income households.

**Table 15: Affordable Housing Costs by Income Category (2025)**

(Based on a Four-person Household in Plumas County)	Income Category		
	Very Low	Low	Moderate
Annual Income	\$47,650	\$76,250	\$95,300
Monthly Income	\$3,971	\$6,354	\$7,942
Maximum Monthly Gross Rent <sup>1</sup>	\$1,191	\$1,906	\$2,382
Maximum Purchase Price <sup>2</sup>	\$190,546	\$322,010	\$409,576

Sources: HCD State Income Limits, 2025; <https://www.chase.com/personal/mortgage/calculators-resources/affordability-calculator>; accessed 2025.

<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 6.97% annual interest rate, \$300 monthly debt, taxes, insurance and private mortgage insurance (since borrowers will likely put less than 20% down).

Program H 1.5 (Housing for Lower Income, Including Acutely Low- and Extremely Low-Income Households) directs the County to provide non-profits and affordable housing developers for multi-family lower income housing including acutely low- and extremely low-income households regulatory incentives, outreach to assist in applications for State and Federal housing funding sources, and land use and zoning support to explore the feasibility of SRO units to assist with housing affordability.

Program H 1.6 (Housing for Middle-Income Households) directs the County to provide market rate developers incentives to proactively encourage and facilitate the development of middle-income housing for moderate-income households.

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<sup>17</sup> These prices are based on a list of properties sold in the twelve months preceding 6/3/2025 from Zillow.com.

## Special Needs Groups and Households

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 precludes 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 groups and households include senior households, persons with mobility and/or self-care limitations, persons with developmental disabilities, persons with serious mental illness (SMI) and substance use disorder (SUD), survivors of domestic violence, large households, female-headed households, farmworkers, veterans, homeless persons in need of emergency shelter, transitional age youth (TAY), justice-involved individuals including transitioning offenders and parolees, 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 2023, the American Community Survey estimated there were 5,848 seniors age 65 years and over, living in unincorporated Plumas County, which represented approximately 30 percent of the total unincorporated County population (Table 16). American Community Survey estimated 332 seniors, approximately 5.7 percent, aged 65 or over were living below the poverty level<sup>18</sup>.

**Table 16: Senior Population (2023), unincorporated Plumas County and Portola City**

	Unincorporated Plumas County	Portola City
Age Group	2023	2023
Ages 65–74	3,658	799
Ages 75–84	1,642	352
Ages 85+	548	123
<b>Total</b>	<b>5,848</b>	<b>1,274</b>

Source: 2023 ACS 1-Year Estimates, Table DP05 Age and Sex.

### Plumas District Hospital Skilled Nursing Facility

A gap in housing services for seniors is permanent skilled nursing and assisted living facilities. To assist with the need, Plumas District Hospital (PDH) is in the process of constructing a new skilled nursing facility in the Town of Quincy, located across the street from the existing PDH hospital campus. The 22,507 square foot facility is expected to be completed in summer 2025, consisting of two one-story buildings, hosting 36 beds with 24-hour nursing care, and will bring 79 livable wage jobs to Plumas County.

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<sup>18</sup> 2023 ACS 1-Year Estimates, Table S1701 Poverty Status in the Past 12 Months

## Seneca Healthcare District Hospital Replacement

The Seneca Healthcare District broke ground in 2024 and completed the underground infrastructure for the construction of a 45,000 square foot state-of-the-art healthcare hospital due to aging hospital facilities and the requirement of Sente Bill 1953 which mandated seismic safety standards for hospitals. The new hospital will typically have a staff of approximately 48 employees on site at peak hours and accommodate the District's acute-care replacement hospital and an expanded skilled nursing facility, in addition to other amenities, as follows:

- 10-bed acute care, 2 of those with isolation capabilities
- 3-bed private emergency room and Trauma/procedure room
- 26-bed skilled nursing facility
- Imaging to include x-ray, CT scanner, ultrasound, and mobile MRI via trailer
- Operating room, procedure room, and 3-bed patient recovery
- Pharmaceutical services
- Laboratory services
- Dietary services – kitchen and dining
- Ambulatory surgery
- Physical therapy
- Occupational therapy
- Maintenance, materials management, laundry services

All spaces are sized to allow for improved workflow, updated and improved infrastructure, updated technology and medical equipment, and ADA accessibility per current code requirements. Additionally, the hospital will include a 3,000 square foot support services building and the approved plans allow for the construction of 10,000 square feet of housing for District employees and their families with up to ten 1,000 square foot residential units. To fund the construction, the District pursued USDA funding as well as a public bond measure (Measure B), which passed in the November 8, 2022 election, and philanthropic offerings by the community. Construction will continue into 2025, through 2026, with an anticipated timeframe to open of early 2027.

## Greenville Rancheria Medical Campus – 2021 Dixie Fire Recovery

Greenville Rancheria is constructing a Medical Campus, in Greenville, as part of the 2021 wildfire recovery, which will be a two-story, 16,200-square-foot outpatient medical, dental, and pharmacy. The facility will have a reception and lobby area, waiting rooms, medical and dental exam and treatment rooms, behavioral health facilities, a pharmacy, administration and human resources offices, training and conference room space, a shipping and receiving area, employee break room, patient and staff restrooms, and several other supplemental rooms. The Medical Campus is anticipated to serve 25 patients a day.

## Persons with Mobility and/or Self-Care Limitations

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. The American Community Survey estimates people, approximately 21.3 percent of the total population (5 years old or older) has some type of disability, and almost half of those are below the age of 65.

**Table 17: Persons with Disability (2023), Plumas County**

	<b>Number</b>	<b>Percentage</b>
Persons Age 5–64 with a Disability	<b>1,715</b>	8.9%
Persons Age 65 + with a Disability	<b>2,434</b>	12.5%
<b>Total Persons with a Disability (Age 5+)</b>	<b>4,149</b>	<b>21.4%</b>
<b>Total Population</b>	<b>19,459</b>	<b>100.0%</b>

Source: 2023 ACS 1-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 (2023), Plumas County**

	<b>Number</b>
<b>Total noninstitutionalized population with one or more disabilities</b>	<b>4,149</b>
<b>Total Disabilities Tallied for People 18 to 64 years</b>	<b>2,571</b>
Hearing difficulty	346
Vision difficulty	157
Cognitive difficulty	688
Ambulatory difficulty	563
Self-care difficulty	309
Independent living difficulty	508
<b>Total Disabilities Tallied for People 65 Years and Over</b>	<b>5,502</b>
Hearing difficulty	1,069
Vision difficulty	560
Cognitive difficulty	512
Ambulatory difficulty	1,747
Mobility difficulty	720
Independent living difficulty	894

Source: 2023 ACS 1-Year Estimates, Table S1810.

## Persons with Developmental 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.

Plumas Rural Services works with special needs communities in Plumas and Sierra counties to connect individuals and families with local resources and services for family support. Plumas Rural Services often partners with FNRC to screen and facilitate services to residents of unincorporated Plumas County. The ALIVE (Adults for Learning and growing, Integration into the community, Vocations of choice, Enthusiasm for Life) program is facilitated by Plumas Rural Services. ALIVE provides training and support for adults with intellectual and developmental disabilities. Staff work with participants to develop independent living skills, secure employment, and to procure permanent housing in Plumas County.

Program H 5.1 specifically addresses the needs of the developmentally disabled and Program H 5.2 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 (2021), 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)	26	26
95983 (Taylorsville/Genesee)	0	<11
95984 (Twain/Virgilia)	<11	<11
96020 (Chester)	<11	16
96103 (Graeagle)	<11	<11
96105 (Chilcoot)	<11	<11
96122 (Portola/Lake Davis)	16	14
96135 (Vinton)	0	<11

Source: California Department of Developmental Services "Consumer Count by California ZIP Code and Age Group", 2021.

## Far Northern Regional Center

The 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.

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

## Persons with Serious Mental Illness (SMI) and Substance Use Disorder (SUD)

In October 2023, the California Department of Healthcare Services passed SB43, amending the Laterman-Petris-Short (LPS) Act's definition of "gravely disabled" in two ways, now including a condition in which a person as a result of a mental health disorder, impairment by chronic alcoholism, severe substance use disorder, or a co-occurring mental health disorder and severe substance use disorder, is unable to provide for their basic personal needs for food, clothing, shelter, personal safety, or necessary medical care. The new definition applies to crisis intervention services, intensive treatment services, and conservatorship. Under the new definition, persons with SUD may now qualify for housing placement options traditionally reserved for individuals receiving treatment for a serious mental illness (SMI).

The Plumas County Behavioral Health Department responds to these conditions as co-occurring, and offers an array of supportive services, including housing for their patients. For example, Behavioral Health offers ten single family dwelling units in Quincy to house clients with an SMI and/or SUD receiving an increased level of care in cooperation with Environmental Alternatives (EA) Family Services who provide property management, case management, and therapy services. These units are for individual clients only and minors are not permitted. Behavioral Health also offers three transitional housing units located in Chester that are available to individuals and their children transitioning to permanent housing also in cooperation with EA Family Services who provide property management, while Behavioral Health staff provide therapy services and case management.

One need to address is the lack of permanent supportive housing options available to individuals on the continuum of care that have been in emergency shelters and/or transitional housing. Behavioral Health is working with an affordable housing development sponsor to plan and construct 8-10 permanent supportive housing units for acutely low- and extremely low-income clients, with an additional 22 units available to households earning 31-80 percent of the area median income (AMI), for a total affordable housing project with 30-32 units, in addition to maintaining the thirteen transitional housing options currently available.

Program H 4.5 (Permanent Supportive Housing for those with a Serious Mental Illness [SMI] and Substance Use Disorder [SUD]) directs the County to develop a permanent supportive housing project to meet the needs of SMI and SUD behavioral health clients, including justice-involved individuals, with County wraparound social services (e.g., case management, therapy, and medication services) utilizing a variety of development incentives, including property tax relief, reduced or no-cost building and planning permit fees, technical assistance, and expedited permit processing.

## Behavioral Health Services Act (BHSA)

In March 2024, Proposition 1 was passed by the voters of California and the new law includes two parts: 1) the Behavioral Health Services Act (BHSA), formerly known as the Mental Health Services Act (MHSA), and 2) a \$6.4 billion dollar Behavioral Health Bond for community infrastructure and housing with services to strengthen California's behavioral health system by funding mental health treatment, substance use disorder services, and supportive housing for veterans and individuals facing homelessness.

Ensuring equitable access to these essential services is critical as the State works to address both housing insecurity and behavioral health needs across diverse populations. Beginning in 2026, under the BHSA, counties are required to increase funding allocated toward housing interventions from 5 percent to 30 percent for individuals with the most significant behavioral health needs who are homeless or at risk of homelessness, with 50 percent of those funds prioritized for housing for those experiencing chronic homelessness. People eligible for BHSA housing include children, youth, adults, and older adults and those with a SMI. The only significant change from the MHSA is the addition of people with a SUD.

While the additional fund allocation eases the financial burden of providing housing, behavioral health professionals have expressed concern that the additional steps meant to enhance oversight and ensure transparency may impede the sensitive and timely process of securing stable housing for SUD/SMI patients.

## Survivors of Domestic Violence

Plumas Rural Services offers domestic violence (DV) services to residents of both Plumas and Sierra counties. Staff oversee one temporary emergency shelter that can accommodate up to nine individuals, adults and those under the age of 18, at one time. Plumas Rural Services also can place individuals and their families seeking shelter into a Plumas County motel as a means of emergency placement. For survivors seeking permanent housing following displacement, Plumas Rural Services assists in finding and establishing safe housing, although very challenging. It takes approximately six months to establish permanent housing, in part due to a shortage of landlords willing to accept Section 8 Housing Choice Vouchers in Plumas County.

## Large Households

Large households 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 2023 US Census American Community Survey (*ACS Table B11016*), 492 households (6.1 percent) in unincorporated Plumas County included five or more persons.

As of 2023, The American Community Survey estimates a plentiful availability of housing units suitable for large families. There are 6,912 three-bedroom housing units, 1,262 four-bedroom units, and 348 units with five or more bedrooms, respectively comprising 46 percent, 8.4 percent, and 2.3 percent of all housing in the county (*ACS Table DP04*). Since the population of Plumas County changes gradually and the average household size is estimated to be 2.29 as of 2023, it can be presumed that the current supply of housing is sufficient to accommodate large families barring income and geographical constraints.

## 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 a prevalent issue within female-headed households. As of the 2019–2023 American Community Survey, approximately 3.5 percent of households in unincorporated Plumas County were female-headed households with children,<sup>19</sup> and 5.5 percent were female-headed households receiving Food Stamps or Supplemental Nutrition Assistance Program (SNAP) benefits<sup>20</sup>. Historic income disparities make female-headed households in Plumas County at increased risk of overpaying for housing (spending 30 percent or more of gross income on housing and utilities) and experiencing unmet housing needs.

Plumas Rural Services works with special needs populations in Plumas and Sierra counties to connect individuals and families with child care, including the following programs:

Child Care Payment Program (CCPP) can pay child care costs for parents or guardians who are: working, seeking work, homeless, incapacitated, in an approved training program, or referred by the County Welfare Department. All payments are based upon family income levels. June 2025 data from Plumas Rural Services reported six Hispanic families served by the CCPP with a range of a one, two, four, five, and six person families.

Child Care Resource & Referral (CCRR) offers child care information and support to parents and child care providers. Services include free referrals to parents needing child care, access to workshops, assistance to providers in the licensing process, free newsletter, and assistance to providers in program operation.

IMPACT Project (Improve and Maximize Programs so All Children Thrive) works closely with Plumas First 5 to achieve the goal of helping children ages 0 to 5 and their families thrive by increasing the number of high-quality early learning settings and supporting and engaging families in the early learning process.

Women, Infants & Children (W.I.C.) serves pregnant, postpartum, and breastfeeding women and families with children from birth to age five. June 2025 data from Plumas Rural Services reported W.I.C. serving seventy Hispanic families with a range of a two, three, four, five, and six person families.

Plumas Rural Services reported, as of July 2025, there were seven child day care facilities in Plumas County (three in Quincy, one in Greenville, one in Chester, and two in Portola) and 22 child day care homes (twelve in Quincy, one in Greenville, one in Lake Almanor, six in Chester, and two in Portola).

Two major employers in Plumas County, for example, have onsite child day care facilities for their employees: Plumas District Hospital (PDH) offering care for children aged 0 – 5 and Feather River College (FRC) with a Child Development Center to preschool age children.

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<sup>19</sup> 2019-2023 5-Year Estimates American Community Survey Table DP02 Selected Social Characteristics.

<sup>20</sup> 2019-2023 5-Year Estimates American Community Survey Table S2201 Food Stamps/Supplemental Nutrition Assistance Program (SNAP).

Program H 4.8 (Infants in the Workplace Policy) directs the County to develop and adopt an infants in the workplace policy for children under one year of age to allow and support employees' transition back to the workplace, which assists with childcare, reducing childcare costs, and promotes bonding between parents and their infants.

Program H 4.9 (Child Day Care Facilities) aims to study the feasibility of establishing a County-managed workplace child day care facility for County employees to lessen the strain on County employees when seeking child day care facility options, increase employee retention, potentially reduce the burden of childcare costs, and support growing families.

## 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 has declined in recent years, decreasing from nearly 10 percent of the working population in the ACS 2012-2016 estimates to 7.8 percent as of 2019-2023<sup>21</sup>. The United States Department of Agriculture (USDA) 2022 Census of Agriculture reported there were 150 hired farm laborers and 218 unpaid farm laborers in Plumas County<sup>22</sup>. Unpaid laborers typically constitute self-employed operators, spouses, or family members.

Most farmworkers earn relatively low wages, and thus they fall into the lower income categories. The Employment Development Department (EDD) Labor Market Information Division reported the 2024 annual median income for farm laborers in California as \$51,158.<sup>23</sup> This would place farm workers in the low-income category based on the State Income Limits for 2025 – **Table 8**.

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. Year-round farmworkers typically need affordable rental or ownership housing, which is available in the County's existing residential zoning districts. The County is actively working to reduce barriers to affordable housing for agricultural laborers by reviewing how employee housing is permitted on parcels zoned Agricultural Preserve (AP) or General Agricultural (GA) (Program H 4.4).

## Veterans

The Plumas County Public Health Department houses the Veterans Services office with locations in the communities of Quincy and Chester and the City of Portola. The Veterans Service Office was established in 1945 to serve the needs of military veterans of Plumas County and widows or widowers of veterans, children of deceased or disabled veterans, and parents who lost a son or daughter in military service. Veterans Services' mission is to represent, refer, and assist veterans and their dependents in obtaining compensation, pension, education benefits, life insurance, medical treatment, home loans, California State Veterans benefits, burial benefits, discharge upgrades, and employment referrals.

According to the US Census ACS (5-year estimates, 2023), there are approximately 1,777 veterans in Plumas County. Specifically, 1,622 are male and 155 are female. Plumas County's veteran population is appropriately 9 percent of the total County population, which is higher than the national average of approximately 7 percent and double the rate in California at 4.5 percent.

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<sup>21</sup> 2019-2023 5-Year Estimates American Community Survey Table CP03 Comparative Economic Characteristics.

<sup>22</sup> 2022 USDA Census of Agriculture: Table 7 Hire Farm Labor – Workers and Payroll: 2022.

<sup>23</sup> Accessed 6/24/2025 <https://labormarketinfo.edd.ca.gov/aspdotnet/SupportPage/AlloESWage.aspx?soccode=452099>.

Aside from a lack of affordable housing for veterans, one of the biggest challenges for veterans in Plumas County is access to healthcare. The nearest Veterans Affairs hospital is in Reno, Nevada. The Veterans Administration van leaves Quincy (270 County Hospital Road) on Tuesdays and Thursdays at 7:00AM to the Veterans Administration Medical Center Reno for Veteran's appointments, returning to Quincy after the Veteran's last appointment.

## **Homeless Persons - Acutely Low-Income and Extremely Low-Income Households**

Homeless individuals and families have the greatest need for immediate housing solutions as they are unsheltered and likely cannot afford housing because of their socioeconomic status of being an acutely low-income household or those below 15 percent of AMI (e.g., earning less than \$14,295 for a household of four) or an extremely low-income household or those between 16 and 30 percent of AMI (e.g., earning \$14,296 - \$32,150 for a household of four or less than \$20,050 for a household of one based on the State Income Limits for 2025 – **Table 8**). The diversity and complexity of factors contributing to homelessness make the issue difficult to address. California state law requires that housing elements estimate the need for emergency shelter for unhoused persons.

The NorCal Continuum of Care (CoC) Point-in-Time Count is a seven-county (Del Norte, Lassen, Modoc, Plumas, Shasta, Sierra, Siskiyou) homeless consortium meant to identify and prioritize the most vulnerable and chronically homeless persons. The 2023 count identified 58 sheltered individuals (those in emergency shelters or transitional housing) and 76 unsheltered individuals, with a resulting total 134 homeless persons within Plumas County. 13 individuals (9.7 percent) were identified as “chronically homeless,” or an individual 18 years or older with a disability who has been continuously homeless for at least one year or has had a combined 12 months of homeless spanning four or more occasions across three years.

## **Plumas Crisis Intervention & Resource Center**

The Plumas Crisis Intervention & Resource Center (PCIRC) is a 501 (c)(3) non-profit with a mission to function as a safety net provider of countywide services that offers individuals and families the opportunity to live to their own potential and be treated with dignity and respect. PCIRC has been serving individuals and families since 1983 operating as an umbrella agency with the following programs:

- 24/7 Plumas-Sierra Crisis Line – an emergency support line staffed by trained volunteers and program staff to respond to the immediate needs of those in crisis.
- Plumas Rape Crisis Program – providing support to victims and survivors of rape, sexual abuse and sexual violence.
- Plumas CASA (Court Appointed Special Advocate) Program – supports and promotes court-appointed trained advocates to serve as the voice of abused and neglected children.
- Housing Navigation Services – NorthStar Navigation Center provides immediate emergency shelter and transitional housing services to homeless and chronically homeless individuals and families.
- NorthStar Adult Re-Entry Program – a comprehensive housing and reentry program for individuals formerly incarcerated in state prison.
- CalWorks Housing Program – provides housing stability for families experiencing or at-risk of homelessness in the CalWorks Program for whom housing instability would be a barrier to self-sufficiency or child well-being.

- Bringing Families Home Program – to reduce the number of families in the child welfare system experiencing, or at-risk of homelessness, to increase family reunification and to prevent foster care placement.
- Home SAFE – to prevent or address homelessness to support the safety and housing stability of individuals involved in Adult Protective Services.
- MAC Homeless Prevention Program – to assist with small interventions with rent and utilities to help reduce homelessness.
- Housing & Disability Advocacy Program (HDAP) – assists homeless and disabled individuals apply for disability benefit programs while also providing housing supports.
- Self-Help Legal Clinic (non-legal advice) – weekly support with printing forms and making copies for legal issues pertaining to family law, guardianship, conservatorship, evictions, and other legal areas.

PCIRC serves as the point of Coordinated Entry (CE) for the homeless and is a partner with Plumas-Sierra Counties CoC Advisory Board, the NorCal CoC, Plumas County Behavioral Health Department, Sierra County Behavioral Health Department, and the Plumas County Community Development Commission (PCCDC) to help coordinate local housing efforts and identify homeless program funding opportunities for PCIRC, as the primary homeless service provider. PCIRC is active and completes threshold requirement activities for state and federal affordable housing programs for future HCD/US Department of Housing and Urban Development (HUD) funded projects.

For more information on emergency shelters and transitional and supportive housing, refer to Chapter 9.

## Transitional Age Youth (TAY)

Transitional Age Youth (TAY), typically defined as individuals aged 18 to 24, although in certain circumstances, youth as young as 12 years of age and up to 24 years old qualify as TAY. TAY individuals are a special needs group due to their unique vulnerabilities and developmental needs. Challenges TAY face includes aging out of foster care or juvenile justice systems without stable housing; limited income and employment history; need for life skills training, education, and mental health support, exploitation, and risk of homelessness. TAY individuals benefit from transitional housing program with wraparound services like job training, education, and counseling, such as those offered by PCIRC and PRS. Further, independent living programs help foster youth, emancipated youth, unaccompanied youth, and former foster youth transition to adulthood with housing support and life skills development.

## Justice-Involved Individuals Including Transitioning Offenders and Parolees

Justice-involved transitioning offenders and parolees are those people who have spent time in jails, youth correctional facilities, or prisons. Justice-involved individuals transitioning back into society, also known as reentering citizens or parolees, are generally acutely low- and extremely low-income households and face significant challenges in establishing stable and productive lives, including securing employment, stable housing, discrimination and social stigma, limited access to education and training, health needs, behavioral health needs, social service needs, family reunification, collateral consequences, and disenfranchisement. To address these challenges, various initiatives and programs in Plumas County are designed to assist justice-involved individuals during and after their transition.

Programs in Chapter 4 that can assist justice-involved individuals include:

- Program H 1.5 directs the County to proactively encourage and facilitate the development of affordable housing for lower income households, including SRO units that provide a valuable source of affordable housing for acutely low- and extremely low-income households, including justice-involved individuals, and can serve as an entry point into the housing market for people who have previously experienced insecure housing conditions.
- Program H 4.5 supports the County partnering with a development sponsor who will own and construct a permanent supportive housing project with 8-10 units to meet the needs of acutely low- and extremely low-income SMI and SUD behavioral health clients, including low risk justice-involved individuals, with County wraparound social services, including an additional 22 units available to lower income households earning between 31-80 percent of the area median income (AMI), for a total affordable housing project with 30-32 units.

## Plumas County Probation Department

The Plumas County Probation Department is committed to protecting the community and minimizing the impact of crimes by providing high-quality professional services to the courts, offenders, and victims. The Probation Department, under the direction of the Chief Probation Officer, serves the Superior Court of the County of Plumas, and administers adult and juvenile supervision and rehabilitation programs.

In partnership with Environmental Alternatives (EA) Family Services, the Probation Department has developed a four-unit transitional housing program that features wraparound services (e.g., intensive supervision, intensive case management, case planning, and life skills training), a collaborative team model with access to all programs offered by the Probation Department and community partners, as well as referrals to other applicable agencies in Plumas County.

Case management services are comprehensive and include, but are not limited to, addressing needs such as medical, financial, physical, mental, educational, vocational, as well as group activities focused on healthy living, hobbies, and prosocial activities.

Post-Release Community Supervision (PRCS) and high-risk/high-need felony probation clients have been, and will continue to be, prioritized. PRCS clients consist of clients who are returning to the community from prison. They often lack the resources necessary to successfully reintegrate into the community. Without these resources and the support provided through this program, these individuals may be homeless or otherwise unstable, which could contribute to higher recidivism and poorer outcomes related to rehabilitation.

The transitional housing program provides a furnished, self-sufficient, single occupancy living space for clients reintegrating back into the community following incarceration or those clients experiencing homelessness during their period of supervision. The program supplements the Probation Department's Collaborative Offender Reentry Program. Treatment Team participants include, but are not limited to, representatives from the Probation Department, EA Family Services, Behavioral Health Department, PCIRC, Alliance for Workforce Development, and, when applicable, Feather River College. Case plans and services are developed with a team approach and input from clients, and the program offers a high level of accountability and opportunity for clients.

The program began in late 2022 with three units, and an additional unit was added in 2024. As of July 2025, the program has served 11 clients and typically has a waiting list. Thus far, none of these clients have committed a new felony while in the program, even though those placed in the program are frequently at high risk of reoffending.

This program, primarily funded through the California Community Corrections Performance Incentives Act of 2009, or SB 678 Program, is the first of its kind for Plumas County Probation and has proven to be a vital component in the effective supervision and rehabilitation of high-risk clients. California's Public Safety Realignment (AB 109) dollars are utilized for the program to a lesser degree, The Plumas County Community Corrections Partnership (CCP) manages the AB 109 dollars, with a board of directors including the Plumas County Chief Probation Officer, Superior Court Judge or designee, Plumas County District Attorney, Plumas County Sheriff, a public defender, and the Plumas County Behavioral Health Director.

In Fiscal Year 2024/2025, the CCP contracted with Plumas Crisis Intervention and Resource Center for services through the Northstar Navigation Center, a Low Barrier Navigation Center that follows a Housing First approach. This service-enriched shelter provides low-barrier access to support, helping individuals and families transition from homelessness to stable, permanent housing. The contract allows CCP involved agencies to refer justice-involved individuals to the Navigation Center's 20-bed facility where they receive comprehensive case management and supportive services.

One recurring challenge related to these housing programs is identifying and obtaining long-term permanent housing solutions for these clients after they have completed the programs.

### **Plumas County Alternative Sentencing Program**

The Plumas County Alternative Sentencing Program (ASP) exists to assist justice-involved individuals in the journey of becoming clean and sober, thereby stopping drug-related crime, reducing impaired driving, and reuniting broken families.

The ASP Office is located within the Plumas County District Attorney's Office and works with the Plumas County Superior Court, ancillary service providers, non-profits, and law enforcement to ensure quality, evidence-based, re-entry, and reintegration programs are being offered in Plumas County.

When an individual is referred by the Court, ASP staff interview the individual to assess their eligibility to a track in the Collaborative Justice Court, also known as a problem-solving court, that focuses on rehabilitation and recovery to reduce recidivism and improve outcomes for offenders. Plumas County's program includes AB1810 (mental health diversion), Drug Court, and other diversion resources. ASP staff will interview the person and refer them to the appropriate treatment, education and/or counseling by utilizing a variety of assessment tools. When ASP clients utilize the various supportive diversion program resources available, they are ensured safe, monitored, evidence-based assessments, referrals, and services.

By helping qualified and court-referred clients retain employment and housing, as well as limiting their time spent in custody, the ASP provides taxpayer savings and is an evidence-based and effective service that benefits clients and the community at large.

The Plumas County District Attorney's Office, through ASP, offers one single-family 3-bedroom transitional housing unit in the greater Quincy area, with property management through Quincy Real Estate & Property, and funding by CCP AB 109 Public Safety Realignment dollars, to house an ASP client in compliance with the program for up to 18 months. The unit can be for one family or up to three individuals at one time. Clients stay rent-free.

## Plumas County Sheriff's Office

California Penal Code Sec. 290 requires the registration of sex offenders, commonly referred to as 290 registrants, and the Plumas County Sheriff's Office handles these registrations. Those individuals who have been convicted of certain sexual offenses are required to register within five working days of residing in Plumas County, or within five working days of changing their address. Finding emergency, transitional, and permanent housing placement for justice-involved registered 290 sex offenders coming out of incarceration is very difficult in Plumas County. Registered sex offenders face restrictions related to children, including residency limitations, employment restrictions, and potential custody limitations. These rules are designed to protect children and ensure public safety. The NorthStar Navigation Center cannot house 290 registrants because the Center also houses families with youth. PCIRC, on a limited basis, has access to the Bureau of State and Community Corrections (BSCC) funding to subsidize housing rent for 290 registrants.

## Feather River College Student Resident Housing

Feather River College (FRC) is an accredited public community college located in Quincy. In addition to the numerous associate degree programs offered, FRC has two Bachelors of Science degree programs available in equine and ranch management and ecosystem restoration and applied fire management.

As of the 2025-2026 Academic Year, FRC presented the following Student Housing options:

- On-Campus: Hillside Dormitories – 64 apartments housing 160 students (96 single 1-bed units and 64 2-bed units) and includes 11 resident advisor (RA) and assistant manager beds (8 single 1-bed units and 3 2-bed units)
- Off-Campus: The Meadows Apartments – housing 26 students (16 single 1-bed units and 10 2-bed units) and includes 2 resident advisor (RA) and assistant manager beds (2 single 1-bed units)
- Off-Campus: The Pines Apartments – housing 47 students (3 single 1-bed units and 44 2-bed units) and includes 4 resident advisor (RA) and assistant manager beds (2 single 1-bed units and 2 2-bed units)

This inventory consists of 77 1-bed units and 19 2-bed units across the three locations.

Other off-site housing options for students advertised by FRC include:

- The Cloman House – A private home with rooms for rent (females only).
- River Ranch RV Park – A privately owned recreational vehicle park offering lower monthly asking rents for FRC students.
- Deerwood Cabins – Studio, one-bedroom, and two-bedroom cabins available for rent.
- American Valley Estates MHP and Apartments: 41-space mobilehome community with 9 rentable cabins, 10 apartment units, and 4 RV sites.
- Pioneer RV Park - A privately owned recreational vehicle park.

It should be noted that FRC does reserve rooms for Former Foster Youth and Homeless Youth as required by law. If unfilled, FRC releases these to general students as the school year approaches. Further, FRC is required to have 50 percent of the occupancy for students who demonstrate financial need, as defined by a student's financial aid status. This requires students to fill out the FAFSA (Free Application for Federal Student Aid), which is correlated higher with overall success in college. Lastly, California residents have tuition waived at community colleges for their first degree, and the FAFSA requirement helps get non-California resident students and second degree students the financial assistance needed.

## Fall 2024

The FRC resident housing capacity is set at 233 students; however, in the fall of 2024 the college added extra bunks to some of the larger rooms (i.e., triples), increasing the overall capacity to approximately 265 students.

## Spring 2025

FRC student housing rent is around \$500 a month, including utilities. The FRC President reports that student housing was full in less than 24 hours after opening applications in February 2025, which was a record fill rate. While FRC doesn't keep specific data on students that don't inquire about housing due to the severely impacted student housing shortage, FRC faculty often hears anecdotes of students who do not come to FRC because they cannot find housing.

### Unmet Student Housing Need

While the unmet student housing need is difficult to track, FRC estimates the resident housing needs gap to be approximately 150-200 students based on the following waitlist data:

- 2021 – 2022 Academic Year = 92 waitlist students
- 2022 – 2023 Academic Year = 88 waitlist students
- 2023 – 2024 Academic Year = 101 waitlist students
- 2024 – 2025 Academic Year = 152 waitlist students
- 2025 – 2026 Academic Year = 203 waitlist students

The majority of residents in student housing are associate degree students, although it should be noted that the bachelor's degree students are relatively older (average 26 years old) but have also reported their own difficulty in finding housing, as some have families and different needs than the associate degree students.

A February 2025 a [CalMatters article](#) highlighted that "Feather River College is still reeling from the 2021 Dixie Fire, which destroyed hundreds of homes in the surrounding community and warped the housing market. The college is one of many schools that have tried — and failed — to secure state grants to build more student housing." "Right after the fire, the state granted the college over \$500,000 from the state to design solutions for the worsening student housing crisis, but it was a kind of "false hope," said Carlie McCarthy, the college's vice president of student services." "Twice, the school submitted its plans — a \$74 million proposal to build over 120 beds for students — and each time, the state Legislature was unable to fund it."

FRC continues to seek out funding to develop additional on-campus dormitories to address the unmet student housing need.

## CHAPTER 8: 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), potential environmental constraints, and financial resources available to assist in implementing the County's housing programs.

### Regional Housing Need

The Regional Housing Need 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 June 30, 2024 and ending June 30, 2029.

Due to the "State of Emergency Adjustment" (Government Code Sec. 65584(d)) HCD used data provided by the California Governor's Office of Emergency Services (Cal OES) pursuant to Government Code 65584.01(b)(1)(I) to adjust for units lost in Plumas County due to the 2020 North Complex Fire, 2021 Dixie Fire, and 2021 Beckwourth Complex Fire as declared states of emergency (Major Disaster Declaration). To estimate the percentage of units lost in Plumas County that were originally occupied, HCD utilized 2017-2021 ACS data to calculate the percentage of units in the region that are temporarily occupied by persons with a usual residence elsewhere. HCD then multiplied the occupancy rate by the units lost due to the Major Disaster Declarations, resulting in a 423 unit data point that then a percentage was taken which resulted in a net increase of 191 units to the Plumas County total RHNA. The unincorporated Plumas County area has a total RHNA of 154 units.

**Table 20: Regional Housing Need Allocation, 2024-2029**

Income Category	Unincorporated Plumas County	City of Portola	Total RHNA
Very Low <sup>1</sup>	38	6	44
Low	24	7	31
Moderate	28	6	35
Above Moderate	64	18	81
<b>Total</b>	<b>154</b>	<b>37</b>	<b>191</b>

Source: HCD Final RHNA letter dated June 2, 2023.

<sup>1</sup> Acutely Low- and Extremely Low-Income RHNA is included in the Very Low Income Category and Acutely Low-Income is assumed to be approximately 5% of the Very Low Income RHNA or 2 units and Extremely Low-Income is assumed to be approximately 20% of the Very Low Income RHNA or 8 units based on Table 9 of this Housing Element, 2023 American Community Survey (ACS) 5-Year Estimates, Table DP03 household income trends.

## Adequate Sites Inventory and Analysis

This section addresses the requirements of California Government Code Secs. 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, Assessor data, aerial mapping, realtors, public workshops with the Planning Commission, and review of the County's General Plan Land Use Element and Zoning Ordinance.

The inventory includes residentially zoned parcels that permit housing by right are either vacant or underutilized.

The site-by-site inventory table and mapping is provided in Appendix B (Vacant and Underutilized Land Inventory). Program H 1.1 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 (21.8 dwelling units per acre pursuant to Plumas County Code) and the minimum density (10 dwelling units per acre pursuant to the state default density for unincorporated areas in nonmetropolitan counties, including Plumas), and then comparing the densities and applying site constraints and regulatory and non-regulatory constraints, if any, which resulted in the final realistic unit capacity, by site.

## 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 Sec. 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. Subsequently, Plumas County's zoning is

consistent with the minimum default density standard of 10 dwelling units per acre and is able 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 B inventory.

## Senate Bill 9

Senate Bill 9 (SB 9) in California allows for the division of a single-family lot into two lots and the construction of up to two units on each resulting lot (or a total of four units), subject to certain requirements. SB 9 aims to increase housing density in single-family zones by streamlining the development process and reducing barriers to building.

SB 9 only applies to single-family zoned lots within “urbanized areas” or “urban clusters,” as defined by the US Census Bureau. An urban cluster is an area with a population of at least 2,500 and less than 50,000 people. An urbanized area is defined as an area with a population of 50,000 or more. A legal parcel wholly within the boundaries of an urbanized area or urban cluster in the unincorporated area of Plumas County are included (Government Code Sec. 65852.21(a)(1)).

The 2020 US Census defines two “Urban Cluster” areas within the unincorporated area of Plumas County:

- One called “East Quincy,” however this urban cluster area encompasses portions of both the Town of East Quincy and the Town of Quincy with a population estimate of 3,614; and
- the other called “Portola,” however this urban cluster area encompasses unincorporated Portola/Delleker with a population estimate of 2,782.

Program H 2.6 directs the County to maintain State law compliance with SB 9 in single-family “2-R,” “3-R,” and “7-R” zoning districts.

## Meeting the Regional Housing Need Allocation

**Table 21** provides the Plumas County RHNA for the 7<sup>th</sup> cycle planning period to the available vacant and underutilized sites inventory capacity. The resulting analysis demonstrates that the County has:

- Vacant higher density “M-R” zoned sites that have the realistic development potential to allow the construction of approximately 96 units affordable to lower income households (including acutely low-, extremely low-, very low-, and low-income households), which is sufficient to accommodate the lower income RHNA of 62 units; and
- Vacant lower density “7-R,” “2-R,” “3-R,” and “S-1” zoned sites that have the realistic development potential to allow the construction of approximately 124 units affordable to moderate- and above moderate-income households, which is sufficient to accommodate the moderate- and above moderate-income RHNA of 92 units.

Additionally, the County has considered underutilized sites, with the resulting analysis demonstrating the County has underutilized higher density “M-R” zoned sites that have the realistic development potential to allow the construction of approximately 52 units affordable to lower income households (including acutely low-, extremely low-, very low-, and low-income households). Further, Plumas is crediting 21 ADUs permitted in the prior 6<sup>th</sup> Cycle planning period (2019-2024) to accommodate lower income households (see Appendix B for further information and justification on credit of ADUs in meeting the RHNA and adequate sites requirement).

Appendix B provides information (Table B-1 through Table B-6) of the “M-R” high density available vacant and underutilized sites and “7-R,” “2-R,” “3-R,” and “S-1” lower density available vacant sites for the development of multi-family units and single-family homes, as well as adequate sites mapping (Map 1 through Map 14) to illustrate the location of each RHNA site, by area, including Quincy, East Quincy, Greenville, Grizzly Ranch, Plumas Eureka Estates, Walker Ranch, and Whitehawk Ranch.

**Table 21: Comparison of RHNA and Realistic Capacity of Vacant and Underutilized Residentially Zoned Sites**

Income Category	7 <sup>th</sup> Cycle 2024-2029 RHNA	Realistic Capacity Vacant Residentially Zoned Sites	Realistic Capacity Underutilized Residentially Zoned Sites	Accessory Dwelling Units	Total RHNA Accommodation	RHNA Surplus
<b>Very Low<sup>1</sup></b>	38	44	40	21	105	67
<b>Low</b>	24	52	24	0	76	52
<b>Moderate</b>	29	40	0	0	40	11
<b>Above Moderate</b>	63	78	0	0	78	15
<b>Total</b>	<b>154</b>	<b>214</b>	<b>64</b>	<b>21</b>	<b>299</b>	<b>145</b>

Source: Plumas County, August 2025.

<sup>1</sup> Acutely Low- and Extremely Low-Income RHNA is included in the Very Low Income Category and Acutely Low-Income is assumed to be approximately 5% of the Very Low Income RHNA or 2 units and Extremely Low-Income is assumed to be approximately 20% of the Very Low Income RHNA or 8 units based on Table 9 of this Housing Element, 2023 American Community Survey (ACS) 5-Year Estimates, Table DP03 household income trends.

## Availability of Public Facilities

The County has prepared an inventory of vacant sites (Appendix B) 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 discussion of the availability of these facilities follows.

Program H 7.2 (Water and Sewer Provider Awareness and Plan Check Priority) directs compliance with Government Code Sec. 65589.7 with the County acting immediately following the adoption of the Housing Element to forward the document to water and sewer providers operating in the unincorporated areas of Plumas County, and the County committing to granting priority plan checks to sewer and water infrastructure building permits for residential developments that include units affordable to lower income households.

## Water and Sewer Capacity

The County does not directly provide water and sewer services to the unincorporated County areas, as these wet utilities are provided by independent special districts through a county service area (CSA), a water company, community services districts (CSD), and public utility districts (PUD); however, the Plumas County Board of Supervisors is the special district board of directors to the following utility providers: Walker Ranch CSD and the Beckwourth County Service Area.

Properties zoned for higher density Mult-Family Residential (“M-R”) are predominantly located within towns where sufficient water, sewer, and electrical services are provided. Program H 6.2 (Water and Sewer Infrastructure Repairs, Upgrades, and New Facilities) supports the County’s cooperation with special districts when seeking funding for water and sewer infrastructure repairs, upgrades, and new facilities. Further, Program H 7.3 (Units Affordable to Lower Income Households Priority Water and Sewer through Provider Procedure) directs PUDs, CSDs, other water and sewer providers in the unincorporated area of Plumas County, pursuant to Government Code Sec. 65589.7, to establish a specific and clear written procedure to grant priority water and sewer service to developments with units affordable to lower income households.

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 existing water and sewer capacity is available to accommodate the identified residential capacity, including “M-R” zoned sites, in the vacant and underutilized land inventory (Appendix B), by the applicable service providers including Walker Ranch CSD, Indian Valley CSD, American Valley CSD, Grizzly Ranch CSD, Whitehawk Ranch CSD, and Plumas Eureka CSD. As a result, sufficient total water and sewer capacity is available to accommodate the regional housing need for all income groups.

## Special Districts

Special districts with sufficient capacity under the planned development potential at full build-out for water and sewer services, include:

- Walker Ranch CSD
  - Water system has sufficient capacity
  - Sewage system has sufficient capacity
- Indian Valley CSD
  - Water capacity is sufficient, noted upgrades post 2021 Dixie Fire
  - Sewer capacity is sufficient, noted upgrades post 2021 Dixie Fire
- American Valley CSD
  - Water system has sufficient capacity
  - Sewage system has sufficient capacity, upgraded in 2024
- Grizzly Ranch CSD
  - Water system has sufficient capacity
  - Sewage system has sufficient capacity
- Whitehawk Ranch CSD
  - Water system has sufficient capacity
  - Sewage system has sufficient capacity

- Plumas Eureka CSD
  - Water system has sufficient capacity
  - Sewage system has sufficient capacity

Special districts with no water and/or sewer services or that may have water and/or sewer capacity issues, include:

- Chester PUD
  - Water system has sufficient capacity
  - Sewer system may need upgrade
- Clio PUD
  - Water system is a spring
  - No community sewage disposal system
- Hamilton Branch CSD
  - Water system is a spring with capacity for developed lots, but no additional 'will serve' capacity is being granted
  - No community sewage disposal system
- Graeagle Land and Water Company
  - Water system has sufficient capacity
  - Need to build new community sewage disposal system
- Grizzly Lake CSD
  - Water system may include water supply and quality issues
  - Sewage system is limited
- West Almanor CSD
  - Water system has sufficient capacity
  - No community sewage disposal system
- Feather River Canyon CSD
  - Water system capacity includes wells and is sufficient but may include water quality issues
  - No community sewage disposal system
- Gold Mountain CSD
  - Water system capacity includes wells and is under review
  - Sewage system capacity includes leach fields and is under review
- Beckwourth CSA
  - Sewage disposal system adequate
  - No community water 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 (PSREC), and Pacific Gas and Electric Company (PG&E).

The extension of power to service new residential developments has not been identified as a constraint; however, in wildfire recovery post 2021 Dixie Fire and Beckwourth Complex Fire, some owners with parcels issues have experienced challenging electrical re-connections. Outlying areas, outside of established communities, may not be served, such as the Warner Valley area.

Dry utility services providers are as follows.

- Electricity: Liberty Energy, PSREC, and PG&E
- Telephone: AT&T and Frontier Communications
- Internet: PSREC, AT&T, DigitalPath, MInetworks, and Starlink

## Potential Environmental Constraints

The majority of sites included in the vacant and underutilized land inventory (Appendix B) are in existing communities, such as Quincy, East Quincy, Greenville, Lake Almanor, and Portola (unincorporated) where infrastructure is in place (e.g., the availability of water and sewer, power, roadways, drainage) and most geographic or potential environmental constraints, such as topography, forested lands, or soils/geotechnical issues, are minimal. Although some sites in the unincorporated areas of the County fall within a Federal Emergency Management Agency (FEMA) Special Flood Hazard Area (100-year floodplain), issues of elevation required to construct a dwelling within a 100-year floodplain would be mitigated, as is typical, with County and State planning and building codes for future development projects.

The FEMA Flood Insurance Rate Maps (FIRM) describe the following two types of Special Flood Hazard Areas (SFHAs) present in the County. SFHAs are defined as the area that will be inundated by a 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, as includes the following zones:

- 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 the following zones:

- 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 utilize organizational, agency, and other financial resources. The following local, state, and federal housing programs are valuable resources in assisting in affordable housing development, conservation of housing stock, the preservation of at-risk housing, and housing rehabilitation:

- 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

Program H 6.1 speaks to the development of a down payment assistance program, and Program H 3.1 seeks to connect lower income homeowners with housing rehabilitation programs.

Further, Program H 2.3 addresses the State law requirement that jurisdictions preserve publicly assisted affordable housing projects at-risk. Units with covenants approaching expiration within three to five years are considered at-risk. With that said, as of August 2025 there are no affordable units in Plumas County at-risk of converting to market-rate housing through 2034; however, Quincy Garden Apartments at 20 East Central Avenue, in Quincy, has 28 units subsidized by the USDA's Rural Housing Service. The subsidy for Quincy Garden Apartments is scheduled to end 10 years from now in 2035. It is also possible that the owner may be allowed to prepay and end the subsidy in less than 10 years.

## **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. As the housing authority for Plumas, as well as Tehama, Sierra, and Lassen counties, PHA manages housing and community development activities, including affordable rental housing opportunities and the Housing Choice Voucher (Section 8) program, in addition to advocating for fair housing practices (Programs H 5.3, H 5.4, and H 5.5 support fair housing practices).

PCCDC also provides energy assistance and weatherization services, builds and improves infrastructure, supports the creation and retention of jobs, and supports human service organizations. These initiatives are possible due to the funding PCCDC receives from the California Department of Community Services and Development (CSD) for their Low Income Home Energy Assistance Program (LIHEAP), and their Community Action Agency (CAA) program.

The LIHEAP program assisted 453 households with energy assistance, and 49 households for weatherization and Energy Crisis Intervention Program (ECIP) services in 2024. Energy assistance is the payment of wood, propane, fuel oil, and/or electricity expenses made directly to the utility company or vendor on behalf of eligible households. Weatherization services are available to eligible owners and renters to receive energy efficiency improvements to their dwelling at no cost, such as, weather-stripping, storm windows, insulation, and other energy related home repairs. ECIP services are rendered when there is an immediate need for heating and/or cooling. LIHEAP is available in Plumas County as well as Sierra County.

The CAA program collects proposals from other community programs, primarily nonprofits, and provides grants to eligible entities to assist in furthering the missions and goals. The selected entities' missions and goals must align with the CAA guidelines. These grants are available in Plumas County as well as Sierra County and Lassen County. In 2025, CAA provided grants to eighteen entities through the three counties.

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 213 units that are owned, by the PCCDC. The Chester and Greenville properties are also managed and maintained by PCCDC, while the Quincy property is managed and maintained by a third-party property management company, FPI Management Inc. The five properties owned by PCCDC are as follows:

- Valley Heights (Quincy) – 48 affordable units for families and seniors, including 1 manager unit (HUD)
- Green Meadows (Greenville) – 47 affordable units (12 at the Greenville Wolf Creek Road property and 35 at the Hot Springs Road property) for families and seniors, including 1 manager unit (HUD) under FPI Management Inc.
- Pine Meadows (Chester) – 16 affordable units for families (USDA)
- Sierra Meadows (Chester) – 49 affordable units for families and seniors, including 1 manager unit (HUD)
- Wildwood Village (Chester) – 53 affordable units for seniors and the disabled, including 1 manager unit (USDA)

An additional two other affordable housing properties for a total of 73 units are located in the unincorporated area of Plumas County and are not owned by PCCDC, as follows:

- Quincy Garden Apartments (Quincy) – 28 affordable units for individuals (USDA), owned by Quincy Garden Apartments A CA, dba Quincy Garden Apartments
- Mountain View Manner (Quincy) – 45 affordable units for seniors and the disabled (USDA), including 1 manager unit, under FPI Management Inc. and owned by Quincy Mountain View Limited Partnership LP

## **Housing Choice Voucher Program (Section 8)**

The Housing Choice Voucher program involves a tenant-based rental subsidy administered by PCCDC. Qualified families are selected and certified from a waiting list. A qualified family can use the voucher at any decent, sanitary, and safe housing unit (single family or multifamily) that accepts the vouchers. 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 HUD.

FY 2025 Plumas County fair market rent as determined by HUD, by bedroom size, include:

- Efficiency (Studio): \$904
- One-Bedroom: \$1,005
- Two-Bedroom: \$1,318
- Three-Bedroom: \$1,847
- Four-Bedroom: \$1,883

In total for Plumas, Lassen, Tehama, and Sierra counties, there are 637 Housing Choice Vouchers assigned, and the vouchers are not assigned to any one county. These vouchers include 5 Veterans Affairs Supportive Housing (VASH) vouchers, 25 Family Unification Program (FUP) vouchers, and 607 other vouchers. When allocating vouchers to be 'leased up' it is typically on a first come, first served basis, although HUD regulations allow for local preferences and state mandated priorities (i.e., preference points), and those preferences and priorities for the PCCDC available vouchers are as follows:

- Local Preference A – applicant families whose head, spouse, or sole member is 1) working or has been hired to work in Plumas, Lassen, Tehama, or Sierra counties or 2) working or has been hired to work outside Plumas, Lassen, Tehama, or Sierra counties, but lives in Plumas, Lassen, Tehama, or Sierra counties or 3) is 62 years of age or older or 4) is a person with disabilities (24 CFR 5.403).
- Local Preference B – all applicant families who live in Plumas, Lassen, Tehama, or Sierra counties.
- State Mandated Priorities C
  - Displacement Priority – priority will be given to applicant families who have been displaced, as defined "displaced family" means "a family in which each member, or whose sole member, is a person displaced by government action, or a person whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to federal disaster relief laws."
  - Veteran Priority – priority will be given to applicant families of veterans and servicemen.

The PCCDC reported that staff are reviewing adding a domestic violence preference point with the next revision of regulations, requiring Board approval and public comment.

As of June 2025, there were 170 active housing vouchers in Plumas County and 370 persons on the Plumas County waitlist. The extensive wait time for individuals in Plumas County seeking to procure housing through the Housing Choice Voucher Program is in part due to a lack of landlords in Plumas County willing to accept Section 8 vouchers. The PCCDC, in cooperation with the County, through Program H 2.4 will educate and recruit more property owners to participate in Section 8, thereby increasing the availability of housing to lower income households. Viable incentives could include additional compensation such as signing bonuses for new landlords or bonuses for renting to new Section 8 tenants. Educating potential landowners includes communicating the benefits of being involved in the Housing Choice Voucher Program such as guaranteed rent payments, access to a large pool of pre-screened tenants, potential for lower vacancy and turnover rates, potential tax benefits, and a positive community impact.

## At-Risk Units

According to the California Housing Partnership Preservation database, as of July 2024, there are no units at-risk of conversion from affordable to market-rate rents in the incorporated area of Plumas County for the next 10 years, beginning June 30, 2024 (start of 7<sup>th</sup> Cycle Housing Element planning period) through 2034; therefore, the County has not provided an inventory, which typically would include a list of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-

income use, and the total number of elderly and nonelderly units that could be lost from the locality's low-income housing stock in each year, in addition to providing an estimate and comparison of replacement costs versus preservation costs, identifying qualified entities to acquire and manage the at-risk affordable housing development, and identifying potential funding sources to preserve the affordable housing.

However, Quincy Garden Apartments at 20 East Central Avenue has 28 units subsidized by the USDA's Rural Housing Service, and this property's subsidy is scheduled to end 10 years from now in 2035. It is also possible that the owner may be allowed to prepay and end the subsidy in less than 10 years. Program H 2.3 directs the County, in cooperation with the owner, Quincy Garden Apartments A CA, dba Quincy Garden Apartments to monitor the status of this affordable housing project and will work to consider options to preserve the affordable housing units no later than 2027 and then monitor annually thereafter through 2029.

## **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. Program H 6.3 supports the County applying for CDBG program funding for planning, economic development, and infrastructure as need warrants and NOFAs are released.

## **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. The LIHTC program gives State and local LIHTC-allocating agencies the equivalent of approximately \$10.5 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower income households.

The Tax Credit Allocation Committee is responsible for allocating both state and federal credits. State credits mirror their federal counterparts and are only available to projects receiving federal credits. Twenty percent of federal credits are reserved to allocate to rural areas and ten percent are reserved for nonprofit sponsors. Developers must reserve affordable housing units to qualify for the state credit.

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 both hard and soft costs (excluding land costs) of the acquisition, rehabilitation, or new construction of rental housing. Projects not receiving other federal subsidies 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 receive 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 (CalHFA) 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 CalHFA offers low interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program.

## USDA Rural Development Housing Services

USDA's Rural Housing Service offers a variety of programs to build or improve housing and essential community facilities in rural areas, including loans, grants and loan guarantees for single- and multifamily housing, child care centers, fire and police stations, hospitals, libraries, nursing homes, schools, first responder vehicles and equipment, housing for farm laborers and much more. USDA's Rural Housing Service also provides technical assistance loans and grants in partnership with non-profit organizations, Indian tribes, state and federal government agencies, and local communities.

Local offices in proximity of Plumas County include:

Oroville Office	Redding Office
150-D Chuck Yeager Way, Oroville, CA 95965	3644 Avtech Pkwy, Suite A, Redding, CA 96002-9241
(530) 534-0112	(530) 226-2560

Plumas County Area Director: Jennifer Gooler ([jennifer.gooler@usda.gov](mailto:jennifer.gooler@usda.gov)), USDA Rural Development Northern Region

Affordable housing is essential to the vitality of communities in rural America. USDA Rural Development's Single Family Housing Programs give families and individuals the opportunity to buy, build, or repair affordable homes located in rural America. Eligibility for these loans, loan guarantees, and grants is based on income and varies according to the median income for each area. Through the program options below, USDA Rural Development offers qualifying individuals and families the opportunity to purchase or build a new single family home with no money down, to repair their existing home, or to refinance their current mortgage under certain qualifying circumstances. There are also programs to assist non-profit entities in their efforts to provide new homes or home repair to qualifying individuals and families.

For Homebuyers: Single Family Housing Direct Loans (Section 502 Direct Loan Program)

<https://www.rd.usda.gov/programs-services/single-family-housing-programs/single-family-housing-direct-home-loans>

- Purchase or build with no money down in eligible rural areas.
- Low- or Very Low-Income.
- Typically 33-year term with payment assistance available.
- Apply directly with Rural Development.

Single Family Housing Guaranteed Loan Program (Section 502 Guaranteed Loan Program)

<https://www.rd.usda.gov/programs-services/single-family-housing-programs/single-family-housing-guaranteed-loan-program>

- Purchase or build with no money down in eligible rural areas.
- Moderate Household Income.
- 30-year fixed rates. Refinance options available.
- Apply through an active lender.

For Homeowners: Home Repair Loans and Grants (Section 504 Home Repair Program)

<https://www.rd.usda.gov/programs-services/single-family-housing-programs/single-family-housing-repair-loans-grants>

- Very low income homeowners in eligible rural areas.
- Repair, improve, or modernize your home.
- Apply directly with Rural Development.
- Grants possible for age 62 and over.

For Non-Profits, Municipalities, and Federally Recognized Tribes:

Mutual Self-Help Housing Technical Assistance Grants

<https://www.rd.usda.gov/programs-services/single-family-housing-programs/mutual-self-help-housing-technical-assistance-grants>

Provides grants to qualified organizations to help them carry out local self-help housing construction projects. Grant recipients supervise groups of very low- and low-income individuals and families as they construct their own homes in rural areas. The group members provide most of the construction labor on each other's homes, with technical assistance from the organization overseeing the project.

Rural Housing Site Loans

<https://www.rd.usda.gov/programs-services/single-family-housing-programs/rural-housing-site-loans>

Rural Housing site loans provide two types of loans to purchase and develop housing sites for low- and moderate-income families:

- Section 523 loans are used to acquire and develop sites only for housing to be constructed by the Self-Help method.
- Section 524 loans are made to acquire and develop sites for low- or moderate-income families, with no restriction as to the method of construction. Low-income is defined as between 50-80% of AMI; the upper limit for moderate income is 115% of the AMI.

Housing Preservation Grants

<https://www.rd.usda.gov/programs-services/single-family-housing-programs/housing-preservation-grants>

Provides grants to sponsoring organizations such as local governmental entities, non-profit organizations, and Federally Recognized Tribes for the repair or rehabilitation of housing owned or occupied by low- and very low-income rural citizens. Areas that may be served include rural areas and towns with 20,000 or fewer people. Funds may be used for low-interest loans to repair or rehabilitate housing for low- and very low-income homeowners. Rental property owners may also receive assistance if they agree to make units available to low- and very low-income families. Eligible expenses include:

- Repairing or replacing electrical wiring, foundations, roofs, insulation, heating systems and water/waste disposal systems.
- Handicap accessibility features.
- Labor and materials and administrative expenses.
- For a complete list, see Code of Federal Regulations (CFR) 1944.664.

## **Federal Home Loan Banking System**

The Mission of the Federal Home Loan Banks (FHLBanks) is to provide reliable liquidity to its member institutions to support housing finance and community development. All FHLBanks are privately capitalized and do not receive federal funding. FHLBs facilitate the Affordable Housing Program (AHP), which subsidize the interest rates for affordable housing. On an annual basis, each FHLBank must set aside at least 10 percent of its prior year's income to fund its AHP.

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 Predevelopment Loan Program (PDLP) (<https://www.hcd.ca.gov/funding/archive/pdlp>) that provides short-term loans (up to 2 years at 3 percent simple annual interest) to finance predevelopment costs to preserve, construct, rehabilitate, or convert assisted housing for low-income households including manufactured housing and mobilehome parks. Maximum loan amount for purposes other than site option or site purchase is \$100,000. Eligible costs include but are not limited to site control, site acquisition for future low-income housing development, engineering studies, architectural plans, application fees, legal services, permits, bonding, and site preparation. Eligible entities include local government agencies, nonprofit corporations, cooperative housing corporations, and limited partnerships or limited liability companies where all the general partners are nonprofit mutual or public benefit corporations.

HCD also conducts the acquisition and rehabilitation component of the Multifamily Housing Program (MHP) (<https://www.hcd.ca.gov/grants-and-funding/programs-active/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, long-term deferred-payment loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.

# CHAPTER 9: 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, making it difficult to meet the housing needs for all economic segments of the community. These factors can be categorized as: (1) governmental constraints and (2) non-governmental 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.

Non-governmental 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	-	50% <sup>3</sup>
S-3	35 ft	150 ft	20 ft	5 ft/story	30 ft	5 ft/story	30 ft	130,680	-	50% <sup>4</sup>
R-10	35 ft	300 ft	20 ft	5 ft/story	30 ft	5 ft/story	30 ft	435,600	-	50% <sup>5</sup>
R-20	35 ft	300 ft	20 ft	5 ft/story	30 ft	5 ft/story	30 ft	871,200	-	- <sup>6</sup>
AP	35 ft	N/A	20 ft	5 ft/story	30 ft	5 ft/story	30 ft	3,484,800	-	1 Acre <sup>7</sup>
GA	35 ft	300 ft	20 ft	5 ft/story	30 ft	5 ft/story	30 ft	1,742,400	-	1 Acre <sup>7</sup>
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, 2025.

<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.

<sup>3</sup> Except that on any parcel which is at least one acre in size, each dwelling unit and accessory buildings shall cover no more than one acre.

<sup>4</sup> Except that on any parcel which is at least three acres in size, each dwelling unit and accessory buildings shall cover no more than one acre.

<sup>5</sup> Except that on any parcel which is at least ten (10) acres in size, each dwelling unit and accessory buildings shall cover no more than one acre.

<sup>6</sup> For parcels at least twenty (20) acres in size, each dwelling unit and accessory buildings shall cover no more than one acre.

<sup>7</sup> Each dwelling unit and accessory buildings shall cover no more than one acre. Miscellaneous permitted compatible uses shall cover no more than one acre

## Parking Standards

The County's parking requirements vary according to the type of dwelling unit, as shown in **Table 23**. Plumas County Code Sec. 9-2.414, Parking and loading, standards permit that any parking and loading requirement may be modified, as necessary, by the Planning Director, including those for transitional and supportive housing and group homes. The County's Code does not specify or require guest parking. Parking is not an issue with generally little to no impacts on housing cost and supply and the ability to achieve maximum densities for multiple-family "M-R" development.

**Table 23: Residential Parking Standards**

Type of Residential Development	Number of Required Parking Spaces (can be covered or uncovered)
Single Family	Two parking spaces per dwelling unit
Multifamily	
One bedroom or studio	Two parking spaces per unit
Two bedrooms	Two parking spaces per unit
Three or more bedrooms	Two parking spaces per unit
Accessory Dwelling Unit	One Parking Space, except as modified in Article 45, Accessory Dwelling Units of Title 9 of Chapter 2 of the Plumas County Code, as follows: No off-street parking spaces shall be required for accessory dwelling units that meet any of the following listed instances: (i) The accessory dwelling unit is located within one-half mile of public transit. (ii) The accessory dwelling unit is located within an architecturally and historically significant historic district. (iii) The accessory dwelling unit is part of the existing primary dwelling unit or an existing accessory structure. (iv) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit. (v) When there is a car share vehicle located within one block of the accessory dwelling unit. (vi) When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family dwelling or a new multiple-family dwelling structure on the same lot.
Mobilehome Parks (Manufactured/Modular Home)	Two parking spaces per dwelling unit

*Source: Plumas County Zoning Ordinance, 2025.*

## 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, multi-family housing, manufactured housing, residential care facilities, SROs, mobilehomes, 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	-	-	
Single-Room Occupancy (SRO) <sup>2</sup>	-	-	-	S	-	-	-	-	-	-	
Manufactured Homes	P	P	P	P	P	P	P	P	P	P	
Mobilehomes	P	P	P	P	P	P	P	P	P	P	
Employee Housing	-	-	-	-	-	-	-	-	P	P	
Transitional Housing	P <sup>3</sup>										
Permanent Supportive Housing	P <sup>3</sup>										
Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P	
Emergency Shelter/Navigation Centers	-	-	-	P	-	-	-	-	-	-	

Source: Plumas County Code, Title 9 – Planning and Zoning, 2025.

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

<sup>2</sup> SROs defined as “Rooming facility” in Plumas County Code Sec. 9-2.283. “Rooming facility” shall mean a group of two (2) or more guest rooms for non-transient lodging and may include provisions for board. These units can be part of larger buildings and may lack a full kitchen and bathroom facilities.

<sup>3</sup> See Program H 4.1 – County to review and revise, as necessary, its Zoning Ordinance to meet State law and 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.

“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, although more typically around 30 days. 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, and generally up to 24 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's Zoning Ordinance was updated in October 2019 to accommodate emergency shelters in the “M-R” zone as a use permitted by right with no discretionary review. Emergency shelters are not 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 H 4.2, the County will evaluate adopting development and managerial standards that are consistent with Government Code Sec. 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.

### **Point-in-Time Count**

In 2023, the NorCal Continuum of Care Point-in-Time count identified 134 homeless people in Plumas County (76 unsheltered and 58 sheltered). In 2023, the NorCal Continuum of Care Point-in-Time count identified 12 homeless people in Sierra County, all unsheltered.

In comparison for Plumas County, in 2022, the Point-in-Time count identified 131 homeless people (86 unsheltered and 45 sheltered), and in 2020, 115 homeless people were identified (77 unsheltered and 38 sheltered); therefore, homelessness has increased in Plumas County year over year.

### **North Star Navigation Center**

PCIRC, Plumas County's homelessness and CE provider, broke ground in 2022 and completed construction of Phase 1 in 2024 on the County's first emergency and transitional housing Navigation Center under the state's Low Barrier housing model pursuant to Government Code Sec. 65660 – 65668 (AB 101, Weiner, 2019). The parcel is 1 acre and is zoned “M-R” Multiple Family Residential.

The NorthStar Navigation Center is an appropriate site for a year-round emergency shelter as the parcel has utility services, including water, sewer, and power. Furthermore, the site is located in Quincy in proximity to retail services, public transportation, medical facilities, and employment opportunities.

A Low Barrier Navigation Center pursuant to Government Code Sec. 65660 – 65668 (AB 101, Weiner, 2019) 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.

The North Star Navigation Center provides immediate emergency shelter and transitional housing services to the homeless, chronically homeless, transitioning offenders, the Housing and Disability Advocacy Program (HDAP) for seniors and/or disabled, and former foster youth in Plumas.

The main building (Phase 1) includes a 27-bed capacity emergency shelter with congregate beds and non-congregate bedrooms for families, associated congregate and non-congregate bathrooms, day use room areas, a kitchen and dining room, administrative offices for staff, and storage. More specifically, there are 12 beds in the bunkroom (7 male and 5 female) and three family rooms with a total 15 bed capacity.

Ohana Village (Phase 2) will offer transitional housing that includes 26 detached cabins ranging in size from studio units (16 beds, one of which is accessible), 1 bedroom-units (16 beds, one of which is accessible), and 2 bedroom-units (8 beds, one of which is accessible). The 1- and 2-bedroom units will include half baths, while the studio units utilize a common building with congregate bathrooms that also have shower facilities for all Ohana Village units. A second common building will include Ohana Village resident dining and there is also a maintenance building and outdoor play area.

Supportive service staffing includes a Navigation Center Manager, Housing Navigator, Behavioral Health Counselor, Alcohol and Drug Counselor, HDAP Disability Advocate, and Grief Recovery Specialist with the primary purpose to bring all activities in-house and on-site. Educational opportunities and trainings will be provided to North Star Navigation Center residents including money management, life skills, and workforce development skills. Expected outcomes include:

- Increasing access to emergency and transitional housing.
- Delivery of a comprehensive array of supportive services.
- Reducing the number of days of homelessness.
- Increasing access to permanent housing and housing stability.
- Developing a ‘systems change’ in how Plumas County addresses homelessness for its most vulnerable residents.

## **Unmet Emergency Shelter Bed Capacity Need**

The North Star Navigation Center serves Plumas and Sierra counties, based on walk-ins and referrals from partner service providers such as the Sierra County Behavioral Health Department, Plumas County Behavioral Health Department, and Plumas County Probation Department. The North Star Navigation includes an existing 27-bed capacity emergency shelter completed in 2024, in addition to the future construction of 26 detached cabins (40-bed capacity) under Phase 2, for a total of 67 beds.

In 2023, 76 individuals were identified as unsheltered in Plumas County and 12 in Sierra County, and with a 27-bed capacity emergency shelter as of June 2025, it leaves a 61-bed unmet need. When Phase 2 of the Northstar Navigation Center is complete (anticipated to be operational within the 2024-2029 planning period), with an additional 40-bed capacity, the remaining unmet need will be 21 individuals.

The number of acres required to accommodate the unmet need of approximately 21 homeless individuals in a year-round emergency shelter was determined based on the average density (i.e., persons per acre) of the Northstar Navigation Center (1 acre parcel), at 67 beds or 67 persons per acre. Based on this analysis, the County has concluded that in order to meet the overall capacity needs of the potential 21 individuals requiring shelter in Plumas County in the 2024-2029 planning period, a site of not less than 0.50 acre is needed to develop an adequate shelter to meet the anticipated need.

Appendix B, Vacant and Underutilized Land Inventory, reflects “M-R” zoned parcels that are of sufficient size (e.g., 168 Hot Spring Road, Greenville and 1967 Claremont Way, Quincy), with adequate utilities and in the vicinity of amenities, that could accommodate the development of an emergency shelter facility to meet the total unmet need.

## 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 H 5.2 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 Sec. 9-2.232 (Family) states “Family” shall mean “one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit.” Program 8 of the 2019-2024 Housing Element directed 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. Plumas County Code, Ord. No. 2024-1154, adopted May 7, 2024, by the Board of Supervisors modified the definition of “family” satisfying the objective of Program 8.

## Accessory Dwelling Units

Plumas County Code, Sec. 9-2.201.1. defines “Accessory dwelling unit” or “ADU” as “an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation and is located on the same parcel as a proposed or existing single-family dwelling unit or multiple-family dwelling structure is or will be situated. An accessory dwelling unit shall also include an efficiency unit, as defined in Sec. 17958.1 of the Health and Safety Code and a manufactured home, as defined in Sec. 18007 of the Health and Safety Code. For more information on accessory dwelling units, refer to Article 45, Accessory Dwelling Units, of this chapter.”

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 four forms:

- Plumas County Code Sec. 9-2.201.2. “Attached accessory dwelling unit” shall mean a second independent living unit attached to the primary dwelling unit.
- Plumas County Code Sec. 9-2.201.3. “Detached accessory dwelling unit” shall mean a second independent living unit separated from the primary dwelling unit.
- Plumas County Code Sec. 9-2.201.4. “Conversion accessory dwelling unit” shall mean a space such as a garage, primary bedroom, or other accessory structure that is converted into a second independent living unit.
- Plumas County Code Sec. 9-2.201.5. “Junior accessory dwelling unit” or “JADU” shall mean a type of accessory dwelling unit that is contained entirely within the primary dwelling unit, including attached garages and shall not exceed five hundred (500) square feet. A junior accessory dwelling unit may include separate sanitation facilities or may share sanitation facilities with the existing primary dwelling unit.

AB 1866 (Wright, 2002) requires local governments to use a ministerial process when considering second-unit applications for the purpose of facilitating the production of affordable housing. To comply with State Law, the County has included Program H 2.1, which commits to reviewing the Zoning Ordinance and revising, as needed, to be in compliance with State ADU Law.

### **ADU Ordinance**

On May 7, 2024, the Board of Supervisors unanimously adopted an ADU Ordinance (Article 45 Accessory Dwelling Units, of Chapter 2 Zoning, of Title 9 Planning and Zoning, of the Plumas County Code) to permit ADUs and JADUs in zoning districts consistent with State ADU Law (California Government Code Secs. 65852.150 through 65852.23) and to establish ministerial permit procedures, development standards, and regulations, in addition to the inclusion of new relevant definitions.

Pursuant to Article 45, attached, detached, and conversion accessory dwelling units and junior accessory dwelling units are permitted in any zone where a dwelling unit or dwelling units are permitted, subject to the provisions of Article 45, including: Single-Family Residential Zones (2-R, 3-R, 7-R), Multiple-Family Residential Zone (M-R), Suburban Zone (S-1), Secondary Suburban Zone (S-3), Rural Zone (R-10 and R-20), Core Commercial Zone (C-1), Periphery Commercial Zone (C-2), Convenience Commercial Zone (C-3), Recreation Commercial Zone (R-C), Recreation Zones (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20), Heavy Industrial Zone (I-1), Light Industrial Zone (I-2), Agricultural Preserve Zone (AP), General Agriculture Zone (GA), General Forest Zone (GF), and Mining Zone (M).

### **Local Processing and Permit Procedures**

Shown in **Table 25** are the typical permit processing times for residential development. Ministerial and discretionary approval findings and timing vary and follow Plumas County Code titles and State law requirements, including the CEQA, Subdivision Map Act, and Permit Streamlining Act. The Planning Department finds approval certainty for typical single- and multiple-family by right development that is consistent with the Plumas County Zoning Code and the 2035 Plumas County General Plan.

**Table 25: Typical County Permit Process and Timelines**

Project Type	Approving Body	Timeline
Ministerial Building Permit Review	Planning & Building Services, may include Environmental Health	3 to 6 weeks
Discretionary Special Use Permit	Zoning Administrator	6 to 9 months
Discretionary Zone Change	Planning Commission/ Board of Supervisors	9 to 12 months
Discretionary General Plan Amendment and/or Zone Change	Planning Commission/ Board of Supervisors	6 to 12 months
Ministerial Site Plan Review	Planning & Building Services, may include Public Works and/or Engineering	2 to 4 weeks
Ministerial Architectural/ Design Review	Design Review Committee	3 to 4 weeks
Discretionary Tentative Subdivision Map	Zoning Administrator	12 to 18 months
Discretionary Tentative Parcel Map	Zoning Administrator	9 to 12 months
Discretionary CEQA – Negative Declaration (ND)/ Mitigated Negative Declaration (MND)	Zoning Administrator/ Board of Supervisors	6 to 12 months
Discretionary CEQA – EIR (Environmental Impact Report)	Zoning Administrator/ Board of Supervisors	1 to 2 years

Source: Plumas County, 2025.

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 $\geq 5$ Units
Typical Approval Requirements	Site Plan Building Permit	Tentative Map Review (including approval by Zoning Administrator)	Site Plan Building Permit	Site Plan Building Permit
	May include Design Review, if in Design Review Area	May include Design Review, if in Design Review Area	May include Design Review, if in Design Review Area	May include Design Review, if in Design Review Area
Est. Total Processing Time	4-8 weeks	12 months	8 weeks	12 weeks

Source: Plumas County, 2025.

Program H 1.2 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 rural in nature and made up of small, diverse communities. There has been little housing development since the economic recession of 2008/09, although post 2021 Dixie Fire and Beckwourth Complex Fire, reinvigorated efforts are occurring to develop housing. Densities within the County vary depending on infrastructure and viability of land (e.g., topography, heavily forested, soils/geotechnical). Based on previous trends, the typical density for development has been approximately 3 units per acre where public utilities (sewer, water, power) are available. Outside of towns and within rural communities, rural residential densities are typically 1 dwelling unit per 5 to 10 acres, and multifamily densities in community areas are typically 7 to 10 units per acre.

## Length of Time for Approval of a Building Permit

The length of time to obtain a building permit is dependent on the capacity of the Planning, Building, and Environmental Health department staff. Depending upon the complexity of the project, the typical timeframe from application to obtaining a building permit could be 2 to 4 weeks, 4 to 8 weeks, or 8 to 12 weeks.

The Plumas County Building Department 1.0 Full-Time Equivalent (FTE) staff in 2024 included one (1) Building Services Director/Building Official, two (2) Permit Technicians one (1) Senior Permit Technicians, one (1) Building Inspector I, and one (1) Building Inspector/Plans Examiner. In addition, the Building Department funds one (1) Fiscal Officer position at 0.35 FTE.

The Plumas County Planning Department staff in 2024 accounted for two (2) FTE staff members, including a Planning Director and Associate Planner. The other Planning Department 1.0 FTE positions of Assistant Planning Director and a flexibility allocated Assistant/Associate/Senior Planner remained vacant. In the FY24/25 budget, the Board of Supervisors additionally funded a 1.0 FTE Executive Assistant position for the Planning Department, although no candidates were interviewed in 2024, and the position remained vacant as of the end of the year. The Planning Department also funds one (1) Fiscal Officer position at 0.5 FTE and one Extra Help Planner position at approximately 24 hours per week.

The Plumas County GIS Division budgets for one (1) full-time 1.0 FTE GIS Coordinator position, which continued to be staffed in 2024. In addition, GIS funds one (1) Fiscal Officer position at 0.05 FTE.

## Design Guidelines

The County implements individual design (architectural review) guidelines in the communities of Quincy, Chester, Johnsville, and LaPorte and Little Grass Valley. 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 at: <https://www.plumascounty.us/484/Design-Review-Areas>.

**Quincy Design Review Guidelines:** The Quincy Design Review Guidelines (<https://www.plumascounty.us/DocumentCenter/View/24396/Quincy-Design-Review-Guidelines?bId=2>) 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. Projects are required to be approved by the Quincy Design Review Committee prior to the issuance of a permit.

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 benefit the public). 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:**

<https://www.plumascounty.us/DocumentCenter/View/24398/Chester-Design-Review-Guidelines?bId=>

The Chester Design Review Guidelines apply to the areas along Highway 36 (Main Street) on parcels that have the SP-DRA combining zone. A map showing the parcels where the guidelines apply is included on page 6 of the Chester Design Review Guidelines. The Chester Design Review Guidelines mirror the Quincy Design Review Guidelines in structure. 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):**

<https://www.plumascounty.us/DocumentCenter/View/24397/Johnsville-Style-Book?bId=>

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 Guidelines and Ideas:**

[https://www.plumascounty.us/DocumentCenter/View/48990/La-Porte\\_Little-Grass-Valley\\_SP-Zoning\\_GuidelinesIdeas?bId=](https://www.plumascounty.us/DocumentCenter/View/48990/La-Porte_Little-Grass-Valley_SP-Zoning_GuidelinesIdeas?bId=)

The La Porte and Little Grass Valley Special Guidelines and Ideas 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 and Ideas 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 planning fees. Zoning, including development standards, and the Planning and Building Services Fee Schedule, in addition to other handouts and permit applications are posted on the Planning Department's website at: <https://www.plumascounty.us/127/Fee-Schedule---Zoning---PRA---Handouts-->.

**Table 27: Planning Fees (2025)**

Fee Category	Fee Amount	
Planning Applications or Permits	Single-Family	Multifamily
Variance	\$1,893.00	\$1,893.00
Special Use Permit	\$1,301.00	\$1,301.00
Special Use Permit Amendment	\$723.00	\$723.00
General Plan Amendment	\$1,658.00	\$1,658.00
Zone Change	\$1,555.00	\$1,555.00
Technical Report Review (Traffic Studies, Grading Plans, Erosion Control Plans, Flood Studies, Drainage Studies, and Geotechnical Reports)	\$1,000 deposit billed at \$115.48/hr. (Public Works) and \$500 deposit billed at \$96.35/hr. (Engineering)	\$1,000 deposit billed at \$115.48/hr. (Public Works) and \$500 deposit billed at \$96.35/hr. (Engineering)
Planned Development Permit (without Tentative Map)	\$2,403 + \$125/lot	\$2,403 + \$125/lot
Planned Development Permit (with Tentative Map)	\$1,826.00	\$1,826.00
Specific Plan	No such plan/associated fee	No such plan/associated fee
Development Agreement	\$3186. + \$1,000 deposit billed at \$115.48/hr. (Public Works) + \$1,000 deposit billed at \$96.35/hr. (Engineering)	\$3186. + \$1,000 deposit billed at \$115.48/hr. (Public Works) + \$1,000 deposit billed at \$96.35/hr. (Engineering)
Development Agreement Amendment	\$1672 + \$1,000 deposit billed at \$115.48/hr. (Public Works) + \$1,000 deposit billed at \$96.35/hr. (Engineering)	\$1,672 + \$1,000 deposit billed at \$115.48/hr. (Public Works) + \$1,000 deposit billed at \$96.35/hr. (Engineering))
Site Development Permit	\$1,465.00	\$1,465.00
Modification of Development Standards	\$1,742 + \$25/lot	\$1,742 + \$25/lot
Fire Safe Driveway Review (Engineering Dept.)	\$413.00	\$413.00
Subdivision Fees or Applications	Single-Family	Multifamily
Certificate of Compliance	\$1,009.00	\$1,009.00
Lot Line Adjustment	\$1,150+ \$73/lot	\$1,150+ \$73/lot
Owner Initiated Merger	\$202	\$202
Tentative Map	\$2,323 + \$428/lot	\$2,010 + \$428/lot
Parcel Map Check (Engineering Dept.)	\$1,395.00 plus \$96.00 per parcel (Engineering) plus \$20 per parcel (GIS) plus \$54 per map (Environmental Health)	\$1,395.00 plus \$96.00 per parcel (Engineering) plus \$20 per parcel (GIS) plus \$54 per map (Environmental Health)
Subdivision Map Check (Engineering Dept.)	\$2,917.00 plus \$96.00 per parcel (Engineering) plus \$20 per parcel (GIS) plus \$54 per map (Environmental Health)	\$2,917.00 plus \$96.00 per parcel (Engineering) plus \$20 per parcel (GIS) plus \$54 per map (Environmental Health)
Tentative Map	\$2,323 + \$428/lot	\$2,323 + \$428/lot

<b>Fee Category</b>	<b>Fee Amount</b>	
Final Parcel Map	Map check for conditions included in Tentative Map fees	Map check for conditions included in Tentative Map fees
Reconsideration of Tentative Map	1/2 current fee + \$25.00	1/2 current fee + \$25.00
Extension of Time (to record final map)	\$386.00	\$386.00
Reversion to Acreage	\$789.00	\$789.00
Modification of Recorded Map by Amendment of Recorded Map	\$1,413 + \$50/map	\$1,413 + \$50/map
Modification of Recorded Map by Certificate of Correction	\$912 + \$50/map	\$912 + \$50/map
Inspection Fee – Encroachment Permit (Engineering Dept.)	\$85.79/hour + vehicle rate of \$19.94/hour	\$85.79/hour + vehicle rate of \$19.94/hour
Record of Survey Check (Engineering Dept.)	\$592.00	\$592.00
<b>Environmental Review</b>	<b>Single-Family</b>	<b>Multifamily</b>
Initial Study	Included in cost of environmental documentation noted below	Included in cost of environmental documentation noted below
Environmental Impact Report (EIR) (Prepared by Consultant)	\$7,047 + 5.41% of EIR cost paid by developer	\$7,047 + 5.41% of EIR cost paid by developer
Environmental Impact Report (Prepared by Planning Department)	\$3,616 + \$89/hr.	\$3,616 + \$89/hr.
Negative Declaration (Prepared by Consultant)	\$5,182 + 5.41% of the Negative Declaration cost paid to consultant	\$5,182 + 5.41% of the Negative Declaration cost paid to consultant
Negative Declaration (Prepared by Planning Department)	\$2,904 + \$101/hr.	\$2,904 + \$101/hr.
Mitigated Negative Declaration (Prepared by Consultant)	\$5,182.00 + 5.41% of the Negative Declaration cost paid to consultant	\$5,182.00 + 5.41% of the Negative Declaration cost paid to consultant
Mitigated Negative Declaration (Prepared by Planning Department)	\$2,904.00 + \$101/hr.	\$2,904.00 + \$101/hr.
<b>Fees for Service</b>	<b>Single-Family</b>	<b>Multifamily</b>
Water and Sewer connection, meters, and other service fees	Pursuant to individual water and sewer provider fees, contact applicable service provider for information	Pursuant to individual water and sewer provider fees, contact applicable service provider for information
Water well permit (Environmental Health)	\$514.00	N/A
Sanitary septic permit (Environmental Health)	\$457.00 (Tank only, \$294.00)	N/A

Source: Plumas County Planning and Building Services Fee Schedule, 2025.

## Development Fees

The County does not have development impact fees.

Plumas County estimates the total building permit fees for a 2,000 square foot dwelling unit, including an attached 500 square foot garage, 200 square foot covered porch, 400 square foot covered patio, and 600 square foot deck is \$6,173.90. Based on typical single-family construction development costs (\$400 per square foot) in Plumas County, the overall estimated proportion of development costs (\$800,000) to building permit fees (\$6,173.90) is roughly 0.01 percent.

Based on a 10-unit market rate 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 \$19,068.94 for the development. With estimated market rate multi-family construction development costs in Plumas County (\$350 per square foot), the overall estimated proportion of development costs (\$2,100,000) to building permit fees (\$19,068.94) is roughly 0.01 percent.

It should be noted that to develop subsidized a multi-family affordable apartment complex in Plumas County, would generally have the same County development fees as the multi-family market rate apartment complex, but it would likely be three times the cost to develop (\$6,250,000) due to factors such as more complex financing structures that lead to a mix of public and private funding sources, which can involve multiple layers of bureaucracy and administrative costs and higher labor costs (e.g., prevailing wage).

## Building Standards and Code Enforcement

### Building Standards

Plumas County, pursuant to Plumas County Code, Title 8 Building Regulations, Chapter 1 Building Code, has adopted, the following:

- 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, with the exception of a local ordinance for California Code of Regulations, Title 25 pursuant to Plumas County Code Title 8 Building Regulations, Chapter 20 (Limited Density Owner-Built Rural Dwellings in the Unincorporated Areas of Plumas County – in perpetuity) and Chapter 21 (Limited Density Owner-Built Rural Dwellings in the 2021 Dixie Fire and Beckwourth Complex Fire Perimeters as Delineated by CAL FIRE – effective through December 31, 2028).

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) or “Chapter 7A” Materials and Construction Methods for Exterior Wildfire Exposure in the California Building Code, which are applicable in Very-High, High, and Moderate Fire Hazard Severity Zones in the SRA (State Responsibility Area) and the Very High and High Fire Hazard Severity Zones in the LRA (Local Responsibility Area).

The County also enforces the California Board of Forestry and Fire Protection SRA Fire Safe Regulations, effective April 1, 2023. The Fire Hazard Severity Zones in the SRA were last updated circa 2023/2024 and effective April 1, 2024.

For more information on the SRA, see the County’s website at: <https://www.plumascounty.us/3355/SRA-Fire-Hazard-Severity-Zones-FHSZ-Map>.

Most recently on June 10, 2025, the County Board of Supervisors adopted an ordinance (No. 25-1159), to go into effect July 10, 2025, which is based on the Office of the State Fire Marshall mandate by Government Code Sec. 51178 to identify levels of fire hazard in the LRA to add Chapter 9.5 to the Plumas County Code, Title 9 Planning and Zoning, that designates Moderate, High, and Very High Fire Hazard Severity Zones in the unincorporated Plumas County LRA areas (Town of Chester, Town of Quincy, Town of East Quincy, and areas of Sierra Valley) consistent with State Law and with an associated Official Hazard Map dated January 22, 2025.

For more information on the LRA, see the County’s website at: <https://www.plumascounty.us/3354/LRA-Fire-Hazard-Severity-Zones-FHSZ-Map>.

## Code Enforcement

Most code violations do not fall under the jurisdiction of the Sheriff’s Department. Therefore, a Code Enforcement Department was established by the County Board of Supervisors to investigate and enforce violations of the Plumas County Municipal Code, California Building Regulations, some of California’s Penal Codes (including sections 373(a), 374.4, and 402b), and California Health and Safety Codes (including 17920.3 involving substandard buildings) on private property. 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.

Concerned residents may file a complaint online using CloudPermit or in person at the Office of Planning & Building Services at 555 Main Street in Quincy. 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 standards for the community. Potential violation concerns include the following:

- Zoning Ordinance
- Building Codes
- General Plan
- Environmental Health and Safety Regulations

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.

The Plumas County Code Enforcement Department is managed under the Building Department and in 2024 was made up of two (2) full-time 1.0 FTE staff members, including a Chief Code Enforcement Officer and Code Enforcement Officer. Officers will educate both the complainant and the property owner on relevant codes and the best path to compliance if a violation exists. If a permit is required to bring the property into compliance, Code Enforcement Officers will monitor the permit applicant from the date of submission to the final inspection.

Enforcement of the Building Code is not viewed as an obstacle to the provision of affordable housing in the County. Program H 3.2 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 impact required funds, including site topography and proximity to established roads and utilities (e.g., sewer 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.

## California Environmental Quality Act (CEQA)

The state mandated regulations require projects subject to discretionary review be evaluated for environmental impacts. These additional regulations can result in significant increases in temporal and monetary costs. Applicants may be required to prepare environmental studies and environmental impact reports (EIR), delaying project approval. The County is unable to reduce constraints from this state mandate, except for those provisions in CEQA that may allow exemptions, such as streamline housing. Projects determined to be subject

to CEQA also require a review for completeness by staff within thirty-days of submittal. Staff then have six months (or one year when an EIR is required) from the time the application is determined to be complete to prepare an initial study (IS) and determine if the environmental documentation based on the proposed project would be negative declaration (ND) or mitigated negative declaration (MND). Residential development in Plumas County primarily consists of detached single-family dwelling units exempt from CEQA, as the actions to review these projects are ministerial.

## **Multi-Jurisdictional Local Hazard Mitigation**

Plumas County's Local Hazard Mitigation Plan (LHMP) is managed by the County's Office of Emergency Services (OES) and is reviewed and updated every five years to ensure the plan remains current with natural hazard events and maintains eligibility for State and Federal Hazard Mitigation Grant Program (HMGP) funding.

The primary natural disasters of concern in Plumas County include floods, wildfires, earthquakes, severe weather, and drought. To minimize the threat to public health and safety while concurrently minimizing the impact on future housing development, prioritization will be given to the hazards within Plumas County that are most likely to occur and often result in damage to community assets during the planning process. In 2024, the County initiated a multi-jurisdictional LHMP update, to include the City of Portola for the first time and other special district partners in the County, which is expected to be completed in summer of 2026.

For more information on the County's LHMP, visit the following website at:

<https://www.plumascounty.us/2214/Multi-Hazard-Mitigation-Plan>.

## **Non-governmental Constraints**

### **Development Costs / Cost of Construction**

Construction costs have risen over the past 5 years with labor and materials fluctuating due to the commodities market and housing demand, coupled with the rebuilding due to the wildfires in 2021 that destroyed the communities of Greenville, Canyon Dam, and Indian Falls among other affected areas in unincorporated Plumas County including the Highway 70 canyon, Bucks Lake, Indian Valley, Warner Valley, the Lake Almanor Basin, Dixie Valley, and Frenchman Lake.

Circa 2024 the cost to build a stick-built home in Plumas County ranged from \$400 to \$550 per square foot, while the cost to install a mobile/modular home ranges from \$300 to \$350 per square foot. The addition of amenities and complexities raises the cost to over \$550 per square foot. In comparison, construction costs circa 2019 ran as low as \$125 to \$150 per square foot for stick-built homes.

Construction costs vary widely according to the type of development, with multifamily housing generally costing less per square foot 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.

As labor and material costs have increased substantially, the cost of construction in Plumas County has risen to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have constrained new housing construction and the rehabilitation of existing housing. Proactively, the County will continue to do its part in reducing development processing times and providing a more streamlined review process, and specifically, 2021 wildfire rebuilds have been given the priority with Planning and Building plan checks.

## 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 May 2025. On average, interest rates have steadily increased since April 2019 (**Table 29**). Each table presents both the interest rate and the annual percentage rate (APR) for different types of home loans.

**Table 28: Interest Rates (May 2025)**

	Interest (Percent)	APR (Percent)
<b>Conforming</b>		
30-Year Fixed	7.0	7.17
15-Year Fixed	6.0	6.25
5-Year ARM	6.375	7.123
<b>Jumbo</b>		
30-Year Fixed	6.75	6.865
5-Year ARM	5.875	6.736

Source: [www.bankofamerica.com](http://www.bankofamerica.com) May 2025.

**Table 29: 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: <https://www.wellsfargo.com/>, April 2019.

## Availability of Insurance

The availability of fire insurance options for homeowners in Plumas County, being a rural area with a majority of very high and high wildfire risk areas, is difficult and has become more difficult post 2021 wildfires. Individual homeowners have reported being dropped by insurance companies or have experienced year-over-year 50 to 100 percent, and greater, premium increases, including policies from California FAIR Plan coverage.

The California FAIR Plan is an insurance policy tailored to provide Californians with basic fire coverage when this coverage is not available from a traditional carrier. A FAIR Plan policy will satisfy a mortgage company's requirement that your home be fire insured; however, the FAIR Plan is often considered cost-prohibitive. Homeowners in wildfire-prone regions, such as Plumas County, often must turn to the FAIR Plan as the option of "last resort" yet may not be able to afford the higher than standard coverage premiums. The FAIR Plan collects premiums and adjusts claims and is financially backed by insurance companies licensed to sell property insurance in California.

Relief from high fire insurance premiums is limited and has a profound impact on housing affordability in all of Plumas County, and especially those parcels that are coterminous or near heavily forested public lands.

California Insurance Commissioner Ricardo Lara's regulation, Safer From Wildfires, finalized in October 2022, directs insurance companies to provide discounts for wildfire safety actions such as community mitigation and home-hardening. Commissioner Lara's wildfire safety regulation should help increase access to insurance underwriting by promoting wildfire safety across the State. For many years, insurance companies have been using alternate wildfire risk tools for determining where to write and renew policies and how much premium to charge a policyholder. As the Safer From Wildfires regulation is fully implemented, if a homeowner or business owner takes steps to implement the risk mitigation actions, owners should be able to see relief and even discounts and wildfire mitigation credits in their insurance premium.

Pursuant to Government Code Sec. 51179(a), the Plumas County Board of Supervisors adopted Ordinance No. 2025-1159, effective July 10, 2025, adding Chapter 9.5 to the Plumas County Code Title 9 Planning and Zoning to designate Local Responsibility Area (LRA) Moderate, High, and Very High FHSZs consistent with State law and an associated official hazard map incorporated by reference (dated January 22, 2025), enacted by Board of Supervisors Resolution No. 2025-9023. Further, the County enforces the FHSZs in State Responsibility Area (SRA) effective April 1, 2024, and the State Minimum Fire Safe Regulations, effective April 1, 2023.

Even though the LRA official hazard map was developed from "hazard" based models and insurance companies generally underwrite from "risk" based models, the Plumas County Board of Supervisors stated they are very skeptical that insurance companies will not be referring to the LRA FHSZ "hazard" map in some form or fashion. Therefore, Plumas County's Ordinance No. 2025-1159 (Sec. 9-9.5.101(b)), states the County's LRA official hazard map "...shall be for the purpose of evaluating local wildfire hazard planning decisions and not insurance wildfire risk underwriting decisions."

## Price of Land

Based on data gathered from Zillow.com, accessed in May 2025, lot or land costs in Plumas County range from \$7,500 to \$3,900,000 with an average price of \$146,323 and a median price of \$59,500. The realistic use of land varies depending on location, topography, availability of utility services, and forest density. Improved residential property costs range from \$39,900 to \$3,875,000 with an average price of \$692,980 and a median price of \$565,000.

## **Barriers to Funding for Non-Profits in Housing**

Non-profits operating in Plumas County that are involved with capital funding for emergency, transitional and supportive, and permanent housing, such as PCIRC and PRS, are generally reliant on grant funding to provide the housing and wraparound services. These non-profits may not be eligible for certain types of competitive and non-competitive grants, while the local government, such as Plumas County, is the eligible entity and can assist with receiving the funding and allowing the non-profit to be the County's subrecipient. Strengthening the County's relationship and cooperative partnerships with non-profit special needs housing service providers can help to build capacity through shared solutions for emergency, transitional and supportive, and permanent housing funding assistance.

# CHAPTER 10: Residential Energy Conservation

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Housing elements must include a review of opportunities to encourage energy conservation in residential development (California Government Code Sec. 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 Programs H 1.3, H 3.3, and H 3.4 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).

### Solar on Multifamily Affordable Housing

The Solar on Multifamily Affordable Housing (SOMAH) provides incentives for solar energy photovoltaic systems for multifamily affordable housing (<http://www.calsomah.org/>). SOMAH is overseen by the California Utilities Commission and offers financial incentives for to all qualified affordable multifamily apartment homes to aid in solar installation costs.

The Expected Performance Based Buydown (EPBB) is paid based on verified solar system characteristics such as location, shading, and orientation. At least 51% of the system's electric output must directly offset tenant load and be provided to tenants in the form of virtual net energy metering bill credits. Property owners/managers can choose to prioritize incentive allocation toward tenant use or common area use.

### 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. As of 2022, the Inflation Reduction Act (IRA) provides for a 30 percent Solar Tax Credit until 2033, when it will drop to 26 percent. In 2034, it is reduced to 22 percent, falling to 0 percent in 2035.

## Pacific Gas and Electric Company

PG&E serves the electrical needs in Plumas County. PG&E offers the following energy conservation programs as of June 2025 (<https://www.pge.com/>):

- **Automated Response Technology program:** participants enable an authorized provider to optimize energy use according to the rate and during times of very high grid demand. Participating may qualify residents for rebates or incentives.
- **Free Online Home Energy Checkups:** discover how much of your home energy goes to heating, hot water, appliances, lighting and other uses. It's fast, easy and costs you nothing. Answer a few basic questions about your home and how you use energy, get an estimate of what's using energy in your home, and get personalized suggestions that can help save energy and reduce costs.
- **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. Developers can find the ZNE Builder Resource Guide from PG&E online.
- **Rebate Programs:** Offers a range of rebates on energy-saving products for residential owners.
- **Energy Savings Assistance (ESA) Program:** Income-eligible customers have the opportunity to upgrade home appliances, furnaces, and lighting to more energy efficient options at no charge.
- **Energy Upgrade California Home Upgrade rebate program:** offers rebates of up to \$3,000 for homeowners in single-family detached homes who make energy-efficient upgrades to their homes. The program encourages a whole-house approach, requiring at least one base measure and a total of three or more upgrades, such as insulation, air sealing, and HVAC replacements.

There are no natural gas service lines in Plumas County. Therefore, energy consumption in the County is predominantly electricity use. As an alternative to natural gas, residents and businesses utilize private propane tank services or a fuel oil provider.

## Local Programs

### Plumas County Community Development Commission

The Low-Income Weatherization Program through PCCDC offers eligible households the opportunity to install energy efficiency improvements at no cost. Upgrades include weather stripping, insulation, door repairs, storm windows, ducting repair, vent covers, and energy efficiency improvements (compact fluorescent and LED light bulbs, thermostats, replacement of water heaters, space heating systems, and refrigerators). The 2024-2029 conservation/preservation Quantified Objectives assumptions are based on the historical annual average number of clients (i.e., 51 in 2023 and 49 in 2024) served by PCCDC through their weatherization programs. For more information visit: [https://plumascdc.org/pdf/weather\\_20.pdf](https://plumascdc.org/pdf/weather_20.pdf)

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 costs (wood, propane, fuel oil, and electricity) by making payment to a utility company on behalf of the household. For example, a payment can be made to the energy 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 to households who receive 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 advice on energy conservation. Consumers can utilize online tools to perform an energy audit and online calculators to help households estimate the cost of operating appliances and powering a home. Additional information on energy cost savings is available at:

<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). Program eligibility is based on family income, using an annual income of up to 190% of the federal poverty standard as qualifying eligibility. Additional information can be found at:

<https://www.psrec.coop/services/low-income-assistance/>

## Appendix A: Public Participation

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*Additional information to be provided through the public participation process during review and comment of the draft 2024-2029 Housing Element Update documents and post Planning Commission recommendation and Board of Supervisors adoption.*

Opportunity for public comment was invited during six Housing Element workshops that occurred during the 7<sup>th</sup> Cycle planning period, prior to the Public Review Draft circulation. Workshops took place during regular and special meetings of the Plumas County Planning Commission on:

- March 6, 2025 – Planning Commission Workshop #1
- April 3, 2025 – Planning Commission Workshop #2
- April 17, 2025 - Planning Commission Workshop #3
- May 15, 2025 - Planning Commission Workshop #4
- June 5, 2025 - Planning Commission Workshop #5
- June 18, 2025 - Planning Commission Workshop #6

The meeting minutes, including County staff, public, and Commissioner comments, for the above Planning Commission workshops are included on the following pages.

In accordance with AB 215 the first draft of the Housing Element 7<sup>th</sup> Cycle was circulated for a 30-day public comment period beginning June 27, 2025 and ending July 28, 2025.

A hard copy of the June 27, 2025, Public Review Draft Housing Element was made available at the Plumas County Building and Planning department counters in Quincy, and at the County libraries in Chester, Portola, and Quincy, and the document was posted on the Plumas County Planning Department Housing Element Update website for public review (<https://www.plumascounty.us/2629/Housing-Element>).

A press release was published on July 1, 2025, announcing the 30-day public review period and discussing the 7<sup>th</sup> Cycle Housing Element Update, process, State law requirements, and where to access and provide public comment on the document. Hard copies of the press release were posted at the following locations:

- Portola Post Office
- Quincy Post Office
- Vinton Post Office
- Taylorsville Post Office
- Chester Post Office
- Holiday Market (Chester)
- Chester Library (Chester)
- Blairsden Graeagle Post Office
- Clio Post Office
- The West End Theater (Quincy)
- Sage and Salt (Quincy)
- Higher Elevation (Quincy)
- Quincy Hub (Quincy)
- Inner Light Holistic Studio (Quincy)
- The Drunk Brush (Quincy)
- Mohawk Community Resource Center
- Plumas Eureka Community Service District (Blairsden)
- Mountain Hardware & Sports (Graeagle)
- Graeagle Store (Graeagle)
- Crescent Mills Post Office
- Indian Valley Community Resource District Office (Greenville)
- Greenville Post Office
- The Spot (Greenville)
- Evergreen Market (Greenville)
- Feather River Co-Op (Portola)
- Feather River Co-Op (Quincy)
- Leonard's Markey (Portola)
- Portola Library
- Plumas Bank (Quincy)
- Canyon Dam Post Office

During the 30-day public review period, the following 11 County departments and housing stakeholder agencies provided input, which was utilized to amend the Public Review Draft:

1. Plumas County Behavioral Health Department
2. Plumas County Public Health Department
3. Plumas County Building Department
4. Plumas County Environmental Health Department
5. Plumas County Public Works Department
6. Public County Probation Department
7. Plumas County District Attorney's Office
8. Plumas County Community Development Commission (PCCDC) and Housing Authority
9. Plumas Rural Services (PRS)
10. Plumas Crisis Intervention & Resource Center (PCIRC)
11. Plumas District Hospital (PDH)

Additionally, the following Plumas County Planning Commission and Board of Supervisors and Plumas Housing Council public meetings took place to seek public and County leadership comments:

- July 15, 2025 – Board of Supervisors Meeting During AB 215 30-Day Public Review and Comment Period
- July 17, 2025 – Planning Commission Meeting During AB 215 30-day Public Review and Comment Period
- July 30, 2025 – Plumas Housing Council Meeting

At the end of the 30-day public review period, AB 215 directs local governments to allow 10 business days to consider and incorporate public comments.

The Public Review Draft was updated between July 28, 2025 and August 13, 2025 to address entities that commented during the AB 215 30-day public comment period, including those 11 housing stakeholder agencies listed above and 51 public comments submitted by 11 different individuals. Comments collected through August 8, 2025, by the public are included on the following pages, with a response. The County considered all comments and incorporated edits into the 7<sup>th</sup> Cycle Housing Element Update, where appropriate.

*Due to a lack of quorum for those present for the meeting of February 20, 2025, this item was continued to the meeting of March 20, 2025.*

*Tracey Ferguson, Planning Director, stated that Commissioner Spencer provided comments on the meeting minutes of the February 20, 2025, prior to today's meeting, which will be incorporated, and amended meeting minutes will be presented for approval at the next meeting of the Planning Commission.*

**VI. 2021 WILDFIRES LONG-TERM RECOVERY PLAN STANDING UPDATE**

*Ferguson stated that the American Planning Association's California Chapter Community Planning Assistance Team (CPAT) has prepared an implementation strategy for wildfire recovery. She stated that the report is now final and there will be a presentation on the report at the March 18, 2025 Board of Supervisors meeting. She stated that there will also be a presentation to the Dixie Fire Collaborative Steering Committee in April 2025 and a presentation at the Dixie Fire Recovery Greenville Community Saturday meeting on April 12, 2025. She stated that she will bring the report to the Planning Commission on March 20, 2025.*

*Commissioner Montgomery inquired about the State of California suspending some of the requirements for wildfire recovery after the Los Angeles County fires and how that may affect this report. Ferguson stated that it would not affect the report. Ferguson stated that other California county Planning Directors that have been affected by wildfire are interested in conversations to see if any of the benefits can be retroactively applied to wildfires dating back as far as 2016/2017.*

*Ferguson stated that she will be meeting with the County's consultant this week regarding the preparation of the 2021 Wildfires Long-Term Recovery Plan.*

**VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS**

*Commissioner West stated that he welcomes Commissioner Dayne Lewis to the Planning Commission.*

*Commissioner Lewis thanked West for the welcome. He stated that he has been interested in planning and development and that he is honored to be present. He stated that the way for the County to be sustainable is to get young people here. He stated that there are a lot of young people who want to be here but they have difficulties finding a livable wage job to support themselves and afford housing.*

*Commissioner Montgomery stated that the Plumas Housing Council is taking a poll to find out if people feel that the Council is on the right track with the types of housing initiatives. He stated that he would like to see successful results with the housing construction financial model and then grow from there. He stated that there are a couple of locations being considered to get going soon.*

*Ferguson stated that there was a Plumas Housing Council high-level overview presentation made by Tyler Pew of LMNOP Design at the Board of Supervisors meeting on March 4, 2025. She also stated that there will be a countywide housing study conducted in 2025 which will be funded through the County's 2022 Planning Community Development Block Grant.*

*Commissioner Montgomery stated that LMNOP's work will be phasing out in the coming months because of the funding streams from The Almanor Foundation and others. He stated that it will be a matter of picking up the planning tasks where they left off and moving into implementation phases.*

*Lewis inquired about the Plumas Housing Council being a public group or private stakeholders. Ferguson stated that it is a public group. She stated that she could ask to have Commissioner Lewis be included on the email distribution list.*

**VIII. 2024-2029 HOUSING ELEMENT UPDATE PUBLIC WORKSHOP (Tracey Ferguson, AICP, Planning Director)**

*Ferguson stated that the Commission will be going over the Goals, Policies, and Programs, vacant land inventory, underutilized properties, and the Plumas County 7<sup>th</sup> Cycle Housing Element Affirmatively Furthering Fair Housing Analysis Questions.*

Ferguson provided the Commissioners with a copy of the 2019-2024 Plumas County Housing Goals Policies and Programs, a copy of the Sierra County updated 7<sup>th</sup> cycle Housing Element goals, policies, and actions, and the Housing and Community Development (HCD) Housing Element Completeness Checklist. She stated that the Sierra County Housing Element has been reviewed by HCD.

Montgomery inquired about the deadline for the Housing Element. Ferguson stated that the deadline has past and it was June 30, 2024. She stated that the State of California has sent a letter to the County and that the Planning Department has responded with a schedule.

Montgomery inquired about the timeframe to get the Housing Element completed. Ferguson stated that the Planning Department will try to circulate the Housing Element in April 2025. She stated that it will be circulated for public review for 30 days. She stated that there is a ten (10) day window for Planning Department staff to revise the Housing Element after public review. She stated that the Housing Element then goes to HCD for 90 days for the official review. She stated that the state will provide a letter listing any deficiencies that the Housing Element might have addressing State Housing Law. She stated the County is assigned a reviewer from HCD for the 90-day review. She stated that she will reach out to HCD to ask who the reviewer is and if the County could get some consultation during the 90-day review period.

Deputy County Counsel Sara James inquired about which of the preliminary steps the Planning Commission needs to be involved in. Ferguson stated that the next several meetings will require the attendance of the Planning Commissioners. West stated that he will not be able to attend the April 3<sup>rd</sup> meeting.

Ferguson stated that the objective is to bring a stricken version of the Housing Goals, Policies, and Programs before the Commission on March 20, 2025, for review. Continuing, Ferguson stated that the Planning Department will be setting up a website for the Housing Element public review draft.

Montgomery inquired about how he should go about reviewing the Housing Element. He inquired about looking at the HCD Housing Element Completeness Checklist, the Sierra County Housing Element, and then comparing to the County's existing Housing Element. Ferguson confirmed that as the correct approach.

West inquired about the Housing Element Completeness Checklist changing from the 6<sup>th</sup> to 7<sup>th</sup> Housing Element update cycle. Ferguson stated much of the Element will need to change to meet new State Housing Law requirements.

Ferguson read aloud the existing Goals of the Plumas County 2019-2024 Housing Element.

Lewis inquired about the State deciding the amount required for the different economic groups in the County versus adopting a Housing Element that fits the Counties needs. Ferguson referred to the Regional Housing Needs Allocation (RHNA). She stated that the State tells the County to provide appropriate zoning and densities with vacant or underutilized land and Accessory Dwelling Units to accommodate each of the economic groups. She stated that larger metropolitan areas have a Council of Governments (COG). She stated that the State, through HCD, is the COG for Plumas County. She stated that the State has passed legislation which requires jurisdictions to recapture a percentage of the units lost in a wildfire in the RHNA. She stated that the new legislation is the reason that the required units is 154 or much higher than prior RHNA's.

Ferguson stated that twenty-one (21) Accessory Dwelling Units were built during the 6<sup>th</sup> cycle Housing Element between 2019 and 2024. Montgomery inquired about how ADUs are counted. Ferguson stated that the state looks at the market price of the unit. She stated that the rule of thumb, on a monthly basis, is that nobody should spend more than 30% of their income on housing. Tim Evans, Senior Planner, stated that ADUs are focused on the Very Low and Low income categories. Ferguson inquired about assigning an income level to the units described in the General Plan Annual Report. Evans stated that there is a calculator from HCD which is driven on market value.

Ferguson inquired about the price of a one bedroom in Plumas County. Lewis stated that a mortgage would be about \$2,000 dollars for a one- or two-bedroom house.

Montgomery inquired about the cost of building on the empty lots in Greenville. Ferguson stated that a 1,200 square foot house, at \$350 dollars per square foot, will be a \$420,000 dollar house. She stated that that is the cost to construct and not necessarily what the market value would be. West stated that he doesn't think that a dwelling could be built for \$350 dollars per square foot. Montgomery stated that most people are quoting \$400 dollars per square foot.

Montgomery stated that having a primary dwelling unit and renting out two accessory units still becomes difficult for three earners to meet the mortgage payment.

Lewis inquired about the cost of building the pre-approved ADU plan sets. Ferguson inquired about the number of building permits for those plan sets that have been processed. Marco Velazquez, Associate Planner, stated that two (2) have been processed. Ferguson stated that no engineering estimates were done. Lewis inquired about hiring a contractor to provide a set of cost estimates for the plans. Lewis stated that the estimated costs would go a long way to encourage people to build them. West inquired about using the Planning Commission budget to send a letter to builders who could assist with this task. Ferguson stated that the Planning Commission has a budget for consultants and assistance. West stated that he wanted to try to see if it could be done pro-bono. James stated that it could also be a request for information (RFI).

Montgomery inquired about the County having a specific policy addressing tiny homes. Ferguson stated that the County does not allow tiny homes on wheels as dwelling units. Montgomery inquired about the code specifically stating that it is a recreational vehicle (RV). Lewis inquired about the tiny home on wheels being considered an ADU. Ferguson stated that it is not considered an ADU. Lewis inquired about a way to make tiny homes on wheels allowed to help with housing. James stated that a new ordinance would be needed. Ferguson stated that in the Summer of 2023 some members of the public came forward on this issue and that at the last meeting of the Planning Commission a public comment about tiny homes was provided to the Commissioners. Ferguson stated that Placer County has an ordinance that Plumas has reviewed as a potential model.

James inquired about the Title 25 Limited Density Owner Built Rural Dwellings being related to the pre-approved ADU plans. Ferguson stated that she needs to look to see if the plans meet the metrics.

West inquired about using the ADU plans to build a primary dwelling unit. Ferguson stated that they can be used as a primary dwelling unit.

Montgomery inquired about Reconstruction Recovery Advisors (RRA) having a building costs calculator. Lewis stated that he liked Commissioner West's idea of sending a letter to the construction companies to inquire for help. Ferguson stated that as part of the countywide housing study she would like to interview developers to find out in the Plumas market how many units are required to build at one time to reduce the cost per square foot.

Ferguson stated that single family detached homes are the number one housing unit type in this County. She stated that mobile homes are the number two housing type. She stated that there are about 100 mobile home and recreational vehicle parks in Plumas which account for thousands of units. She stated that the next largest housing type is multifamily residential units. She stated that the attached housing product is typically the more affordable housing product.

Chief Code Enforcement Officer, Jennifer Langston, stated that RV parks regulate the age of RV's that are allowed in the park. She stated that leaves the public in the low-income category with old models that are not allowed in the park. Lewis stated that he also has the rule in his RV park. He stated that the old units are not insulated well and are not comfortable for the people who own them. He stated that there is a difference between an RV park and a mobile home park. He stated that RV parks generally accommodate transient workers like contractors, students, and traveling nurses.

Ferguson read aloud the last goal "maintain the opportunity for individual choices in housing." She stated that this goal may speak to considering tiny homes on wheels as dwelling units.

Ferguson read the policies and programs aloud.

County. James stated that she is not aware of a letter being drafted at this time.

Commissioner Montgomery stated that there are several properties being developed under some of the housing programs he is involved with. He stated that a manufactured home build will be ready to sell in June [2025] in Greenville. He stated that at the last Plumas Housing Council meeting he found out that one of the determinants of the amount of time to finish the manufactured home build is that it takes additional time for PG&E to provide power which slows down the process.

He stated that the Community Development Commission [Housing Authority] is looking into the downpayment assistance program. He stated that it is nearing the end of the ReCoverCA program under which there is \$500,000 available to rebuild homes on their existing property. Ferguson stated that the deadline to apply for the Single-Family Reconstruction (SFR) and Single-Family Mitigation (SFM) Programs is April 15<sup>th</sup> [2025] and more information can be found on the California Department of Housing and Community Development website.

Ben Hoffman stated that for the manufactured home under construction in Greenville, all of the funds raised to construct were sourced from private Greenville residents. He stated that it is possible to extend the program to other communities in Plumas County.

Commissioner Lewis stated that he wants to see the community come back and get young people to move here. He stated that the Recreation Economy for Rural Communities (RERC) grant program is looking at downtown Quincy development. He stated that he is in talks with other RV park owners to get an inventory of RV and Mobile Home parks in the American Valley region. Ferguson stated that the Board of Supervisors accepted the RERC Quincy Action Plan in November of 2022. She stated that the County is now working on a grant with Rural Community Assistance Corporation (RCAC) to implement the Quincy Action Plan. She stated that there is a community convening coming up on May 13, 2025.

**VIII. CONTINUED FROM THE REGULAR MEETING OF MARCH 20, 2025 – 2024-2029 HOUSING ELEMENT UPDATE PUBLIC WORKSHOP #2 (Tracey Ferguson, AICP, Planning Director)**

Ferguson provided the Commissioners with a copy of the Plumas County Housing Element 6<sup>th</sup> (2019-2024) Cycle Housing Goal Policies and Programs with 7<sup>th</sup> Cycle (2024-2029) Suggested Edits and a copy of the 7<sup>th</sup> Cycle Vacant and Underutilized Sites Inventory Draft.

Montgomery stated that the words in the goals are very subjective and may need to be changed. Ferguson stated that everything is up for discussion and change.

Spencer stated that she would like to include action-oriented language rather than language about 'exploring' to doing something.

Ferguson stated that the Plumas Housing Council could provide housing definitions that they are working on for uniformity in language and understanding. Ferguson inquired with Ben Hoffman about housing terminology. Hoffman stated that he would be sending a link to Ferguson with the Plumas Housing Council terminology.

Ferguson stated that when it comes to the 'responsible' entity under some of the programs, the Plumas Housing Council could replace the Community Development Commission. With that said, Ferguson stated that the Community Development Commission will be maintaining the downpayment assistance program.

Commissioner Lewis inquired about getting plugged in with the Plumas Housing Council. Ferguson stated that Ben Hoffman is the admin for the Housing Council. She stated that she can send the Commissioners emails to Hoffman to add to the distribution list.

Ferguson inquired James about drafting a resolution to the Board of Supervisors to officially recognize the Plumas Housing Council. James agreed that it sounded reasonable.

Lewis inquired about the Plumas Housing Council being made up of private stakeholders. Ferguson inquired with Hoffman about a list of participating agencies and entities. Hoffman stated that he will be sending a members list to Ferguson.

Lewis inquired about Plumas County building permit and other fees being comparable to other rural counties. Ferguson stated that she has not done a comparison.

Lewis inquired about where the development fees come from. Ferguson stated that the Building Department has a building permit fee schedule for price per square foot. Ferguson stated that there are development impact fees in the code which are not enforced pursuant to Board of Supervisors direction. Spencer stated that it is Plumas County's tendency to either not charge or to charge very little. Lewis stated that in our current state it would be a good idea and encourage people to develop. Ferguson stated that property tax is the majority of the County's budget and revenue. Lewis stated that if more people came here that we would have a larger tax base.

Spencer stated that a comparison would give a better idea of what is going on.

Ferguson continued to the policies. Under Policy HE 5 "Provide provisions for alternative housing," she stated that accessory dwelling units and tiny homes on wheels are alternative housing types. Montgomery stated that it is a part of adequate housing. He stated that this falls into something along the lines of workforce housing under HE 2. Lewis stated that it directly applies to maintaining the opportunity for individual choice. Spencer inquired about blending items HE 5 and HE 6.

James stated that Nevada County just did a tiny home on wheels ordinance in January 2025. Montgomery inquired about how they differentiate tiny homes from recreational vehicles (RVs). James stated that it cannot be an RV, it must be a tiny home. Lewis stated that there is an agency that certifies them. James stated that it is the RV Industry Association (RVIA) and the American National Standards Institute (ANSI). Lewis stated that HCD considers an RV and a tiny home to be the same thing in an RV park.

Lewis stated that in addition to the ability to get access to water and sewer, proximity to stores and schools should also be considered in the vacant land inventory. Ferguson added "Other considerations proximity to amenities – public transportation, retail, schools, walkable, accessible to law enforcement size/scale and massing/design to be appropriate to rural Plumas County" to Program 1, Monitor Vacant and Underutilized Sites Inventory.

Montgomery inquired about the fair housing aspect of the Housing Element Completeness Checklist being included in the Inclusionary Housing Program. Ferguson stated that there is a section covering fair housing in the Sierra County Housing Element under Chapter 5. She stated that she would cross-check the information.

## **IX. REVIEW OF 2035 GENERAL PLAN (Tracey Ferguson, AICP, Planning Director)**

**Motion:** Continue item IX to a future meeting of the Planning Commission.

**Moved by Jack Montgomery Seconded by Dayne Lewis**

**Vote: Motion carried.**

**Yes:** Montgomery, Spencer, Lewis

**Absent:** Harvey West

## **X. INFORMATION ITEMS/ON-GOING PROJECT UPDATES**

A. Ferguson stated that the General Plan Annual Progress Report was delivered to the Board of Supervisors on April 1, 2025. She thanked Marco Velazquez, Associate Planner, for helping with the presentation. She stated that there were no questions from the Board of Supervisors and the report was approved to submit to the state. She stated that the state will look at it to ensure that it conforms. She thanked Tim Evans, Senior Planner Extra Help, for helping with the behind the scenes work and the tables that the state requires.

B. Ferguson stated that the first public hearing for the Staniger Zone Change was on April 1, 2025. She stated that there were public comments provided prior to the meeting and public comments during the public hearing. She stated that the Board of Supervisors continued the public hearing to April 8, 2025. Montgomery inquired about the process. Ferguson stated that it is a two-step process, with the waiving of the first reading of the ordinance at the first public hearing, then continuing the public hearing to a second meeting to consider adoption of the ordinance and resolution.

economies. Ferguson stated two planning studies, a housing study and an economic development study, will be performed through a 2022 Community Development Block Grant (CDBG) secured by Plumas County. She stated CPAT recommends a facility needs assessment in recovering communities to determine what services can be supported by the local population. She stated CPAT has recommended evaluating the potential success of businesses and not promoting a business that cannot be supported by the local population, resulting in closure.

Montgomery stated he was excited to see Seneca Hospital had begun construction. He stated they are expecting approximately 150 workers to stay in workforce housing as part of the project. Ferguson stated the anticipated opening is Spring of 2027.

Commissioner Lewis reported he and Ferguson met with the Recreational Economy for Rural Communities (RERC) committee to discuss the housing component of the plan. He stated a USDA Rural Housing representative from the Oroville office was present to discuss available loan programs including the 502 Direct for purchase and construction.

Ferguson stated the USDA rep is going to inquire about Plumas County submitting preapproved ADU plans through the USDA process to the Division of the State Architect through the 502 Direct Loan program. Ferguson stated the goal is to advertise a free, preapproved engineering plan set in conjunction with the 502 Direct Loan. Montgomery asked if the USDA representative represents the Farm Home Administration (FmHA) as well. Lewis stated he did not believe so. Montgomery stated that FmHA loans would be another avenue for low to very low financing options in Plumas County.

Montgomery stated that Dan Efseaff from Paradise Recreation and Park District would be an asset in utilizing available funding to grow the parks program and to further community health and integration efforts.

Lewis discussed the USDA 504 Home Repair Loan Program. He stated the program has an income threshold, but participants can apply for funding to repair existing homes and improve home efficiency.

Lewis reported he spoke with Clint Koble about the 'Move-In' package being put together to encourage individuals to relocate to Plumas County through incentives like downpayment assistance. Lewis stated Koble anticipates presenting at the Board of Supervisors meeting on May 6, 2025. Lewis brought up the possibility of the Planning Commission drafting a letter of support for the 'Move-In' package, stating he sees value in encouraging relocation to Plumas County. Spencer asked how the plan addressed employment opportunities. Lewis stated much of the plan was based on targeting remote workers. Ferguson stated the Lost Sierra Chamber of Commerce is partnering with Indian Valley Innovation Hub on the 'Move-In' initiative. She stated the Planning Commission could discuss the proposal further following the presentation at the Board of Supervisors meeting. Ferguson confirmed a labor component is included in the initiative. Spencer then stated technology in Plumas County would need to be able to support the incoming population. Ferguson stated that chambers of commerce are incentivizing relocation nationwide with packages up to a cumulative \$20k. She said these packages usually come with requirements to live in the area for a predetermined amount of time. She posed the question "what are the incentives Plumas County can offer as local government?" Lewis stated the nationwide program is called 'Make My Move.' He said individuals can enter specific criteria to be matched with a compatible community. Lewis stated the Plumas County local incentives would likely be starting with a \$5k move-in bonus to the first ten verified families, in addition to offering local Plumas community perks.

Spencer asked Ferguson to report what could be done to ask the Board of Supervisors to continue discussing the 'Move-In' package in Plumas County. Ferguson stated the Board of Supervisors along with the Planning Commission could evaluate the Housing Element programs and the integration of jobs and housing at the policy level.

## **VIII. CONTINUED FROM THE REGULAR MEETING OF MARCH 20, 2025 – 2024-2029 HOUSING ELEMENT UPDATE PUBLIC WORKSHOP #3 (Tracey Ferguson, AICP, Planning Director)**

Ferguson stated she sent a letter to the Department of Housing and Community Development's Proactive Housing Accountability Senior Manager, Fidel Herrera on April 16, 2025, regarding the late submission of the 7<sup>th</sup> cycle (2024-2029) Housing Element Update.

Ferguson stated the previous schedule determined the Housing Element (HE) would be delivered on April 14, 2025. Ferguson stated she called Housing Policy Analyst Dexter Egleston regarding the late submission. Ferguson informed Egleston of progress being made, including increased staff capacity, but communicated staff have not been able to complete all tasks. Ferguson detailed previous and upcoming HE workshops in her letter. Ferguson reiterated the goal to bring the HE plan to the public in a timely manner to comply with state requirements. She stated the plan would circulate for public comment on June 27, 2025. Ferguson stated that the HE needs to be discussed at every Planning Commission meeting, that Plumas Housing Council staff should be invited to future HE workshops, and that Planning Commission staff may attend Plumas Housing Council meetings to meet the deadline. Ferguson stated that following the HE circulating for public comment, the HE will be submitted to the Department of Housing and Community Development (HCD) in early August 2025. Ferguson stated following the review cycle, a compliance letter from the state could be expected in April 2026. Ferguson stated HE updates typically take twelve to eighteen months, and the Planning Commission has been working since January of 2024 when Velazquez began pulling demographic information for Plumas County.

Ferguson stated that at the previous workshop on April 3, 2025, the Planning Commission looked at Sierra County as an example and subsequent edits were made. HE Program #1 was discussed with the Inclusionary Housing Program and the Affordable Housing Trust Fund.

Ferguson asked if the Planning Commission would prefer to continue working on the HE Goals, Policies, Action/Programs or move on to Vacant and Underutilized Inventory and Analysis. Lewis proposed to begin working on the HE narrative. Montgomery asked for clarification on the Regional Housing Needs Allocation (RHNA) drafted April 3, 2025.

Ferguson pointed to the RHNA target of 154 units at Very Low to Above Moderate-income levels needed to be compliant with state requirements. She stated Plumas County has vacant and underutilized land in inventory. She stated, per state law, Accessory Dwelling Units (ADUs) built in the previous planning cycle can be applied to the Very Low income group. Ferguson stated the state wants reports of properties without constraints preventing habitation. She explained that the County can shoot for 133% of the RHNA requirements – approximately 206 units. Ferguson explained there are 498 units as shown on the Draft Inventory List. She stated the goal is to identify 206 viable units through collaborative efforts.

Montgomery asked if Planning Commissioners were expected to evaluate whether properties in their districts and determine potential issues. Ferguson explained that due to the concentration of viable parcels in Districts 2, 3, and 4, all commissioners are asked to evaluate site constraints to determine realistic capacity. Ferguson explained the state requirement for multi-family residential (M-R) zones in rural communities is a minimum of 10 units per acre. She explained that the maximum density in Plumas County M-R zones is 21.8 units per acre. Montgomery asked if that number accounted for setbacks and zoning requirements. Ferguson said it only accounts for density. Lewis asked if the Density Program Bonus applied to parcels with more than 12 units per acre. Ferguson clarified the program was for parcels building more than 21.8 units per acre. Montgomery asked if a property determined to hold only 12 units per acre would be classified as underutilized. Ferguson explained that vacant means there is nothing on the property and underutilized means there is an existing structure or structures on the property that are not achieving maximum residential unit capacity potential.

Montgomery asked how Ferguson divided parcels into the Very Low- or Low-income groups. Ferguson explained that parcels with greater potential residence capacity could fall into the Very Low income groups.

Spencer asked if the Commissioners wanted to continue discussing the RHNA Draft with limited meeting time left. Montgomery stated he would like to know exactly what was expected of him. Ferguson explained that the Commissioners are asked to help determine realistic residential capacity by visiting parcels in person or discussing them with the Planning Department. She stated some parcels may have plans to build, which would provide realistic capacity. Ferguson asked Commissioners to determine the most viable parcels to count toward the 206 units needed. Montgomery asked about the subjectivity of determining parcel viability. Ferguson stated the criteria for viability are site constraints and proximity to services. She explained some parcels had been crossed off the list due to nonviability. Spencer proposed related Commissioner Lewis and Commissioner Montgomery schedule an appointment with Ferguson to discuss the sites and unit potential. Ferguson noted that most parcels in the Moderate to Above Moderate-

income groups fall within Commissioner West's district. Ferguson stated the County needs 63 Above Moderate units. She suggested bringing the list back during workshop #4.

Spencer directed the conversation HE 7<sup>th</sup> Cycle (2024-2029) Goals, Policies, and Actions/Programs. She asked if the Planning Commission had sent a comment of support for the Plumas Housing Council. Ferguson stated none had been drafted yet by Planning staff and addressed Brechtel explaining the Planning Commission desires to formally acknowledge the Plumas Housing Council with a recommended resolution to the Board of Supervisors. Brechtel agreed and stated the goal of establishing the Planning Commission was to address such matters in detail and present the resulting opinion to the Board of Supervisors.

Spencer stated it was important to establish if the Planning Commission was working with the Plumas Housing Council because they are referenced several times in the HE 7<sup>th</sup> Cycle draft programs. Ferguson stated County support would be needed to tie a responsible agency to the program. Montgomery stated the primary focus of the Plumas Housing Council has been on fire recovery. He asked if the scope of the Plumas Housing Council would need to be expanded to address all housing in Plumas County in perpetuity. Ferguson explained a governance structure must first be established, but the goal of the Plumas Housing Council to exist in perpetuity. She stated it is important to ensure the Plumas Housing Council is a sustainable agency prior to including as a responsible agency in the HE 7<sup>th</sup> Cycle draft programs.

Lewis stated the Planning Commission should explore drafting a letter of acknowledgement on the 'Move-In' package. He stated the package ties directly into the Housing Element goals. Montogomery stated he believes the 'Move-In' package would be more involved with the Plumas Housing Council. Ferguson stated naming the package in a program could be considered. She suggested Clint Koble present to the Planning Commission discussing the connection to the Housing Element programs. She stated she was uncertain if acknowledgement by the Planning Commission would be required. Lewis stated Koble had asked him personally for endorsement. He stated he was unsure if it would be appropriate for him to provide one, and that it would be more appropriate and powerful coming from the Planning Commission. Lewis reiterated it ties into Policy HE 3 – Maintain a continuing program for first time homebuyers. Lewis stated most of the first-time homebuyers he has recently consulted with are also relocating to Plumas County.

Ferguson stated the Commission had previously gone through Policies HE 1 and 2. She asked at what threshold Policy HE 2 regarding an inclusionary housing ordinance would be triggered and whether the measure is more prohibitive than helpful. Spencer questioned County Counsel about what opportunities there are with Policy HE 2. Ferguson stated inclusionary housing in the context of the state checklist requires Plumas County to support affordable housing. She stated Policy HE 2 allows the County to collect revenue from development projects and establish a fund to support affordable housing efforts. Montgomery asked how the HE 7<sup>th</sup> Cycle (2024-2029) would satisfy the state checklist. Ferguson stated that, to her knowledge, inclusionary housing programs are not currently required by the state or local government. She stated the inclusionary housing program would be a proactive measure by Plumas County.

Ferguson asked what number of units would be appropriate to trigger a potential requirement that 10% of units be considered affordable. Lewis stated the goal is to encourage developers to build housing in Plumas County. He expressed concern that an inclusionary housing program may discourage developers due to a potential decrease in profits. He agreed with placing the threshold at a high number of units. He stated that when moderate and above-moderate-income housing is developed, that potentially creates vacancies in lower income housing developments. Ferguson expressed the need for balanced policy so as not to discourage developers while simultaneously supplying a funding stream for affordable housing in Plumas County. Spencer stated that the current language is soft and suggested continuing the conversation. Ferguson stated the Commission can move forward with the initiative as proposed, decline to move forward with the initiative, or find a middle ground considering economic feasibility.

Ferguson stated staff will work on advancing recommendations on programs. She asked Commissioners Montogomery and Lewis to cooperatively evaluate Greenville properties listed on the RHNA. Montgomery stated the need for an itemized timeline to complete the HE 7<sup>th</sup> Cycle (2024-2029) to meet the June 27, 2025 deadline for public circulation.

Ferguson stated staff will prepare a timeline. She informed commissioners that special meetings of the Planning Commission may be held to complete all tasks.

**IX. INFORMATION ITEMS/ON-GOING PROJECT UPDATES**

Ferguson stated the Staniger Zone Change was presented to the Board of Supervisors on April 1, 2025, and on April 8, 2025. Ferguson stated no decision has been made. She stated staff are investigating if the buffer could be increased, at the direction of the Board of Supervisors, subsequently decreasing available acreage and reducing animal carrying capacity. Ferguson stated she will be working with the applicant. She stated she has a scheduled site visit. The application will be brought back before the Board of Supervisors on May 6, 2025. Commissioner Spencer stated her appreciation for the Board of Supervisors attempt at achieving compromise in the matter of the Staniger Zone Change. She stated the discussion seemed primarily concerned with social and economic compatibility whereas the application is concerned with environmental compatibility. Ferguson stated the applicant has been working to communicate with neighbors. She stated the Board of Supervisors intent is to reach a compromise between the applicant and the neighbors.

**X. FUTURE AGENDA ITEMS**

1. 2024-2029 Housing Element Update Public Workshop
2. Amendments to the Resolution Establishing the Rules of Conduct of Business of the Plumas County Planning Commission
3. Discussion of Agriculture and Forestry Element of the 2035 Plumas County General Plan
4. Brown Act Training for Planning Commissioners
5. Draft a Planning Commission resolution to the Board of Supervisors recommending to officially recognize the Plumas Housing Counsel

**XI. ADJOURNMENT**

***Motion:*** Adjourn to the regular meeting scheduled on May 1, 2025.

***Moved by*** Jack Montgomery ***Seconded by*** Dayne Lewis

***Vote:*** Motion carried.

***Yes:*** Montgomery, Spencer, Lewis

***Absent:*** Harvey West

## **2024-2029 HOUSING ELEMENT UPDATE PUBLIC WORKSHOP #4**

Ferguson reviewed the Regional Housing Needs Allocation (RHNA) vacant and underutilized land inventory with the Commission. She informed the Commissioners that parcels continued to be reviewed by staff and more parcels need to be removed to narrow the list down more closer to the 154 unit RHNA. She reiterated the target is 206 units. Ferguson directed Commissioners to focus on the “very low” and “low” vacant and underutilized land lists at this meeting. She stated staff would research and remove parcels from the “moderate” and “above moderate” income lists. She stated the vacant lots chosen for the “moderate” and “above moderate” income categories were located primarily in Whitehawk, Plumas-Eureka Estates, Walker Ranch, and Grizzly Ranch.

Commissioner West asked what the income threshold for “Moderate” is. Commissioner Montgomery responded that the Area Median Income (AMI) was used to determine income brackets. Ferguson agreed and stated that “Moderate” is 80-120 AMI and above 120 AMI is “Above Moderate” income. Ferguson announced new income limits for 2025 had been released and stated she would present them at the next meeting. Commissioner West asked if the vacant lands in the City of Portola would be included in the Plumas County RHNA. Ferguson stated Portola’s RHNA is separate from the unincorporated area of Plumas County.

Ferguson reiterated the RHNA includes both vacant and underutilized parcels for each income bracket. She stated there are two (2) parcels in Quincy/East Quincy and two parcels in Greenville. She informed the Commission that the two parcels in Greenville are owned by the Plumas County Community Development Commission (PCCDC), they yield potentially four units and are vacant parcels. She stated the parcels in Greenville are located adjacent to existing subsidized housing. Ferguson stated staff will be contacting the PCCDC to assess the realistic capacity of the parcels. She stated the PCCDC is currently examining their owned properties and evaluating if any can be added into the vacant lands inventory. Ferguson stated the Plumas Housing Council is in discussions with the PCCDC to bring subsidized housing to the County. Ferguson summarized state Housing and Community Development’s (HCD) requirements for rural Plumas County to yield a minimum of ten (10) housing units per acre in higher density housing developments. She stated Plumas County is currently at 21.8 units per acre in maximum density housing developments in the “M-R” Multiple-Family Residential zoning. She stated some parcels may not meet the state minimum of ten (10) units per acre and those cases will require explanation to the state. She described density constraints as topography, environmental considerations, or factors that reduce the overall developable acreage.

Commissioner Montgomery asked how this relates to the Peppard Flat parcel. Ferguson explained the parcel is 7.47 acres. Commissioner Lewis stated he had visited the parcel. Lewis stated the majority of the Peppard Flat site is mountainside. Ferguson described the site constraints as topography as well as the parcel being heavily forested. Ferguson discussed citing site constraints to reduce parcel acreage to determine the realistic density of the parcel. County Counsel Sara James asked if the Rural Communities Housing Development Corporation (RCHDC) or Plumas County Behavioral Health (PCBH) had inquired about developable parcels. Ferguson stated there was not presently a viable parcel for PCBH’s permanent supportive housing initiative. She stated PCBH was in possession of a parcel inventory list based on specific criteria including access to amenities and distance from specific service providers.

Ferguson then discussed a parcel on Claremont Way. She stated the parcel would require a two-story development. Lewis stated two property owners had presented interest in selling parcels to developers interested in building multi-family residential housing.

Lewis stated he was in contact with the owner of a parcel near Cemetery Hill on the south side of the highway that may be suitable for development due to location and access to services. Lewis stated the parcel may have site constraints due to the sloped topography of the parcel and is zoned for commercial and residential. Ferguson stated it would be possible to include a program to rezone parcels to multi-family residential as part of the Housing Element review. She encouraged the Commissioners to consider the viability of a re-zoning program. Lewis stated it would be beneficial to know what is and is not developable based on parcel viability. He stated there was value in maintaining commercially zoned parcels in addition to adding multi-family residential zoned parcels.

Ferguson stated fifty (50) units is the target for the “very low” income category in the RHNA. She stated staff will evaluate the parcels and present the most viable properties. Ferguson stated thirty-two (32) parcels is the target for the “low” income RHNA. She referenced a parcel on Jackson Street with a proposed two-story development. Spencer pointed out the RHNA listed the parcel has having “soils/Geotech” site constraints. Ferguson stated that the development may require an innovative foundation to support a multi-level structure on the parcel. She stated an engineer was currently assigned to determine a viable path forward. Ferguson stated there were two vacant lands in Chester. Commissioner Montgomery stated the property owner is likely to submit a permit for a mobile home/RV development with forty (40) units. He stated he was uncertain how that would qualify according to state requirements. Ferguson stated the current zoning of Recreational Open Space and Multiple-Family Residential would not permit an RV park. She stated the property owner should confer with the Planning Department. Regarding another property, Montgomery stated the parcel owner was interested in developing “upscale” townhomes rather than low-income housing.

Spencer asked if the mobile-home expansion in Vinton would qualify as additional housing units in the RHNA. Ferguson confirmed that the project, consisting of fifty (50) units, should be included. West asked where the project was in the process. Associate Planner Marco Velazquez reported the property owners were obtaining a special use permit amendment through the Planning Department to facilitate the park expansion. Ferguson discussed conversing with HCD staff on how to determine “very low” versus “low” income bracket parcels. Lewis asked if RVs would be counted as housing in the RHNA. Ferguson confirmed mobile homes in a state-licensed mobile home park will be counted. Lewis asked if the expansion in Vinton was adding mobile homes or RV spaces. Ferguson confirmed the property was adding mobile homes. Ferguson stated non-viable properties would be removed from the vacant lands list.

Ferguson reviewed two parcels owned by Indian Valley Community Services District (IVCSD) for which there were plans for development. She stated the IVCSD Board is currently discussing whether to develop housing assets. Lewis asked what the intention of obtaining the parcels was. Ferguson stated the intention was to build housing. Montgomery asked if the housing being considered was part of the RRA Plumas County Council initiative. Ferguson confirmed it would be a part of the Plumas Housing Council initiative.

Senior Planner Tim Evans stated the mobile home expansion in Vinton was originally excluded from the list because it required a discretionary action. Ferguson asked if HCD had a rule prohibiting such properties from being included. Evans stated the Planning Department had previously discussed not including properties that required a Planned Development Permit or any discretionary actions. Ferguson stated rezoning a parcel is also considered an entitlement action. Ferguson stated she would also ask HCD about discretionary actions. Ferguson discussed listing projects in need of discretionary actions separately from the RHNA. She stated each parcel would be accompanied by an appendix, a photograph, and a narrative. Spencer commented that the list should be included as it demonstrates the ability of Plumas County to strategize layered solutions. Lewis agreed the additional list of alternatives would be proactive.

Ferguson reviewed previous edits made to the Housing Element 7<sup>th</sup> Cycle goals, policies, and actions/programs, including edits made to the Housing Trust Fund Program, Inclusionary Housing Program, and the inclusion of the Plumas Housing Council as a responsible party. Ferguson asked the Commissioners to decide on whether to include the Inclusionary Housing Program and potential metrics. Lewis recommended maintaining a high threshold to trigger the program so as not to dissuade developers. He recommended a threshold of 100 units. Ferguson explained the policy dictates an analysis be conducted prior to adopting an Inclusionary Housing Program to mitigate potential negative impacts. Lewis inquired if the program was asking whether or not to create an Inclusionary Housing Program. Ferguson responded yes, the process of creating an inclusionary housing ordinance would require a feasibility study. She presented the Commission with the options to eliminate the policy completely or to maintain the policy with feasibility study requirement.

Lewis asked if the program would not be addressed until an interested developer presents. Ferguson stated the analysis would be done prior, and the ordinance would be written with the agreed upon requirements. Montgomery asked if the threshold would be established case by case. Ferguson stated the threshold with a required percentage of affordable units would be written into an ordinance following an analysis. She mentioned the possibility of developers increasing prices on standard units to

compensate for financial loss on affordable units. Montgomery asked how to establish incentives to prevent that outcome. Ferguson included the Board of Supervisors could act on, for example, an incentive of zero property tax for one year. She stated part of the analysis would yield information on County-controlled incentives for development and developers. Montgomery asked if the Inclusionary Housing Program was required. Ferguson replied that she did not believe so but would inquire with HCD.

Spencer provided the example of Truckee, stating the lack of strategic housing development resulted in limited housing for the local workforce. Montgomery stated the current language was vague enough to allow for future planning without imposing strict metrics. Lewis concurred. Ferguson stated the end goal would be to generate revenue in a housing trust fund for construction of affordable housing. She stated developers also could have the option to pay into the fund in lieu of creating affordable housing units. Montgomery asked if a local organization like Chico's Community Housing Improvement Program (CHIP) would be the intermediary responsible for facilitation. He questioned how detailed the Planning Commission needed to be in developing this policy at present.

Spencer asked what the downside is to leave the policy in. Ferguson informed the Commission that the state is wary of housing elements that turn over the same policies without action. She explained that reports on policy actions are sent to the state, and prior cycles show nothing has been done with the Inclusionary Housing Program. Spencer stated the program was important, but the demonstrated indecision through two housing element cycles may be ill advised. Lewis agreed. He stated a project has not come about that would trigger this policy. He recommended removing the Inclusionary Housing Program. Spencer agreed. Montgomery agreed, stating there are no projects in the near future relevant to this policy. Lewis agreed with Spencer's anecdote about Truckee. Montgomery stated the issue in Truckee is being driven by high end development, which is not necessarily occurring in Plumas County. Lewis stated it could be a possibility but is unlikely to occur at the same level. The Inclusionary Housing Program was recommended to be removed by the Commissioners. Ferguson stated the Affordable Housing Trust Fund ties directly into the Inclusionary Housing Program and would be removed. Spencer asked how the Plumas Housing Council ties into the development of the Housing Element 7<sup>th</sup> Cycle. Ferguson stated the Plumas Housing Council is evaluating several different housing strategies. Ferguson recommended adding a program recognizing the efforts of Plumas Housing Council.

Ferguson reviewed Policy 4 – Development Review and Processing Procedures and stated the fee schedules needed to be reviewed annually. She stated the Building and Planning departments are currently working to transition to Cloudpermit, an online permit submittal and management platform, to increase accessibility to the community. Ferguson Reviewed Policy 5 – Building, Planning, and Zoning Codes. She stated that Titles 8 and 9 of the Plumas County Code would be subject to review to ensure compliance. Ferguson brought up the previous discussion of extending the allowed camping time of 120 days to 180 days. Montgomery asked if "non-structural" should be removed in reference to tiny homes because they are considered RVs by the County. Ferguson clarified that "non-structural temporary shelters" are tents. She discussed the potential of developing a new ordinance to allow tiny homes on wheels as dwelling units. Montgomery recommended designing an ordinance specifically for tiny homes on wheels as temporary shelters separate from RVs to alleviate confusion. Ferguson stated the definition of "camping" could be amended to include tiny homes on wheels. She referenced similar ordinances in Placer County, where tiny homes on wheels can be considered permanent residences, provided they meet structural and health and safety requirements. Lewis stated that tiny homes on wheels coming from a manufacturer would be subject to Recreation Vehicle Industry Association (RVIA) regulations that could be written into an ordinance. Ferguson referenced Appendix Q of the building code that is specific to tiny homes on a permanent foundation. James stated that, as written, tiny homes on wheels are considered RVs in Plumas County and a specific exemption would need to be written for them to be considered anything else.

Ferguson brought up the possibility of Planning Commission special meetings to workshop the Housing Element to meet the deadline of June 27, 2025, for the public review draft release. She stated scheduled meetings are June 5, 2025 and June 19, 2025. She asked if commissioners had any conflicts with upcoming special meetings. Spencer, Lewis, and Montgomery confirmed they would be present. Spencer asked what needed to be accomplished in the two meetings prior to the release. Ferguson stated the Goals, Policies, and Actions needed to be finalized. Lewis stated the June 5, 2025, meeting would

*potentially be busy with opportunities for public comment on the Staniger Zone Change. James presented the idea of extending the time of scheduled meetings in lieu of adding special meetings. Spencer, Montgomery, and Lewis agreed to extend the time of scheduled meetings with a recess. Ferguson encouraged the commissioners to read through all programs to understand which need further consideration.*

## **IX. REVIEW OF 2035 GENERAL PLAN**

- A. Agriculture & Forestry Element Introduction, Setting/Existing Condition, Agriculture Resources, Forest Resources, Values and Issues, Legal Basis and Requirements, Relationship to Other Elements, and Plans and Planning

*Ferguson discussed the Agriculture & Forestry Element, stating it is a proactive element of the General Plan due to the County's prevalence of agriculture and forestry and is not required by the state. She read through the Introduction statement. She stated the intention of this element is to protect and promote the sustainable use of agriculture and forest resources to balance economic development and sustainability. Lewis expressed appreciation for the statement "fundamental component of the rural character, historic use, and way of life" in reference to agriculture from the introductory statement. Lewis recommended adding a section on predator reintroduction to this Element. Montgomery asked if the concept of transitional zoning between agriculture, forested lands, and development needed to be included as a statement or if it was inherent in listed values and issues. He stated he believed there will be growing concerns of individuals moving near agricultural lands who may not be familiar with historic practices.*

## **X. INFORMATION ITEMS/ON-GOING PROJECT UPDATES**

- A. Staniger Zone Change (ZC 9-23/24-10)

*Ferguson informed the Commissioners that the Staniger Zone Change is being noticed for the June 5, 2025, Planning Commission meeting. She informed the Commissioners that a new state law effective January 1, 2025, requires a 20-day notice before a planning commission holds a public hearing on an ordinance affecting the permitted uses of real property. She stated she and the Board of Supervisors became aware of this law on April 18, 2025, and determined it necessary to re-notice the public to ensure compliance. Lewis asked if the previous law required 10 days. Ferguson stated it was 10 days, and the 10-day requirement still stands for other notices not concerning an ordinance affecting the permitted uses of real property.*

- B. The Office of the State Fire Marshall has recommended new levels of Fire Hazard Severity Zones (FHSZs) within Local Responsibility Areas (LRA) affecting unincorporated Plumas County in the Town of Chester, Town of Quincy, Town of East Quincy, and Sierra Valley. Prior to adopting an ordinance that designates 2025 LRA Moderate, High, and Very High FHSZs map, information is available for public review and comment on the Plumas County Planning Department website under "LRA Fire Hazard Severity Zones (FHSZ) Map." <https://www.plumascounty.us/3354/LRA-Fire-Hazard-Severity-Zones-FHSZ-Map>. County Board of Supervisor public hearings will be held on June 3, 2025, and June 10, 2025, at 11AM (time certain) in the Board of Supervisors Chambers, 520 Main Street, Room 308, Quincy to receive public comment in person, virtually by live streaming, or by phone.

*Ferguson asked Commissioners to follow the link provided in the meeting agenda on Fire Hazard Severity Zones (FHSZ) affecting the Local Responsibility Area (LRA) in the unincorporated areas of Plumas County, including Chester, Quincy, East Quincy, and Sierra Valley. She stated public hearings will be held during the Board of Supervisors meetings at 11AM on June 3, 2025, and June 10, 2025. She stated she is currently developing the ordinance based on a template from the Office of the State Fire Marshall. She informed the Commission that the state will allow counties to be more restrictive in categorizing FHSZs, but they cannot be less restrictive. She stated staff has been in communication with the Beckwourth Peak Fire Protection District, Peninsula Fire Protection District, and Quincy Fire Protection District as they would be responsible for responding to wildland fire in the LRA.*

## 2024-2029 HOUSING ELEMENT UPDATE PUBLIC WORKSHOP #5

A. Ferguson informed Commissioners that staff had reviewed programs from Housing Element 6<sup>th</sup> Cycle. She explained that staff will be referencing Sierra County's Goals, Policies, and Actions and identifying what may be relevant to Plumas County.

Ferguson recapped the Inclusionary Housing Program and the Affordable Housing Trust fund had been removed from the Housing Element 7<sup>th</sup> Cycle (HE). Under Program 8, Development Review and Processing Procedures, West recommended changing the review cycle from annually to biannually. Ferguson stated it would be taken into consideration in accordance with State requirements. Montgomery inquired about the amount of time an annual review typically takes. Ferguson responded that department procedures are regularly being evaluated and updated to be more efficient.

Ferguson summarized previous discussions update the time limits in Program 6, Camping Time Limits, from 120 days to 180 days. The previous HE cycles proposed the removal of the time limit to allow living in a Recreational Vehicle (RV) full time, provided health and safety conditions are met. She questioned the appropriateness of this allowance outside of a registered mobile home park. Montgomery asked if Program 6 could be amended to cite the Plumas County Camping Ordinance (PCC 9-2.405). Ferguson recommended updating the language to reflect the intent to modify the Camping Time Limit. Ferguson asked Langston if Code Enforcement was able to use a calendar function in Cloupermit to enforce camping time limits. Langston replied that the capability to use a calendar is currently limited but suggested the possibility of using a permitting system through the Building Department using dates. Lewis commented that would be reliant upon an honor system. Ferguson replied that the existence of a paper trail would proactively help Code Enforcement ensure compliance and track non-registered camps. Montgomery suggested a written warning for those identified as unregistered. Langston stated there is an ongoing issue of unpermitted RVs accessing water resources without compensating the community services districts. Lewis stated he appreciates the idea of a structured permitting process for camping.

Ferguson stated the definition of "family" had been updated to comply with Federal and State requirements under Program 8, "Reasonable Accommodation and Housing for Persons with Disabilities." She stated that the County still needs to adopt a written procedure regulating reasonable accommodations for housing.

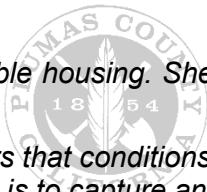
Regarding Program 9, "Transitional and Supportive Housing and Navigation Centers," Ferguson stated the North Star Navigation Center is a qualifying entity. She stated the County is currently up to compliant with Program 10 "Accessory Dwelling Units" (ADUs) through 2024, but new regulations on ADUs are regularly released. She advised updating the language to "ensure consistency with State law."

Program 11 "Density Bonus Program" could incentivize developers to build at one-and-a-half times the allowable density. Montgomery asked if the Zoning Ordinance had been updated based on the previous HE. Ferguson replied, it has not been updated to-date.

Under Program 13 "Preserve Assisted Units" Ferguson stated the units examined are under 55-year covenants, none of which are presently at risk of expiring. Lewis asked if upon expiration, the units could be sold. Ferguson explained they could be sold and adjusted to market-rate.

Under Program 14, "Rehabilitation program" Ferguson explained the Plumas County Community Development Commission (PCCDC) may have a housing rehabilitation program. She stated staff would communicate with PCCDC to obtain status. Lewis asked if interested parties could inquire with PCCDC. Ferguson responded interested parties may visit the PCCDC office in Quincy on Main Street.

Under Program 16, Ferguson stated "Fair Housing," the County will support and cooperate with the PCCDC to ensure federal requirements are met and to distribute information to the public. Ferguson informed Commissioners that the PCCDC Board of Directors allocated 35-40 Project Based Vouchers



to aid the development of affordable housing. She recommended adding a program to memorialize the Project Based Vouchers.

Ferguson informed Commissioners that conditions for Program 19, "Housing Condition Survey," had not been met. She stated the goal is to capture an inventory of dilapidated and substandard housing units. Lewis asked if residents could be connected with rehabilitative services. Ferguson responded yes, that is a goal of the program. Ferguson notified the Commissioners she received a Community Development Block Grant (CDBG) to conduct a countywide housing study. Montgomery asked if the Building Department could help facilitate. Ferguson agreed they could. Ferguson asked Langston about the state of housing stock in Plumas County. Langston notified the Commission there are 40 unsafe, red-tagged and 14 substandard documented housing units that are open and occupied in Plumas County. Spencer raised the issue of non-owner-occupied units where owners lack either interest or capacity to update properties. Montgomery asked if the program is primarily to identify dangerous dwelling structures. Ferguson replied it would be a public health and safety practice. Langston stated Code Enforcement has been working with the Plumas Crisis Intervention and Resource Center (PCIRC) to aid individuals in unsafe housing. She stated for the County to revitalize dilapidated buildings without owner consent, a court order would be required and the cost would be directed to the owner. She stated failure to pay would result in the property being sold. Spencer stated rural communities attract unique individuals who typically desire greater separation from governance. Spencer stated employee housing on Sierra Valley ranches has been beneficial.

Under Program 20 "Employee Housing," Ferguson explained employee housing is permitted by right in zones Agricultural Preserve and General Agricultural and cannot be considered different than any other agricultural use. She added employee housing must include agricultural workers who do not work on the property where the employee housing is located. She recommended inspecting employee housing within Plumas County for health and safety compliance.

Ferguson discussed government incentives to ensure affordable housing under Program 21, "Housing for Lower Income and Extremely Low-Income Households." She discussed the possibility of transitioning old motels into Single Room Occupancy (SROs). Montgomery asked if the concept was similar to condo conversions from short term to long term residency. Ferguson explained the conversion would be to long-term rentals. She explained to be occupied longer than thirty days, each room would require a kitchen, potentially requiring renovation. Montgomery asked if funding would be provided by the County for conversions. Ferguson replied there is the potential for allocated grants and alternative funding sources from HCD. Montgomery asked if Plumas County needed to provide specific criteria for the conversion. Ferguson replied that property owners would need to comply with Plumas County Code and the definition of a "dwelling unit." She recommended keeping the program and directing staff to continue research on the matter.

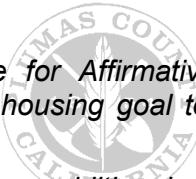
Ferguson announced Program 22, "Emergency Shelter Development," had been removed because it had been completed.

Ferguson discussed collaborating with the PCCDC to educate local landlords on Section 8 to develop additional housing options in Plumas County under Program 23, "Housing Choice Voucher Program."

Under Program 24, "Water and Sewer Infrastructure," Ferguson announced staff were looking into actionable projects for which staff could apply for funding. Spencer recommended the current language "seek funding" be made more specific. Ferguson recommended including language to specify projects that have been through Integrated Regional Water Management (IRWM).

Ferguson updated language in Program 25, "Community Development Block Grant Funding," to reflect the County is applying for CDBGs in addition to supporting PCCDC in their applications. Lewis asked what the purpose of CDBGs is. Ferguson responded projects can pertain to planning, economic development, and infrastructure.

Ferguson reviewed the goals, policies, and actions from the Sierra County Housing Element with Commissioners. She explained Commissioners are to extract the related policies and implementation



measures required by the State for Affirmatively Furthering Fair Housing (AFFH). Ferguson recommended adding an overall housing goal to the Housing Element 7<sup>th</sup> cycle. Commissioners agreed.

Commissioners agreed to not impose additional construction requirements beyond those mandated by the State to ensure health and safety. Commissioners agreed to evaluate how the County may draft a policy meant to promote consideration of providing additional land for residential development through re-zoning or surplus lands. Ferguson explained the State requires no net loss for residentially zoned land.

County Counsel Josh Brechtel replaced Sara James for the remainder of the meeting.

Ferguson stated the County's Geographic Information Systems (GIS) Division recently organized a list of County-owned properties. Brechtel stated County Counsel is working with HCD to surplus a County-owned property to Plumas District Hospital. Ferguson evaluated how the County may develop programs to increase the supply of permanent rental housing. She discussed recruiting more landlords to accept Section 8 and partnerships with local initiatives like the Lease to Locals program. Lewis reinforced the importance of educating local landlords on Section 8.

Ferguson confirmed the County considers manufactured homes to be no different than any single-family residence. Ferguson confirmed the County allows and promotes Accessory Dwelling Units (ADU) in accordance with State law. Ferguson discussed Policy 2.5, stating the County shall allow, by right housing developments with at least 20 percent affordable housing parcels zoned Multiple-Family Residential. Lewis asked if this related to the recently removed Inclusionary Housing Program. Ferguson stated it did not. West asked if the verbiage "by right" required an ordinance. Ferguson confirmed there is usually an additional implementation measure, but the policy dictates the County will "allow," not "require." Ferguson confirmed the County promotes employee housing.

The Commission agreed that the County will support low income and special needs housing development through helping to identify appropriate sites, applying for funds that will include the cost of permit fees and inspections on behalf of housing providers, and offering incentives like density bonuses to developers for affordable housing. Ferguson confirmed the State required informational handouts be available online and at County office, libraries, and public agencies. Lewis questioned the practicality of placing handouts targeted at developers in libraries, stating the Planning Department office is the nexus for information. Ferguson reiterated these were the minimum requirements from the State.

Commissioner Montgomery had to leave the meeting early.

Ferguson stated staff needed to draft HE policies zoning code amendments and check for compliance. Ferguson discussed the possibility of allowing employee housing on parcels zoned for single family residential. She discussed a possible allowance through the ADU ordinance. Lewis brought up the need for employee housing for the Forest Service as well as agricultural employees.

Ferguson discussed the feasibility of a no-cost tentative map amendment to allow for the development of higher density affordable housing. She confirmed that Plumas County had already adopted an ADU ordinance. She stated the State is continuously releasing ADU requirements, and staff will work to keep policies in compliance. Ferguson confirmed policies are in place to ensure the County continues to enforce building and safety codes. She stated staff needed to reconnect with the representative from the USDA Rural Development Single Family Housing Rehabilitation Program to aid in securing funding for home rehabilitation. Ferguson discussed the possibility of focusing Code Enforcement efforts in areas of greater need.

Ferguson highlighted the County measure to mitigate the impacts of fire and flood particularly on vulnerable communities. She recommended staff further research into the implementation measure.

Ferguson recommended adding a hazard mitigation program, stating the County already meets certain measures through implementation of the Local Hazard Mitigation Plan.

B. Ferguson presented the 2025 State Income Limits. The Area Median Income for Plumas County as of 2025 is \$95,300 for a family of four.

**X. REGULAR MEETING OF THE PLANNING COMMISSION ON JUNE 19, 2025, CANCELLED DUE TO COUNTY HOLIDAY; SCHEDULE SPECIAL MEETING OF THE PLANNING COMMISSION IN JUNE 2025 (Tracey Ferguson, AICP, Planning Director)**

**Motion:** To schedule a Special Meeting of the Planning Commission for 1PM on Wednesday, June 18, 2025, and cancel the regularly scheduled meeting for July 3, 2025.

**Moved by:** Chris Spencer **Seconded by:** Dayne Lewis

**Vote:** Motion Carried

**Yes:** Spencer, Lewis West

**Absent:** Montgomery

**XI. INFORMATION ITEMS/ON-GOING PROJECT UPDATES**

A. Ferguson informed Commissioners the Local Responsibility Area (LRA) Fire Hazard Severity Zones (FHSZ) ordinance would be presented to the Board of Supervisors for adoption on June 10, 2025. Ferguson stated the primary concerns of the public are the potential for increased insurance rates and the modeling methodology that resulted in areas being classified moderate, high, or very high FHSZ. She stated there are shared concerns by the public and the Board of Supervisors that hazard levels can be increased but not decreased. Ferguson stated she included a clause within the ordinance expressing frustration at the lack of discretion at the local level. She stated that she will also be drafting a letter to the State advocating for a bill that allows for greater autonomy in local discretion. West asked if the website contained a comparison of the old LRA FHSZ map and the revised version. Ferguson replied, yes.

**XII. FUTURE AGENDA ITEMS**

1. 2024-2029 Housing Element Update Public Workshop #6 – schedule special meeting on June 18, 2025
2. Review of goals and policies of the 2035 Plumas County General Plan Agriculture & Forestry Element – meeting of July 17, 2025
3. Brown Act Training for Planning Commissioners – meeting of July 17, 2025
4. Draft a Planning Commission resolution to the Board of Supervisors recommending to officially recognize the Plumas Housing Council – date to be determined

**XIII. ADJOURNMENT**

**Motion:** To a Special Meeting scheduled for June 18, 2025.

**Moved by:** Chris Spencer **Seconded by:** Dayne Lewis

**Vote:** Motion Carried

**Yes:** Spencer, Lewis West

**Absent:** Montgomery



**V. CONSENT ITEMS**

*A. Items to be continued or withdrawn from the agenda*

**VI. CONTINUED PUBLIC HEARING FROM THE MEETING OF JUNE 5, 2025 – STANIGER ZONE CHANGE (ZC 9-23/24-10) (Tracey Ferguson, AICP, Planning Director)**

Planning Director Tracey Ferguson presented the revised Exhibit "A" map to Planning Commission Resolution Number P.C. 2025-01 with the added buffer of 650 feet from the subject parcel southern property boundary and the amended 150 foot buffer along the western subject parcel property boundary of a 100 foot buffer, resulting in approximately 5.2 acres of the Farm Animal Combining Zone ("F") to the approximately 16.93-acre Suburban ("S-1") parcel zoning allowing no more than ten (10) hoofed livestock, including two (2) of those animals being allowed with their young (one year old or less).

She stated that on June 12, 2025, Staniger met with neighbors at the subject parcel to walk the 9 acres proposed for "F" combining zone in context of the June 5, 2025, the Planning Commission public hearing.

She stated neither staff nor Planning Commissioners were pertinent to what was discussed during the visit. She informed Commissioners the staff report and Planning Commission resolution has been updated to reflect the amendments.

Commissioner Harvey West opened the floor for public comment.

Curt Theriault thanked the Commissioners and Staniger for their dedication to compromise on the matter.

Bill Wickman thanked the Commissioners for their support for an agreeable compromise.

Commissioner West closed the floor to public comment.

There was no further discussion amongst Commissioners.

**Motion:** To adopt Planning Commission Resolution Number P.C. 2025-01 making recommendations to the Board of Supervisors to: A. Find the Zone Change (ZC 9-23/24-01) approval by Ordinance is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment, making Findings 1 through 20; and B. Adopt the Zoning Ordinance approving the Zone Change as shown in Exhibit "A" to Planning Commission Resolution Number P.C. 2025-01 and direct the Plumas County Planning Director to reflect the zoning as provided for in the Ordinance and pursuant to Section 9-2.302 (Zoning Plan Maps) of the Plumas County Code, Title 9 Planning and Zoning, Chapter 2 Zoning, Article 3 Establishment of Zones.

**Moved by:** Jack Montgomery **Seconded by:** Chris Spencer

**Vote:** Motion carried

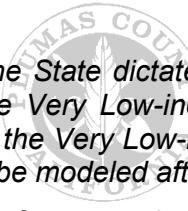
**Yes:** Montgomery, Spencer, Lewis, West

**Absent:** None

Ferguson stated that staff would notice a twenty-day public hearing to the Board of Supervisors for an estimated date of July 15, 2025. Should the Board of Supervisors choose to continue, Ferguson stated the potential adoption date as August 5, 2025, and potential codification of the ordinance 30 days thereafter or September 4, 2025.

**VII. 2024-2029 HOUSING ELEMENT UPDATE PUBLIC WORKSHOP #6 (Tracey Ferguson, AICP, Planning Director)**

Ferguson reminded Commissioners that the Public Review Draft of the 2024-2029 Housing Element 7<sup>th</sup> Cycle Update would be delivered for a thirty-day public circulation on June 27, 2025. She stated Planning staff will use this time to ensure factual accuracy and completeness of the document. Ferguson presented the idea of public workshops to provide opportunities for stakeholder participation and comment. She stated that staff will have ten business days following the thirty-day public circulation to implement public comments and submit the draft document to State HCD.



Ferguson informed Commissioners the State dictates that Extremely Low-Income RHNA units (below 30% AMI) be included as part of the Very Low-income units. She stated Extremely Low-income is assumed to be approximately 25% of the Very Low-income. She informed Commissioners the Housing Goals, Policies, and Programs would be modeled after Sierra County's Housing Element.

Ferguson directed Commissioners to focus on the Quantified Objects in context of the RHNA. She explained the objectives represent a reasonable expectation of the number of housing units that will be developed, rehabilitated, or preserved over the 2024-2029 planning period. She stated that annual reports of the General Plan typically reflect the County exceeding its goals for new construction under the Above Moderate- and Moderate-income categories.

Commissioner Dayne Lewis asked what the advantage would be to increase the Quantified Objectives for Extremely Low- and Low-income. He explained that development would be dependent on the private sector. Ferguson agreed, pointing out that the State recognizes development is largely driven by the private sector. She stated there was no advantage to increasing the Quantified Objectives for new construction, as the unit count is meant to be a realistic target for construction. Lewis asked if the County would be held accountable to develop what is reported by the State. Ferguson replied, no. Commissioner West asked if the numbers presented are realistic. Ferguson responded they are. She stated the Plumas County Community Development Commission has a robust weatherization program, contributing to the predicted conservation/preservation numbers. Ferguson stated there are no affordable housing units at-risk of converting to market rate in the next five years and beyond.

Ferguson explained that Program 14 of the previous Housing Element had directed the County to pursue opportunities with the Plumas County Community Development Commission to develop a housing rehabilitation program. She informed the Commissioners staff would be discussing the viability of such a program with the PCCDC in the 2024-2029 Housing Element 7<sup>th</sup> Cycle. She reminded Commissioners that the Dixie Fire Collaborative had provided the PCCDC with \$25,000 in funding to conduct a feasibility study of a downpayment assistance program. Commissioner Spencer asked how the County could provide a number of estimated rehabilitated units if there is a lack of capacity to do so. Ferguson responded that the current numbers are a placeholder of sorts, and if deemed not feasible, alternative methods would be explored. She explained that the State would be looking for a quantified objective for rehabilitated units. Commissioner Harvey West recommended increasing the quantified objectives for Extremely Low- and Moderate-income categories. Ferguson explained it was more likely that a household with moderate income would have the financial means to rehabilitate a dwelling unit. West then recommended increasing the quantified objective for rehabilitated units in Extremely Low-income households given the funding provided to the PCCDC. Commissioner Lewis stated it was program dependent, suggesting that if the household still had to contribute funds towards rehabilitation they may be unable to do so. West explained that the program still needed to be developed, and the quantified objectives would be goals of said program.

Ferguson stated that rehabilitation programs typically consider income as required criteria, meaning a Moderate-Income household may not qualify. Commissioner Jack Montogomery asked if mobile homes were included. Ferguson stated they were, but capturing the data may be difficult. She suggested including the Plumas County Building Department in the process and tracking the number of mobile home permits. She also suggested asking the State for data from the Manufactured Housing Opportunity & Revitalization Program (MORE). Commissioner Montogomery asked how the County would capture the intended use of the homeowner. Ferguson replied that the building type was captured via a building permit, but intended use is not tracked. She brought up the possibility of surveying building permit applicants. Montogomery asked if the Commission was meant to account for possible workforce increases. Ferguson replied yes. Commissioner Lewis stated the program was still non-existent, and it may take years of the 2024-2029 Planning Cycle to develop. Commissioner Spencer announced she had observed insurance companies putting pressure on property owners to rehabilitate dilapidated units to maintain coverage. Commissioner West suggested that a reported decrease in population should be reflected in the Quantified Objectives.



*The Commissioner agreed on modifying the Quantified Objectives for rehabilitated units to three for Extremely Low-Income Households, three for Very Low-Income Households, and three for Low-Income Households. Ferguson recommended looking at trends from the previous planning cycles and updating the Quantified Objectives accordingly.*

## **VIII. FUTURE AGENDA ITEMS**

1. *Review of goals and policies of the 2035 Plumas County General Plan Agriculture & Forestry Element – meeting of July 17, 2025*
2. *Brown Act Training for Planning Commissioners – meeting of July 17, 2025*
3. *2024-2029 Housing Element Update Check In – meeting of July 17, 2025*
4. *Draft a Planning Commission resolution to the Board of Supervisors recommending to officially recognize the Plumas Housing Council – date to be determined*

## **IX. ADJOURNMENT**

***Motion:*** To the regular meeting scheduled for July 17, 2025.

***Moved by:*** Jack Montgomery ***Seconded by:*** Dayne Lewis

***Vote:*** Motion carried

***Yes:*** Montgomery, Spencer, Lewis, West

***Absent:*** None



PLUMAS COUNTY PLANNING DEPARTMENT  
555 MAIN STREET, QUINCY, CA 95971

# PRESS RELEASE

FOR IMMEDIATE RELEASE – JULY 1, 2025

## 2024-2029 HOUSING ELEMENT UPDATE – 30 DAY PUBLIC REVIEW AND COMMENT

The Plumas County 2024-2029 Housing Element is circulating for public review and comment from June 27, 2025, through July 28, 2025. Pursuant to Assembly Bill 215, the Planning Department will then have 10 business days (July 28, 2025, through August 8, 2025) to incorporate public comment prior to submitting to the California Department of Housing and Community Development (HCD) for the State's mandatory review. This reflects the statutory recognition that the availability of housing is a matter of statewide importance and that cooperation between all levels of government, non-governmental organizations, and the private sector is critical to attainment of the State and County's housing goals.

The Plumas County 2024-2029 Housing Element (7<sup>th</sup> cycle planning period beginning June 30, 2024, and ending June 30, 2029) is one of the seven State-mandated elements of the Plumas County General Plan and provides a comprehensive assessment and framework to address existing and projected housing needs of all economic segments of the unincorporated area of Plumas County and provides clear policy direction for decision making. The draft Vision of the 2024-2029 Housing Element is, as follows: *"Adequate supply of safe and livable housing types with opportunities for individual choices that accommodate all socioeconomic segments of the unincorporated County area, leading to housing possibilities that meet the needs, protect the environment, and are consistent with a jobs-housing balance based on future population and economic conditions."*

The Housing Element must accommodate the County's Regional Housing Needs Allocation (RHNA) of 154 dwelling units, including 9 extremely low-income, 29 very low-income, 24 low-income, 29 moderate-income, and 63 above moderate-income dwelling units.

State law (Government Code Sections 65580 through 65589) mandates the content to include an analysis of existing and projected housing needs; an inventory of resources and constraints that are relevant to meeting the needs; a statement of the County's goals and policies relative to affirmatively furthering fair housing (AFFH) needs; quantified objectives to the maintenance, preservation, improvement, and development of housing; and programs that set forth actions to address existing and projected housing needs.

To access the 2024-2029 Public Review Draft Housing Element and for more information, please visit the Plumas County Planning Department counter at 555 Main Street, Quincy, or on the website at:

<https://www.plumascounty.us/2629/Housing-Element>

To submit public comment, please contact:

Amanda Harmon, Assistant Planner  
Plumas County Planning Department  
530-283-6213 / [amandaharmon@countyofplumas.com](mailto:amandaharmon@countyofplumas.com)



## **Board of Supervisors**

Dwight Ceresola, 1st District  
Kevin Goss, Chair, 2nd District  
Thomas McGowan, 3rd District  
Mimi Hall, Vice-Chair, 4th District  
Jeff Engel, 5th District  
Allen Hiskey, Clerk of the Board

## **MEETING MINUTES**

### **ADJOURNED REGULAR MEETING OF THE BOARD OF SUPERVISORS COUNTY OF PLUMAS, STATE OF CALIFORNIA HELD IN QUINCY ON JULY 15, 2025**

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## **STANDING ORDERS**

### **Live Stream of Meeting**

Members of the public who wish to watch the meeting, are encouraged to view it [LIVE ONLINE](#)

### **ZOOM Participation**

Although the County strives to offer remote participation, be advised that remote Zoom participation is provided for convenience only. In the event of a technological malfunction, the only assurance of live comments being received by the Board is to attend in person or submit written comments as outlined below. Except for a noticed, teleconference meeting, the Board of Supervisors reserves the right to conduct the meeting without remote access if we are experiencing technical difficulties.

The Plumas County Board of Supervisors meeting is accessible for public comment via live streaming at: <https://zoom.us/j/94875867850?pwd=SGISeGpLVG9wQWtRSnNUM25mczlvZz09> or by phone at: Phone Number 1-669-900-9128; Meeting ID: 948 7586 7850. Passcode: 261352

### **Public Comment Opportunity/Written Comment**

Members of the public may submit written comments on any matter within the Board's subject matter jurisdiction, regardless of whether the matter is on the agenda for Board consideration or action. Comments will be entered into the administrative record of the meeting. Members of the public are strongly encouraged to submit their comments on agenda and non-agenda items using e-mail address [Public@countyofplumas.com](mailto:Public@countyofplumas.com)

### **CALL TO ORDER**

#### **Roll Call.**

**Present:** Supervisor - District 1 Ceresola, Supervisor - District 2, Chair Goss, Supervisor - District 3 McGowan, Supervisor - District 5 Engel, Supervisor - District 4, Vice-Chair Hall

**Motion:** Approve and authorize Plumas County Behavioral Health to pay Plumas County Office of Education \$59,604.40 invoice from fiscal year 2023/24. PCOE had staffing issues and the invoice was not sent to our office for payment; (No General Fund Impact) Mental Health Services Act - Prevention and Early Intervention funds; discussion and possible action., **Action:** Approve, **Moved by** Supervisor - District 1 Ceresola, **Seconded by** Supervisor - District 5 Engel.

**Vote:** Motion Passed by unanimous roll call vote (**summary:** Yes = 5).

**Yes:** Supervisor - District 1 Ceresola, Supervisor - District 2, Chair Goss, Supervisor - District 3 McGowan, Supervisor - District 5 Engel, Supervisor - District 4, Vice-Chair Hall.

- 3) Approve and authorize supplemental budget transfer(s) of (\$370,000.00) from Mental Health Acct 70570 (10100 Cash-Balance) to (Professional Services #521900) to cover the over-budget costs; approved by Auditor/Controller. **Four/Fifths roll call vote**

**Motion:** Approve and authorize supplemental budget transfer(s) of (\$370,000.00) from Mental Health Acct 70570 (10100 Cash-Balance) to (Professional Services #521900) to cover the over-budget costs; approved by Auditor/Controller. **Four/Fifths roll call vote**, **Action:** Approve, **Moved by** Supervisor - District 5 Engel, **Seconded by** Supervisor - District 1 Ceresola.

**Vote:** Motion Passed by unanimous roll call vote (**summary:** Yes = 5).

**Yes:** Supervisor - District 1 Ceresola, Supervisor - District 2, Chair Goss, Supervisor - District 3 McGowan, Supervisor - District 5 Engel, Supervisor - District 4, Vice-Chair Hall.

**Kyle Hardee presents**  
**Supervisor Hall comments**

**B. PLANNING** - Tracey Ferguson

- 1) **11:00 AM. RE-NOTICED PUBLIC HEARING.** Introduce and waive the first reading of an **ORDINANCE**, Staniger Zone Change (ZC 9-23/24-01) Zoning Ordinance, approved as to form by County Counsel; discussion and possible action; Roll call vote.

Tracey Ferguson (Planning Director) is present and addresses the Board with an overview of the matter before them.

The Chair opens the public hearing. There being no further comment, the hearing is closed.

\*Motion\*

**Motion: 11:00 AM. RE-NOTICED PUBLIC HEARING.** Introduce and waive the first reading of an **ORDINANCE**, Staniger Zone Change (ZC 9-23/24-01) Zoning Ordinance, approved as to form by County Counsel; discussion and possible action; Roll call vote., **Action:** Approve, **Moved by** Supervisor - District 3 McGowan, **Seconded by** Supervisor - District 1 Ceresola.

**Vote:** Motion Passed by unanimous roll call vote (**summary:** Yes = 5).

**Yes:** Supervisor - District 1 Ceresola, Supervisor - District 2, Chair Goss, Supervisor - District 3 McGowan, Supervisor - District 5 Engel, Supervisor - District 4, Vice-Chair Hall.

The title of the Ordinance is read and continued to August 5, 2025 for adoption.

**Tracey Ferguson presents**

**There were no public comments heard during this hearing.**

**Supervisor Hall comments**

**Supervisor Engel comments**

**Supervisor McGowan comments**

- 2) Plumas County 2024-2029 Housing Element Update 30-Day Public Review and Comment Period; June 27, 2025 through July 28, 2025; discussion only; receive Board and public comment.

The Board received a presentation on the Plumas County 2024-2029 Housing Element Update.

Tracey Ferguson presents  
Supervisor Hall comments  
Supervisor Engel comments  
Plumas Sun comments  
Supervisor Ceresola comments  
Linda M. comments  
Nick Collin comments

#### **4. BOARD OF SUPERVISORS**

- A. Correspondence and weekly reports by Board members of meetings attended, key topics, project updates, standing committees and appointed Boards and Associations

Reported by Supervisor Hall regarding matters related to County Government and included attending Budget Meetings, and RCRC 7/17/25

Reported by Supervisor Goss regarding matters related to County Government and included attending Budget Meetings.

Reported by Supervisor Ceresola regarding matters related to County Government and included attending Water Board Meetings, Fire Protection Meetings.

- B. Accept Letter of Resignation from Director of Social Services, Laura Atkins, effective August 4, 2025, and direct Human Resources to begin recruitment to fill the position; discussion and possible action.

**Motion:** Accept Letter of Resignation from Director of Social Services, Laura Atkins, effective August 4, 2025, and direct Human Resources to begin recruitment to fill the position; discussion and possible action., **Action:** Approve, **Moved by** Supervisor - District 4, Vice-Chair Hall, **Seconded by** Supervisor - District 1 Ceresola.

**Vote:** Motion Passed by unanimous roll call vote (**summary:** Yes = 5).

**Yes:** Supervisor - District 1 Ceresola, Supervisor - District 2, Chair Goss, Supervisor - District 3 McGowan, Supervisor - District 5 Engel, Supervisor - District 4, Vice-Chair Hall.

#### **5. CLOSED SESSION**

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

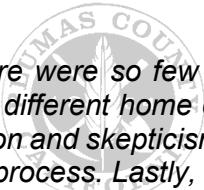
- A. Conference with Legal Counsel - Anticipated Litigation: Significant exposure to litigation pursuant to subdivisions (d)(2) & (e)(4) of Government Code §54956.9 (1 case)

The closed session is based on documents publicly available and included in the Board Packet for Item 2.C.1 (Departmental Matters/Treasurer-Tax Collector) on the March 18, 2025, Board of Supervisors Regular Meeting Agenda.

- B. Personnel: Public Employee Performance Evaluation - Planning Director

- C. Personnel: Public Employee Discipline/Dismissal/Release - Complaints against the Director of Social Services pursuant to Government Code Section 54597

- D. Conference with Labor Negotiator regarding employee negotiations: Sheriff's Administrative Unit;



Commissioner Foster asked why there were so few applications. Commissioner West responded that many households either purchased a different home or relocated out of the area. Ferguson agreed and also stated there was general frustration and skepticism of the government program in addition to rigorous requirements of the grant application process. Lastly, Ferguson informed Commissioners that the single-family mitigation program will be funding approximately 19 households. Commissioner Dayne Lewis asked if the program was for exterior home hardening. Ferguson replied yes, and it also includes performing defensible space work around the home.

## **VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS**

Montgomery reported that the Plumas Housing Council (PHC), during its last meeting, discussed the vision of the group which is shaping up to focus on serving the various housing stakeholders in the County as a nexus for housing resources, connections, and information. Ferguson reiterated the PHC is working to serve in a cooperative and supportive role in the community. Montgomery stated PHC has also hired a part-time administrative staff member to assist in the Council's operations.

West reported the State was now allowing the County's volunteer fire departments to be compensated for what he called 'pre-positioning' as a preventive measure during times of increased fire risk. He stated the Plumas County volunteer fire prevention districts will be called upon and paid for time to strategically deploy resources that will stand ready as a preventative measure with the goal of reduced response times to three to four minutes.

Foster introduced himself as the new Planning Commissioner for District 2.

## **VIII. PLUMAS COUNTY 2024-2029 HOUSING ELEMENT UPDATE 30-DAY PUBLIC REVIEW AND COMMENT PERIOD: JUNE 27, 2025 THROUGH JULY 28, 2025 (Tracey Ferguson, AICP, Planning Director)**

### **A. Discussion to receive Commissioner and public comment.**

Ferguson noted the 2024-2029 Housing Element Public Review Draft was originally due June 30, 2024. Foster asked if there are consequences for late submittals of an adopted 7<sup>th</sup> Cycle Housing Element. Ferguson replied that loss of grant funds can be a consequence and reported that the Plumas County Behavioral Health Department has been disqualified from a round of funding from the Permanent Local Housing Allocation (PLHA) grant program. She stated the Behavioral Health Department will be eligible for future rounds in 2026 once the Element is adopted by the County and certified by HCD. Continuing, Ferguson explained the largest data and information gap in the narrative is within Appendix C, Affirmatively Furthering Fair Housing, under the Local Knowledge sections and that community housing stakeholders will be consulted to fill in the gaps. She informed Commissioners that Appendix A – Public Participation will evolve as public comments and feedback are added into the document.

Ferguson reviewed the 2024-2029 draft Vision statement for the Housing Element 7<sup>th</sup> Cycle Update. Commissioners appreciated the reference to preserving individual choices. Foster and Lewis expressed concern the public may not understand the meaning of the technical term "jobs-housing balance." Ferguson agreed to define the term in the document to ensure public comprehension.

Ferguson explained the 7<sup>th</sup> Cycle Update contains seven goals, each with subsequent policies and programs, which is an improvement from the prior Element's goals, policies, and program format. Ferguson explained the Housing Element goals are prescriptive and meet State Housing Element Law requirements while addressing the specific housing needs of Plumas County. Ferguson addressed how the County will achieve Goal #1, or to accommodate the County's Regional Housing Needs Assessment (RHNA), citing policies committing the County to preserve multi-family residentially zoned parcels, not imposing additional requirements on single or multi-family dwelling units, and supporting community service and utility districts.

She explained the County will achieve policies through the associated programs.

Ferguson stated the State requires an objective, timeline, responsible agency or agencies, and a funding source for each program in the Element. She requested Commissioners review the goals, policies, and programs for readability, grammatical correctness, and feasibility and provide feedback to staff. Ferguson explained there have been ongoing conversations surrounding how the County can incentivize the private sector to develop housing. She confirmed the Inclusionary Housing program and the Housing Trust Fund program had been removed pursuant to the direction from the Planning Commission. She stated the Housing Condition Survey continues in the 2024-2029 7<sup>th</sup> Cycle Housing Element. She explained that the Affirmatively Furthering Fair Housing sections are now required by Government Code 8899.50(a)(1). Ferguson explained that, as the Housing Authority in Plumas County, the Community Development Commission is the authority for fair housing laws and practices.

Montgomery asked if “no net loss” referred to the RHNA. Ferguson replied it refers to when a residentially zoned site is identified in the vacant land inventory and is then rezoned, for example, or not utilized to the unit potential stated in the inventory, a therefore a replacement site with equal realistic capacity must be identified within 180 days. Ferguson then reviewed the vacant and underutilized sites for each income category included in the Element. Ferguson informed Commissioners that only vacant land and no underutilized parcels are being considered for Moderate or Above Moderate-income groups. Ferguson reviewed the income categories limits based on the \$95,300 AMI for Plumas County with the Commissioners. She stated 2023 Census information reported 16.5% of households in Plumas County are classified as Extremely Low-Income. Foster stated this indicates Plumas County is among the top counties for poverty.

Ferguson reiterated the vacant lands inventoried meet the RHNA requirements and that the underutilized sites are additive to accommodate the RHNA and identifies multi-family residential sites that could be redeveloped to include additional housing density in the County. She explained accessory dwelling units (ADUs) built in the previous planning cycle can be accounted for in meeting the Very Low-Income RHNA in the current planning cycle. Foster asked if there were restrictions on who could live in an ADU. Ferguson replied there are no restrictions for who occupies ADUs. Foster asked if homeowner associations (HOAs) could prevent ADUs from being built. Ferguson explained that ADU State Law prohibits HOAs from restricting or prohibiting ADU construction. West mentioned individuals who build an ADU may be subject to the County Assessor's re-evaluation and increased property taxes.

Ferguson reviewed the Element's Quantified Objectives and projected new construction, rehabilitation, conservation/preservation units for the 2024-2029 planning cycle. Ferguson noted as the Plumas County Community Development Commission does not have an existing and active rehabilitation program, the County will be relying on the USDA Rural Housing program, part of the USDA Rural Development, for home repair to accommodate the County's housing rehabilitation needs. Ferguson reminded Commissioners of the webpage for the Housing Element, being:

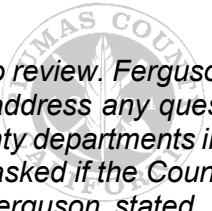
<https://www.plumascounty.us/2629/Housing-Element>

Ferguson reminded Commissioners that Assistant Planner, Amanda Harmon, is the point of contact for Housing Element comments, with her email and phone number:  
[amandaharmon@countyofofplumas.com](mailto:amandaharmon@countyofofplumas.com) / 530-283-6213

Montgomery asked how staff will know if a unit is undergoing rehabilitation and will count toward the 7<sup>th</sup> Cycle Housing Element Quantified Objectives. Ferguson explained the Planning Department will begin to proactively collaborate with the Building Department to intentionally track incoming building permits and type of work being performed.

B. Recap Housing Element Update schedule.

Ferguson reiterated the 2024-2029 Housing Element Public Review Draft is circulating for public comment June 27, 2025, through July 28<sup>th</sup>, 2025. She stated public comments will continue to be accepted after the circulation period, through August 8, 2025. Staff will incorporate public comments and the initial HCD review draft will be submitted to HCD on August 11, 2025.



The State will then have 90 days to review. Ferguson stated she will request to communicate with the assigned reviewer to proactively address any questions. She stated staff will continue to meet with community stakeholders and County departments involved with housing to solicit feedback during the HCD review period. Montgomery asked if the County would be working with the same HCD reviewer throughout the entire process. Ferguson stated, yes, and that she expects to receive the HCD comment letter sometime in early November 2025 and then work with HCD into 2026 on the necessary revisions to meet Housing Element State Law, with subsequent State reviews. The HCD Element is anticipated to be presented to the Plumas County Planning Commission for recommendation to the Board of Supervisors for adoption in spring 2026.

**IX. REVIEW OF 2035 GENERAL PLAN (Tracey Ferguson, AICP, Planning Director)**

A. No discussion. The Agriculture & Forestry Element Goals and Policies was continued to the regular meeting of August 7, 2025.

**X. INFORMATION ITEMS/ON-GOING PROJECT UPDATES**

A. Ferguson reported the Local Responsibility Area (LRA) Fire Hazard Severity Zones (FHSZ) Ordinance, Resolution, and Official Hazard Map were adopted by the Board of Supervisors on June 10, 2025, and codified on July 10, 2025. Ferguson described the letter from the Board of Supervisors sent to the State Fire Marshal's Office expressing dissatisfaction with only being able to increase, not decrease, the FHSZ on any given LRA parcel. She stated Supervisor Mimi Hall commented during the LRA adoption hearing that the County has retained a lobbying firm to help Plumas work with State representatives such as Senator Dahle and Assemblymember Hadwick to draft new legislation that would propose amendments to the California Government Code to address LRA process and implementation issues.

B. Ferguson stated the Staniger Zone Change (ZC 9-23/24-10) to allow the "F" Farm Animal Combining Zone was re-noticed to the Board of Supervisors for public hearing on July 15, 2025. She stated that on July 15, 2025, the Board motioned to waive the first reading and unanimously scheduled the potential adoption for August 5, 2025 of the Ordinance by Resolution, permitting 10 hoofed livestock for personal use on 5.2 acres of the 16.93-acre parcel.

**XI. FUTURE AGENDA ITEMS**

1. Brown Act Training (Sara James, Deputy County Counsel) – scheduled for August 7, 2025.
2. Review of 2035 General Plan Agriculture & Forestry Element Goals and Policies – continued to August 7, 2025.
3. Draft a Planning Commission resolution to the Board of Supervisors recommending to officially recognize the Plumas Housing Council – date to be determined.

**XII. ADJOURNMENT to the regular meeting scheduled for August 7, 2025.**

***Motion:*** Adjourn to the regularly scheduled meeting of August 7, 2025

***Moved by:*** Jack Montgomery ***Seconded by:*** Dayne Lewis

***Vote: Motion Carried***

***Yes:*** Montgomery, Lewis, Foster, West

***Absent:*** Spencer

## 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
1	7/2/2025	Facebook	Greg Ranger	<i>What are the total fees a person should expect to pay if they want to build a new home in Plumas County? Please include all the fees the school district and other public agencies charge.</i>	Planning and Building permit fees are included on pages 97-99. Development fees, including total building permit fees, for single-family and multiple-family housing are on page 100. The County does not have any impact fees, including school district impact fees, at this time.
2	7/6/2025	Facebook	Rayna Hermo	<i>We also need to accommodate more jobs in the communities, we need more businesses to make Plumas County prosperous.</i>	The draft 2024-2029 Housing Element Vision on page 11 includes context of a jobs-housing balance, which is further discussed on page 48.
3	7/6/2025	Facebook	Mary Sims	<i>Funny but it seems to me that certain entities are trying to run us out of these mountains... yet here this is. What is really going on here? And how do they propose building when we are now in red-zones? Can anybody explain this to me?</i>	Red-zones, or Very-High Fire Hazard Severity Zones (FHSZs) in the Local Responsibility Area (LRA) and State Responsibility Area (SRA) include areas of residentially zoned land for housing. The "Building Standards" section on pages 100-101 describes, for example, the Wildland Urban Interface (WUI) or "Chapter 7A" State building code standards that apply in Very-High FHSZs in the LRA and SRA. "Chapter 7A" State building code requirements may be seen as a governmental constraint. 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.

## 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
4	7/6/2025	Facebook	Mary Sims	<i>Our County is losing businesses... yet they propose more housing. This makes no sense.</i>	Comment noted.
5	7/18/2025	Email	Clint Koble	There was no mention of the CA Fair Plan and how that affects housing in Plumas County. The Fair Plan has a profound impact on housing affordability in rural areas, especially those areas close to public lands that are heavily wooded.	An "Availability of Insurance" section has been added, starting on page 105.
6	7/18/2025	Email	Clint Koble	<i>With a Median Household Income MHI of only \$64,946, Plumas County ranks 48th out of 58 counties, meaning that 47 counties have a higher MHI than Plumas. The Fair Plan and the low MHI coupled together, are a major deterrent to housing starts in Plumas County. After comparing 6 counties with Plumas, I found a direct correlation between the MHI and: Median Age, Housing Starts, Student Enrollment, and most likely - retail sales. Higher MHI equated into lower the Median Age, higher housing starts, higher student enrollment, and generally higher retail sales. Case in point: In Placer County the MHI is: \$114,678, Median Age is 4.24, and 1400+ housing starts. In Modoc County, the MHI is: \$58,648, Median Age is 49, and there is an average of 5 housing starts per year. In Plumas, the MHI is: \$64,946, Median Age is 52.1, and historically, I think we average 25 housing starts per year. I can send you my 7-county analysis if you want it.</i>	Comment noted.

## 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
7	7/18/2025	Email	Clint Koble	<p><i>I'm confused by the Housing Element Vision of 342 new construction starts and the RHNP of 154 new construction. How is it when we have an average of 25 housing starts per year or 125 every 5 years, that we are going to have 342 new constructions in our Housing Element Vision in 5 years (2024-2029). How is it that we are going to vision that many new construction starts when we are actually losing people ever year? Table 5 (Employment Sector) says we have lost 1921 employees between 2010 and 2023. Ouch, that really affects our workforce capacity.</i></p>	<p>The 2024-2029 RHNA is based on future growth projections for the County, and accounts for the recent housing unit loss from wildfire. 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. Footnote 1 in Table 2 has been edited to clarify the moderate and above moderate new construction objective.</p>
8	7/18/2025	Email	Clint Koble	<p><i>Furthermore, there was no reference to the CA Department of Finances 'Demographic Research Unit', that we are to lose 30% of our 2020 population by 2060, a whopping 6900+ people. The Demographic Research Unit projects that Plumas will lose <u>174</u> people for 40 years, when actually, according to the U.S. Census, we have lost approximately 1000 people in the last 4 years - a loss of <u>250</u> people per year.</i></p>	<p>California Department of Finance statistics for population estimates was added on page 45 under "Population Trends."</p>
9	7/18/2025	Email	Clint Koble	<p><i>I think we can all agree that the last 1000 people to leave Plumas County didn't take their houses with them. You would think that with a shrinking population, we would have a housing shortage, but stats say that the low MHI is why we can't afford to build or buy a house in Plumas County. Our Multiple Listing Service shows there are plenty of houses available, but the prices is out of our range.</i></p>	<p>Comment noted.</p>

## 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
10	7/18/2025	Email	Clint Koble	<p><i>I'm happy that we are putting emphasis on LMI when it comes to housing, but it is the unaffordability of our average wage owners that is our problem. Building more homes for LMI people and a lower income workforce will only continue to keep our homes affordable to LMI residents. Until we find ways to raise our MHI, we won't move the needle much when it comes to affordable and accessible housing, especially for young families.</i></p>	Comment noted.
11	7/18/2025	Email	Clint Koble	<p><i>I noticed that our ordinance preventing Tiny Homes on Wheels as full-fledged housing wasn't mentioned as a detriment to housing, when counties around us are now accepting them as full-fledged housing. Any detriments we can eliminate might be beneficial, especially those that are affordable.</i></p>	<p>Tiny homes on wheels in Plumas County are considered RVs and are not permanent housing when located outside of a HCD licensed RV/mobile home park. The Planning Commission discussed tiny homes on wheels as dwelling units as part of the Housing Element Update workshops, but did not direct staff to include a program to amend the County's Zoning Code to allow. Conversations can be re-initiated with the Planning Commission and begin with the Board of Supervisors to explore adding a program in a future draft Housing Element version to address this comment.</p>
12	7/18/2025	Email	Clint Koble	<p><i>In the 2019-2024 Housing Element, it stated that "Two thirds of the county's housing stock is over 30 years of age or more, making it ripe for rehabilitation. Your new report says about 1/3 of our housing stock is 30 years of age or more. Which is it? And if 2/3 of our housing stock is 30+ years of age, then perhaps we should look stronger at rehabilitation programs. (Housing Age and Conditions section).</i></p>	<p>Data reconciled. Amendments made to address this comment.</p>

## 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
13	7/18/2025	Email	Clint Koble	<p><i>I'm convinced that we won't solve our housing crisis until we solve our Median Household Income crisis. Until that changes, we will be a cellar dweller when it comes to building affordable and accessible housing for all ages. Our low MHI drives new and younger people away, it explains why we have a terrible time attracting County employees and other workforce personnel, it explains why we are aging out, why we have declining school enrollment, why our retail sales are declining, and why our largest demographic is 65+ years. Will it be hard? Yes, it will be the hardest thing we have ever done. It will require industry diversification, more non-tourist and more non-seasonal businesses, business recruitment, and business incentives.</i></p>	Comment noted.
14	7/18/2025	Email	Clint Koble	<p><i>Leadership with vision, commitment, and boldness is all we need! Until then, we will only build a couple dozen homes a year while another 175-250 people will leave the county for somewhere else where it's easier to make a living.</i></p>	Comment noted.
15	7/21/2025	Email	Dayne Lewis, Planning Commissioner District 4, response to Clint Koble email	<p><i>Thank you for your in depth comments and analysis of the Housing Element Draft. I agree that yes, our need for more housing will never be solved if people simply can't afford it based on the MHI being so low and building costs being so high. It is my understanding this document is to document, understand, and provide for ample inventory of lands that could be developed and what populations need to be served or housed- be that low income families based on our MHI. We need to encourage developers or non-profit entities to build attached product housing developments that would provide this needed sector of housing. This document serves as a guide to show those developers and the state that we have identified, protected, and encouraged that kind of thing. Anyway, I will be sure to discuss your comments with the other commissioners and staff that have worked hard at preparing this draft when they are presented for review at the Planning Commission meeting.</i></p>	Comment noted.

## 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
16	7/21/2025	Email	Dayne Lewis, Planning Commissioner District 4, response to Clint Koble email	<i>Rehabilitation is a great direction to focus in to get more people housed at a lesser cost than building new!</i>	Comment noted.
17	7/25/2025	Email	Katie Brown	<i>To Whom It May Concern, I am a single mother living and working in Plumas County, and I wanted to share my experience and concerns as part of the public review process for the 2024–2029 Housing Element. I've been actively looking to purchase an affordable 3-bedroom home in Quincy for some time, but I've found that: Listings are extremely limited, especially for homes suited for families. The few homes available are often priced far beyond what a single-income household can afford. Rental options for larger homes are not only scarce but priced at or above what a monthly mortgage would be, making it difficult to justify renting — yet buying isn't accessible either. It's discouraging and has made it feel nearly impossible to establish long-term housing stability in the town I love and work in.</i>	Comment noted.
18	7/25/2025	Email	Katie Brown	<i>I would strongly encourage the County to consider supporting: More attainable homeownership options, like small-lot single-family homes or townhomes.</i>	Program H 1.4 promotes the County's pre-approved no-cost accessory dwelling unit (ADU) plans that range from 705 square feet to 1,200 square feet and can also be built as small-lot primary single-family homes.
19	7/25/2025	Email	Katie Brown	<i>Incentives for workforce housing that help local families, especially single parents, buy and stay in the area.</i>	Program H 2.5 supports lower income workforce housing development.

## 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
20	7/25/2025	Email	Katie Brown	<i>Mixed-income developments that allow for a range of affordability while keeping families in town and contributing to the local community.</i>	Program H 4.5 supports the development of a permanent supportive housing project with diverse lower income levels, including extremely low-, very low-, and low-income households. Program H 1.6 supports market rate middle income households.
21	7/25/2025	Email	Katie Brown	<i>Ensuring Quincy, as the county seat, receives strong attention for future housing projects. Thank you for the opportunity to participate in this process. I hope the County continues to prioritize local working families in future housing plans.</i>	Appendix B - Vacant and Underutilized Land Inventory identifies 5 parcels in Quincy and East Quincy that are zoned for higher density multiple-family housing and could accommodate future housing projects.
22	7/28/2025	By Phone	John Sheehan	<i>Review Program H 2.3 and page 65 as the PCCDC does not own all of the affordable housing units in the County. Reconcile to include the other affordable housing properties and owners.</i>	Amendments made to address comment.
23	8/6/2025	Email	Darren Beatty (Plumas District Hospital)	<i>Our district would be open to considering the redevelopment of both Greenville properties for housing or healthcare. However, it is my opinion, that the highest and best use for the old hospital property would be additional skilled nursing beds. I believe skilled nursing would also serve to add to the county's housing inventory for our ageing population and it would seem to conform to the multifamily residential density usage as outlined in the plan. In full transparency the district does not have the financial resources to complete any project on the Greenville properties, including demolishing the old hospital. Again, I would entertain any serious proposal that includes additional housing or healthcare related projects. My comments on the properties are imagining a world in which resources are not finite. I support keeping your plan as is so long as it does not constrain the district to pursue healthcare related opportunities if financial conditions allow.</i>	Appendix B - Vacant and Underutilized Land Inventory includes both options in the narrative, with redevelopment potential for housing and/or healthcare, such as the skilled nursing beds to meet the needs of the County's aging senior special needs population.

## 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
24	8/8/2025	Email	Deb Hopkins	<p><i>I am so grateful for your work. I have pitch to make in the direction of serious consideration of the aesthetics of what you build. What you build is going to become part of the canvas of each individual's perception of our spaces; the "feel" of our communities. Beyond the fact that what is built will be there for a long time, why is this important? The future of our county depends largely on our economy and population. Plumas County has had have a significant demographic shift over the past decades. We are losing families and gaining seniors. This hurts our schools, and our overall tax base. WE NEED FAMILIES TO MOVE TO PLUMAS COUNTY. We finally have the infrastructure to support remote work so IF we had housing, we could attract remote workers with families who have good salaries. More of these people moving to Plumas would support local business which would provide local jobs and revitalize our Main Streets. Having enough housing and DIVERSE housing available to meet the needs of multiple socioeconomic groups is essential to revitalization. We have a beautiful County that has already suffered too much from building and development without long range vision. We need to attract families and shift our demographic. With remote work and option in many rural areas we are competing with many other communities.</i></p>	<p>The draft Vision of the Housing Element is, "Adequate supply of safe and livable housing types with opportunities for individual choices that accommodate all socioeconomic segments of the unincorporated County area, leading to housing possibilities that meet the needs, protect the environment, and are consistent with a jobs-housing balance based on future population and economic conditions." Goal H 2 - Provide Affordable, Attainable Housing for All, reads: The County shall support the production of attainable housing that is affordable to serve the needs of lower income households and encourage housing opportunities for all.</p>

## 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
25	8/8/2025	Email	Deb Hopkins	<p><i>Offering attractive housing that complements the aesthetics of our historic buildings, and the character of our villages is important. We must think of the future, who we want to attract, and be competitive. While unattractive or “passible” housing can provide more homes it will not attract people with higher incomes. We need those people with higher incomes as well. Our median income is low. Our tax revenues are low. We NEED some people who have middle class and upper-class incomes to join our communities to lift our entire economy. Furthermore, Plumas County has suffered from having difficulty filling County jobs, teaching and school system administrative jobs, etc. Many times, these have been high paying important positions. We struggle to compete, and positions have unfilled (according to Supervisor Hall 30% of the county jobs are currently not filled. Plumas County’s lack of competitiveness has also resulted (in my opinion) in our hiring subpar workers who have led the County into costly lawsuits. Some of your housing should appeal to middle- and higher-income folks, even if it is temporary housing they move into while they build a custom home here. I have been to numerous BOS meetings and efforts have been made, steps taken to raise salaries to make us more competitive but then we fall short because the individuals can’t find suitable housing. The aesthetics of ALL the housing you build is immensely important.</i></p>	Pages 96-97 describe individual design (architectural review) guidelines in the communities of Quincy, Chester, Johnsville, and LaPorte and Little Grass Valley.

## 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
26	8/8/2025	Email	Deb Hopkins	<p><i>I am advocating for housing for ALL socioeconomic groups with consideration of aesthetics that is fitting to the who we intend to attract to use the home. And as much as we need to house those in lower income brackets, we need those in higher ones to bring revenue to our County. The context of each build area should be considered. But even if you build in a low-income area surrounded by low income housing the data shows that when the housing is well designed and pleasing to the eye, residents take pride and care for their homes better. The big push back against aesthetics is cost. I have not had time to research how to do it without driving costs up, but I am happy to keep working on this if the data and examples are helpful. For now, I am sharing some AI generated points. I think they are relatable and relevant. I apologized for not having this pared down and including links to research etc. Thank you for your work and for considering my thoughts.</i></p>	<p>The Housing Element plans for all economic segments of the community including moderate- and above moderate-income households. Program H 1.6 supports market rate developers to build multi-family middle income housing.</p>

## 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
27	8/8/2025	Email	Deb Hopkins	<p><i>Several approaches can help integrate aesthetics into housing development without substantially driving up costs: *Prioritize functional beauty: Focus on simple, functional layouts and building forms that are inherently appealing without excessive ornamentation. *Utilize efficient design and materials: opt for streamlined designs, standard dimensions, and durable, low-maintenance materials like vinyl siding or mass timber, which can offer cost savings compared to more expensive alternatives. *Integrate sustainable features: Energy-efficient windows, insulation, and appliances can reduce long-term costs through lower energy bills, while also offering aesthetic benefits and potentially qualifying for incentives. *Leverage mass timber construction: Mass timber, like glulam and cross-laminated timber (CLT), is lightweight and offers a cost-effective alternative to traditional steel and concrete construction, potentially saving 30-40% on structural costs for a four-story building, according to ThinkWood. Mass timber also lends itself to prefabrication, which can reduce labor costs and expedite construction. *Embrace "gentle density" or "missing middle housing": These approaches involve building multi-unit housing that blends seamlessly with the appearance of existing single-family homes, potentially allowing for more units on a lot without significantly altering the aesthetic character of a neighborhood. This can make housing more affordable by increasing supply in desirable locations.</i></p>	Comment noted.

## 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
28	8/8/2025	Email	Deb Hopkins	<p><i>*Consider the use of recycled materials: Recycled glass, for example, offers an eco-friendly and cost-effective alternative that can be used in concrete for visually striking facades and walkways. Corrugated metal for skirting or siding is another example. Important Considerations. *Context matters: The appropriate aesthetic approach will vary depending on the specific location, existing neighborhood character, and target demographic. *Long-term vs. initial cost: While some aesthetically pleasing features might have a higher upfront cost, they might lead to long-term savings through increased durability, energy efficiency, or enhanced property value. *Collaboration and expertise: Engaging with experienced designers, local builders and suppliers can help find creative solutions that balance aesthetics, functionality, and cost-effectiveness.</i></p>	Comment noted.

## 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
29	8/8/2025	Email	Deb Hopkins	<p>1. <i>Smart design choices and material selection:</i> *Focus on the building envelope: Paying attention to the building's exterior, including its massing, shape, and window placement, can create a positive visual impact without requiring expensive ornamental features. *Utilize cost-effective yet appealing materials: Exploring innovative building materials and prefabricated components can offer both aesthetic and functional benefits at a lower cost compared to traditional construction methods. *Prioritize durable and low-maintenance materials: Selecting materials that are both visually appealing and long-lasting can reduce long term maintenance costs and improve the perceived value of the housing units.</p> <p>2. <i>Thoughtful integration with the environment:</i> *Consider "disguised density" or "gentle density": Creating multi-unit housing that blends seamlessly with the surrounding neighborhood can increase housing density without negatively impacting the community's aesthetic. *Embrace sustainable design principles: Features like green roofs, courtyards, and well-designed landscaping can enhance the aesthetics of affordable housing while also promoting sustainability and energy efficiency, potentially increasing long-term value and desirability. *Maximize natural light and ventilation: Strategic placement of windows and design elements can optimize natural light and airflow, creating a more pleasant and comfortable living experience while potentially reducing energy costs, according to Homesfy.</p>	Comment noted.

## 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
30	8/8/2025	Email	Deb Hopkins	<p><i>3. Community engagement and collaboration: *Understand community preferences: Engaging with residents and stakeholders to understand their aesthetic preferences can help designers create housing that is both appealing and integrated into the existing community fabric. *Partner with local artists or designers: Collaborating with local talent can introduce unique and culturally relevant artistic elements into the design without necessarily increasing costs significantly.</i></p> <p><i>4. Prioritizing essential design elements: *Focus on thoughtful layouts and functionality: Designing efficient and practical floor plans can enhance the livability and appeal of affordable housing, potentially attracting a wider range of tenants or buyers. *Emphasize a welcoming atmosphere: Features like well-designed entrances, common areas, and landscaping can create a sense of community and pride among residents, notes <a href="http://www.simplehomesimplelife.com">www.simplehomesimplelife.com</a>.</i></p> <p><i>*Improved aesthetics in affordable housing is a game-changer. *Historically, affordable housing has been associated with unattractive, utilitarian designs that often stood out negatively in neighborhoods. The focus on improved aesthetics aims to counteract this stigma by creating housing that residents can be proud of and that blends seamlessly with the surrounding community.</i></p>	Comment noted.

## 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
31	8/8/2025	Email	Deb Hopkins	<p><i>3 reasons why this trend is transforming communities:</i> 1. <i>Countering Stigma</i>  <i>*Affordable housing is now stylish. *Residents feel pride, not shame.</i></p> <p>2. <i>Neighborhood Enhancement</i> * Well-designed homes uplift areas. *Property values can rise.</p> <p>3. <i>Shifting Public Perception</i> *Better designs lead to acceptance. *More support for inclusive projects.</p> <p><i>By improving the visual appeal of affordable housing, developers and policymakers hope to change public perception and increase community acceptance of these projects. This shift in perception is crucial for reducing NIMBY (Not In My Back Yard) opposition and fostering more inclusive communities.</i></p> <p><i>Key aspects driving this trend:</i> 1. <i>Architectural Innovation</i> * Creative designs at low cost. *Example: Broadway Affordable Housing in Santa Monica. 2. <i>Integration with Surroundings</i> *Blends with neighborhood style. *Enhances local character. 3. <i>Quality Materials</i> * Durable, appealing materials. * Low maintenance, high impact. 4. <i>Attention to Detail</i> *Thoughtful color schemes and landscaping. *Features like private balconies and green roofs. *This trend is reshaping affordable housing, making it attractive, sustainable, and community-friendly.</p>	Comment noted.

2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX					
#	Date	Method	Name	Comment	Response to Comment
32	8/8/2025	Email	Tyler Pew	<i>Page 5 - &lt;DATE&gt; missing, guessing will be added in the future</i>	Will be completed in the future once information is available.
33	8/8/2025	Email	Tyler Pew	<i>Page 5 - Mid Page - &lt;INSERT&gt; Should that be there or?</i>	Will be completed in the future once information is available.
34	8/8/2025	Email	Tyler Pew	<i>Pg 14 - H 2.5 - Looks good, thanks for including</i>	Comment noted.
35	8/8/2025	Email	Tyler Pew	<i>Pg 18 - H 4 - Where would the emergency ordinance from the 2021 Wildfires allow use of a RV on a single family lot as shelter will eventually run out and enforcement will be needed. This is starting to happen with some sites in Greenville.</i>	Program H 3.2 Code Enforcement has been amended.
36	8/8/2025	Email	Tyler Pew	<i>Is there any space to look at community based solar that could bring down the per home construction costs. We had discussed this in theory with the Master Infrastructure Plan, not sure if there is a way to codify and start to put it in motion.</i>	Pages 107-108 describe "Energy Conservation Resources" including solar. Conversations can be initiated with the Planning Commission and Board of Supervisors to explore adding a program in a future draft Housing Element version to address this comment.
37	8/8/2025	Email	Tyler Pew	<i>At the PHC Meeting - The concern for aesthetics was brought up. Not sure how we address or if it belongs in this document.</i>	Pages 96-97 describe individual design (architectural review) guidelines in the communities of Quincy, Chester, Johnsville, and LaPorte and Little Grass Valley.

## 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
38	8/8/2025	Email	Cory Turner (Legal Services of Northern California)	<p><i>The County Must Plan for Meeting the Housing Needs of Acutely Low-Income Households of up to 15% AMI. Beginning with the seventh revision of the housing element, the RHNA must also assess the needs of acutely low-income households. (See Gov't Code § 65584(d)(1).) Health &amp; Safety Code section 50063.5 defines acutely low-income as households with incomes up to 15% of AMI. (Gov't Code § 65583(a)(7)(B) and see Gov't Code § 65582(b) defining "acutely low income.") The County must assist in the development of adequate housing to meet the needs of acutely low-income households. (Gov't Code § 65583(c)(2)(B).) The County's inventory of land suitable for residential development must also include sites that are sufficient to provide for the RHNA's share of acutely low-income housing. (See Gov't Code § 65583.2.) Here, the County's housing element does not plan at all for acutely low-income housing as required above. The RHNA, analysis of housing needs, programs, and Vacant and Underutilized Land Inventory do not include acutely low-income households.</i></p>	Acutely low-income households have been added to the RHNA, programs, and sites analysis.

## 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
39	8/8/2025	Email	Cory Turner (Legal Services of Northern California)	<p><i>The County Should Remove Inappropriate Parcels from the Sites Inventory. The Housing Element must identify and zone enough appropriate sites for the County to accommodate its need for housing over the planning period. (Gov't Code § 65583.) The sites inventory that should be used for low- and very low-income sites is on pages B-2 to B-4. Plumas County's share of the Regional Housing Needs Allocation ("RHNA") is 62 low- and very low- income units. The County must identify sites by parcel number and indicate the number of units that can be realistically accommodated on the site. (Gov't Code § 65583.2, subd. (c.) The County identified 7 parcels in Quincy, East Quincy, and Greenville. Practically speaking, lots under two acres are exceedingly difficult to develop, and are not attractive to potential investors or developers. Out of the seven 7 sites identified for lower-income housing, 4 sites are under 2 acres. The County must identify sites that can realistically be developed, and we recommend the County identify sites large enough to be realistically developed for affordable housing.</i></p>	<p>HCD states under their building blocks "Analysis of Sites and Zoning" a parcel smaller than one half acre or over 10 acres is considered inadequate to accommodate housing affordable to lower income households, unless the housing element demonstrates development of housing affordable to lower income households on these sites is realistic or feasible.</p> <p>Narratives have been added to demonstrate viability of the sites under two acres.</p>

## 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
40	8/8/2025	Email	Cory Turner (Legal Services of Northern California)	<p><i>Affirmatively Furthering Fair Housing. Each jurisdiction must take steps to "Affirmatively Further Fair Housing" (AFFH) in its housing element. The purpose of this requirement is to undo patterns of segregation and create opportunity for communities of color and other protected classes. The County relies heavily on sites that are near one another or near existing housing for low- and very low-income households. All 4 sites for very low-income households are concentrated in East Quincy. The largest and most viable site is next to Valley Heights Apartments. Valley Heights is affordable for very low- and low-income households through the HUD project-based Section 8 program. The only site for housing for low-income households in Quincy is across the street from Mountain View Manor, which is affordable housing subsidized by the USDA's Rural Housing Service and the Low-Income Housing Tax Credit Program. Finally, the two sites in Greenville are next to one another and next to Green Meadows Apartments, a public housing development for very low- and low-income households that is owned and operated by the Plumas County Community Development Commission. Rather than distributing the housing more equally in these areas or in other parts of the County, the County is concentrating its low-income housing to particular areas of Quincy, East Quincy, and Greenville. Using only these sites for housing for very low- and low-income households affirmatively undermines fair housing instead of furthering fair housing.</i></p>	<p>In rural Plumas County, where 65% of the land area is federally owned public lands and another 6% of the land is owned by other public entities including the state and County, parcels zoned for right higher density multi-family housing are located in towns, such as Quincy, East Quincy, and Greenville where goods, amenities, and services (water/sewer) are readily available and located and are not a constrain; these are the areas where the County has determined viability of sites for housing for lower income households. While the County is doing everything to take steps to affirmatively further fair housing, the reality is higher density by right "M-R" zoned parcels are located in the County, as directed by the 2035 General Plan, through zoning, to be infill parcels leading to the patterns shown in the vacant and underutilized analysis.</p>

## 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
41	8/8/2025	Email	Cory Turner (Legal Services of Northern California)	<p><i>Second, the County is required to do more to affirmatively further fair housing. The analysis and plan to affirmatively further fair housing lacks any real engagement with the topic and no concrete plans to alleviate the effects of concentrated poverty and segregation other than the identification of sites, many of which would actually exacerbate the concentration of poverty near existing sites of low-income housing. Appendix C of the current Draft lays out data and mapping demonstrating concentrations of segregation, poverty, and levels of opportunities. The Draft does not, however, provide any meaningful analysis of the contributing factors as is required by Government Code section 65583(c)(10)(A)(iii). The Draft says that those factors are listed in Table 14, but Table 14 is blank. It is not surprising, then, that the actions and programs identified do not contain actionable steps that would address contributing factors because those contributing factors are not identified.</i></p>	Appendix C, or the Affirmatively Furthering Fair Housing Assessment, has been completed with the incorporation of the local knowledge sections. The resulting needs are then addressed in programs.
42	8/8/2025	Email	Cory Turner (Legal Services of Northern California)	<p><i>The County should do further analysis to identify contributing factors of concentrated segregation and poverty and assess concrete programs that can address them. The Draft states there have been significant changes in the percentage of residents who are below the poverty level, while there has been a significant increase in the city of Portola. The draft does not analyze what may have contributed to this change, especially as the overall population of the county has decreased. We suggest that the County analyze whether economic factors or factors related to the environment, insurance, and wildfires, including the destruction of structures in the Dixie Fire, could have contributed to these outcomes and how the Housing Element could plan for housing to address these changes. Additionally, the Housing Element does not analyze whether the reduction in the percentage of households below the poverty line is due to improved economic status or due to displacement. The Housing Element should analyze the contributing factors to these trends.</i></p>	Appendix C, or the Affirmatively Furthering Fair Housing Assessment, has been completed with the incorporation of the local knowledge sections. The resulting needs are then addressed in programs.

## 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
43	8/8/2025	Email	Cory Turner (Legal Services of Northern California)	<p><i>Analysis of Existing Assisted Housing eligible for Conversion to Market Rate Housing. The inventory of existing affordable housing is missing properties. Program H 2.3 (“Preserve Assisted Units”) incorrectly states “[t]he Plumas County Community Development Commission as the County’s Housing Authority owns all of the subsidized properties in Plumas County.” Page 65 lists the 5 properties: Valley Heights (Quincy), Green Meadows (Greenville), Pine Meadows (Chester), Sierra Meadows (Chester), and Wildwood Village (Chester). There are two additional subsidized housing developments in Quincy that are not owned by PCCDC. Mountain View Manor at 116 Circle Drive has 46 units subsidized through the USDA’s Rural Housing Service and the Low-Income Housing Tax Credit Program. Quincy Garden Apartments at 20 East Central Avenue has 28 units subsidized by the USDA’s Rural Housing Service. The subsidy for Quincy Garden Apartments is scheduled to end 10 years from now in 2035. It is also possible that the owner may be allowed to prepay and end the subsidy in less than 10 years.</i></p>	Information has been corrected and Program H 2.3 has been modified.
44	8/8/2025	Email	Cory Turner (Legal Services of Northern California)	<p><i>Government Code Section 65583(a)(9) does not require the County to list all subsidized properties, but the County must identify and analyze “existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.” We want to make the County aware of existing affordable housing projects not owned or operated by PCCDC both to assist with planning considerations as described above and because the County cannot analyze and monitor the expiration of subsidies it is not aware of. Government Code Section 65583(c)(6) then requires the County to create a program for preserving subsidized units that, like Quincy Garden Apartments, will become eligible within 10 years to end their low-income housing program and become market rate housing. “The program for preservation of assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs” (Id.)</i></p>	Information has been corrected and Program H 2.3 has been modified.

## 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
45	8/8/2025	Email	Cory Turner (Legal Services of Northern California)	<p><i>The Draft does not identify that Quincy Garden Apartments will be eligible to end their low-income housing subsidy in ten years or less and does not have its own preservation program. Program H 2.3 states PCCDC will monitor all affordable housing projects and funding sources. The Program only requires the County to "cooperate" and does not include any responsibility for the County to independently monitor whether low-income housing may convert to market rate or for the County to utilize necessary and available financing and subsidy programs to preserve that housing. Government Code Section 65583 and HCD require the County to do both. LSNC recommends the County review the excellent HCD Building Blocks website, "Preserve Units at Risk of Conversion to Market Rates".<sup>1</sup> The site provides further information, sample programs, and a sample letter to notify qualified entities of the opportunity to purchase affordable low-income housing in Plumas County and prevent it from converting to market rate housing.</i></p>	Information has been corrected and Program H 2.3 has been modified.

## 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
46	8/8/2025	Email	Cory Turner (Legal Services of Northern California)	<p><i>Housing Element Programs Should be Concrete and Actionable</i></p> <p>According to HCD's Building Blocks and Government Code Section 65583(b), the programs in the County's housing element draft must: (1) include specific action steps the County will take to implement its policies and achieve its goals and objectives; (2) include a specific timeframe for implementation; (3) identify the agencies and/or officials responsible for implementation and the County's role, and (4) identify specific, measurable outcomes wherever possible.<sup>2</sup> Based on this LSNC suggests the following to improve the programs discussed below. Program H 1.5 contains three separate innovative and promising actions to encourage the development of housing for low-income and extremely low-income households. It proposes to (1) provide regulatory incentives and reduce development fees, (2) conduct outreach to affordable housing developers and assist with funding applications, and (3) explore the feasibility of preserving single-room occupancy (SRO) units in the County. The timeframe for Program H1.5 lists a bi-annual review and outreach and assessment of the feasibility of preserving SROs by 2026. It is not clear which of the three separate actions of this program are subject to the bi-annual review and if 2026 is a separate deadline only for the SRO program. LSNC recommends that the County divide Program H 1.5 into three separate programs with specific, measurable goals and deadlines for each one. This will make clear what is expected for each program and whether they have achieved the goals that have been set.</p>	Program H 1.5 has been amended.

## 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
47	8/8/2025	Email	Cory Turner (Legal Services of Northern California)	<p><i>Program H 4.2 states the County will comply with Government Code Section 65583(a)(4) by adopting development and managerial standards in its zoning ordinance for by-right emergency shelters. Government Code Section 65583(a)(4) provides that emergency shelters shall only have the following written, objective standards for: (i) the maximum number of beds or persons, (ii) sufficient staff parking, (iii) the size and location of onsite waiting and intake areas, (iv) onsite management, (v) proximity to other emergency shelters but no more than 300 feet apart, (vi) length of stay, (vii) lighting, and (viii) security. Program H 4.2 says it will create these standards, including those listed in Section 65583(a)(4), but does not outline what those standards will be to demonstrate that they will comply with state law. This program should provide more information about what specific standards that County intends to adopt to comply with state law.</i></p>	Program H 4.2 has been amended, although the specific development and managerials standards will need to be vetted and developed through the ordinance process.

## 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
48	8/8/2025	Email	Cory Turner (Legal Services of Northern California)	<p><i>Program H 5.3 provides the County will refer all fair housing complaints to service providers, including California Rural Legal Assistance (CRLA). Legal Services of Northern California is the qualified legal services provider and Legal Services Corporation grantee for Plumas County. Every year, LSNC assists low-income households, households with senior citizens, and households with people who have disabilities with a variety of fair housing complaints. These complaints include people with disabilities who request and/or are wrongfully denied reasonable accommodations and modifications; people with government housing assistance like Section 8 Housing Choice Vouchers who are being wrongfully denied housing; and people who are wrongfully being treated differently based on belonging to or being associated with a protected class like age, race, gender, religion, family size, marital status, military or veteran status, sexual orientation, gender identity/gender expression, ancestry, and more. It is our belief that CRLA does not handle fair housing cases for residents of Plumas County. In the process of preparing these comments, we asked them to confirm whether this was the case, but we have not received a response. If we learn otherwise, we will provide updated information. CRLA is the qualified legal services provider and Legal Services Corporation grantee for other Northern California counties, but not for Plumas County. They would have to refer such complaints to Legal Services of Northern California, and the County should do the same. LSNC is happy to meet with the County and to provide further information about our services, fair housing presentations, and materials to distribute to the public. Our website, <a href="http://www.lsnc.net">www.lsnc.net</a>, contains further descriptions of the range of civil legal services we provide in Plumas and 22 other Northern California counties.</i></p>	Program H 5.3 has been amended.
49	8/8/2025	Email	Cory Turner (Legal Services of Northern California)	<p><i>Program H 5.4 says the County will refer people to the "California Fair Housing and Employment Council." This agency no longer exists. The state agency that receives fair housing complaints is the Civil Rights Department. The program should be updated to reflect this.</i></p>	Program H 5.4 has been amended.

## 2024-2029 HOUSING ELEMENT UPDATE PUBLIC REVIEW DRAFT COMMENT MATRIX

#	Date	Method	Name	Comment	Response to Comment
50	8/8/2025	Email	Cory Turner (Legal Services of Northern California)	<p><i>The previous Housing Element included Program 2, an Inclusionary Housing Program to “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 current Draft Housing Element deletes this program, because “it is unlikely that a project of the scale needed for an inclusionary ordinance would be developed in Plumas within the 7th cycle planning period.” We recommend the County retain a similar program in this draft as an inclusionary zoning ordinance can be an important tool to develop affordable housing and may become appropriate during the 5-year planning period.</i></p>	<p>This Program has been in the Housing Element for the past two cycles. To-date, it has not been a priority and therefore no local inclusionary housing program has been established. Comments from the Planning Commission support the removal of this program, as it is unlikely that a project of the scale needed for an inclusionary ordinance would be developed in Plumas within the 7th cycle planning period.</p>
51	8/8/2025	Email	Cory Turner (Legal Services of Northern California)	<p><i>Conclusion. We appreciate the hard work the County, its staff, and its project contractors have put into the Housing Element update process. We hope to work with the County to ensure the Housing Element meets the legal requirements and facilitates the construction of affordable housing to meet the substantial needs of the County. If you have any follow-up questions or to discuss this matter, I can be reached at the contact information below.</i></p>	<p>Comment noted.</p>



PLUMAS COUNTY PLANNING DEPARTMENT  
555 MAIN STREET, QUINCY, CA 95971

# PRESS RELEASE

FOR IMMEDIATE RELEASE – AUGUST 14, 2025

## 2024-2029 HOUSING ELEMENT UPDATE – HCD INITIAL REVIEW DRAFT SUBMISSION

The Plumas County 2024-2029 Housing Element completed circulation for public review on July 28, 2025. In total, the Planning Department received 51 comments from 11 individuals by phone, email, and social media and met with 11 County departments and housing stakeholder agencies that provided input. Comments primarily concerned the availability and affordability of housing and the diversity of homeownership options and housing types, as well as the need to provide housing opportunities to families in Plumas County.

Pursuant to Assembly Bill 215, the Planning Department then had 10 business days (July 29, 2025, through August 11, 2025) to incorporate public comment prior to submitting to the California Department of Housing and Community Development (HCD) for the State's mandatory review. This reflects the statutory recognition that the availability of housing is a matter of statewide and local importance and that cooperation and direct involvement between all levels of government, non-governmental organizations, and the private sector is critical to attainment of the State and County's housing goals.

The Plumas County 2024-2029 Housing Element (7<sup>th</sup> cycle planning period beginning June 30, 2024, and ending June 30, 2029) is one of the seven State-mandated elements of the Plumas County General Plan and provides a comprehensive assessment and framework to address existing and projected housing needs of all economic segments of the unincorporated area of Plumas County and provides clear policy direction for decision making. The draft Vision of the 2024-2029 Housing Element is, as follows: *“Adequate supply of safe and livable housing types with opportunities for individual choices that accommodate all socioeconomic segments of the unincorporated County area, leading to housing possibilities that meet the needs, protect the environment, and are consistent with a jobs-housing balance based on future population and economic conditions.”*

The Housing Element must accommodate the County's Regional Housing Needs Allocation (RHNA) of 154 dwelling units, including 2 acutely low-, 8 extremely low-, 28 very low-, 24 low-, 29 moderate-, and 63 above moderate-income dwelling units.

State law (Government Code Sections 65580 through 65589) mandates the content to include an analysis of existing and projected housing needs; an inventory of resources and constraints that are relevant to meeting the needs; a statement of the County's goals and policies relative to affirmatively furthering fair housing (AFFH) needs; quantified objectives to the maintenance, preservation, improvement, and development of housing; and programs that set forth actions to address existing and projected housing needs.

To access the 2024-2029 HCD Initial Review Draft Housing Element and for more information, please visit the Plumas County Planning Department counter at 555 Main Street, Quincy, scan the QR code below, or find the document on the Planning Department website at:

<https://www.plumascounty.us/2629/Housing-Element>

For questions or to submit a public comment, please contact:

Amanda Harmon, Assistant Planner  
Plumas County Planning Department  
530-283-6213 / [amandaharmon@countyofofplumas.com](mailto:amandaharmon@countyofofplumas.com)



## 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**

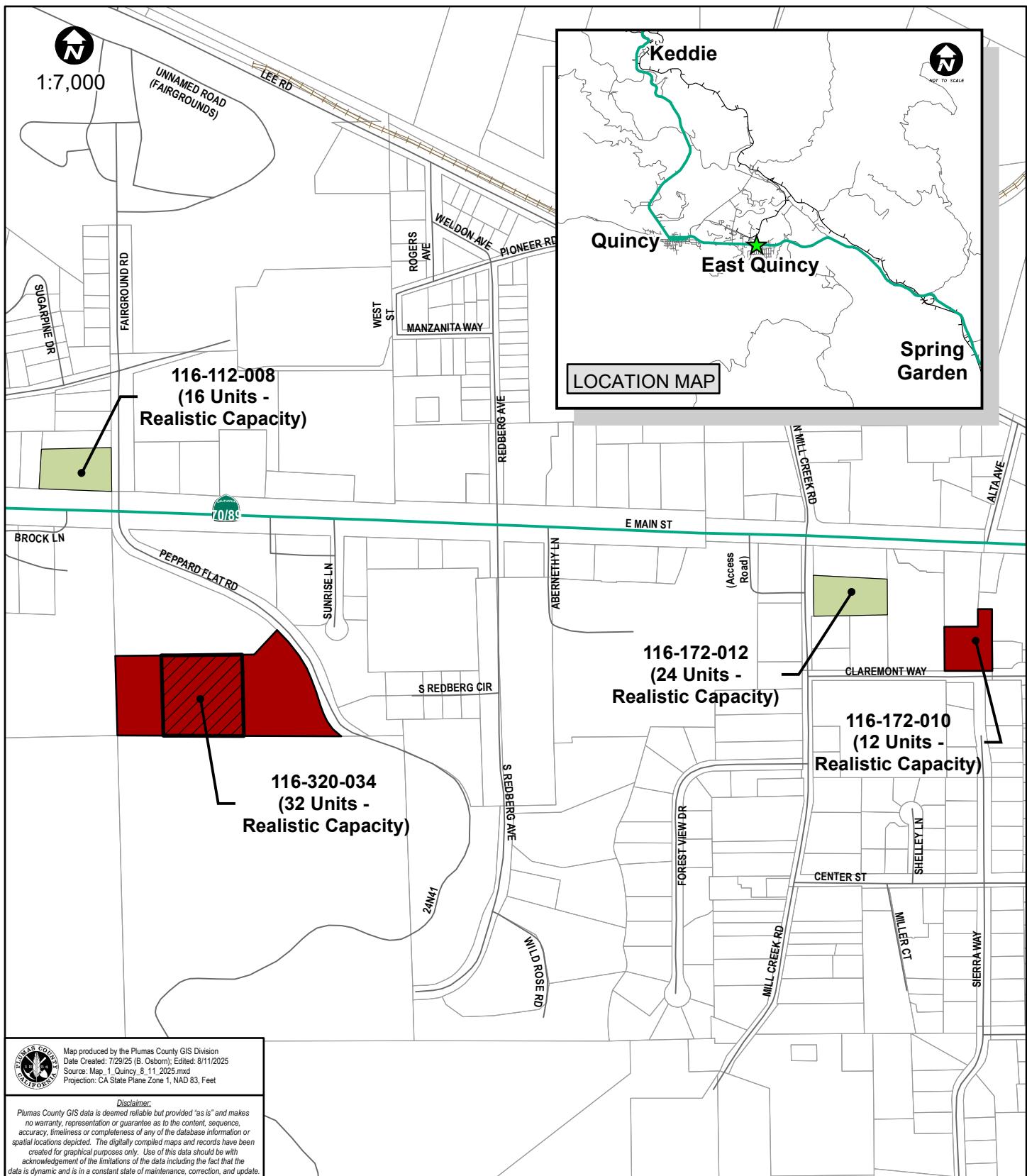
Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN/Address	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)	Electricity	FEMA Flood Zone	Site Constraints	Min Density (10 du/acre)	Max Density (21.8 du/acre)	Realistic Capacity	
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)

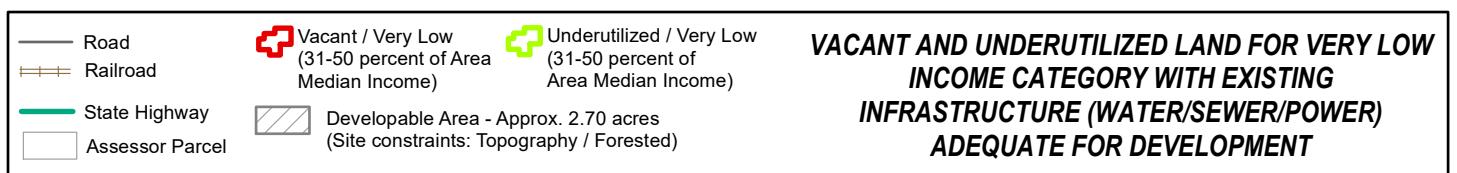
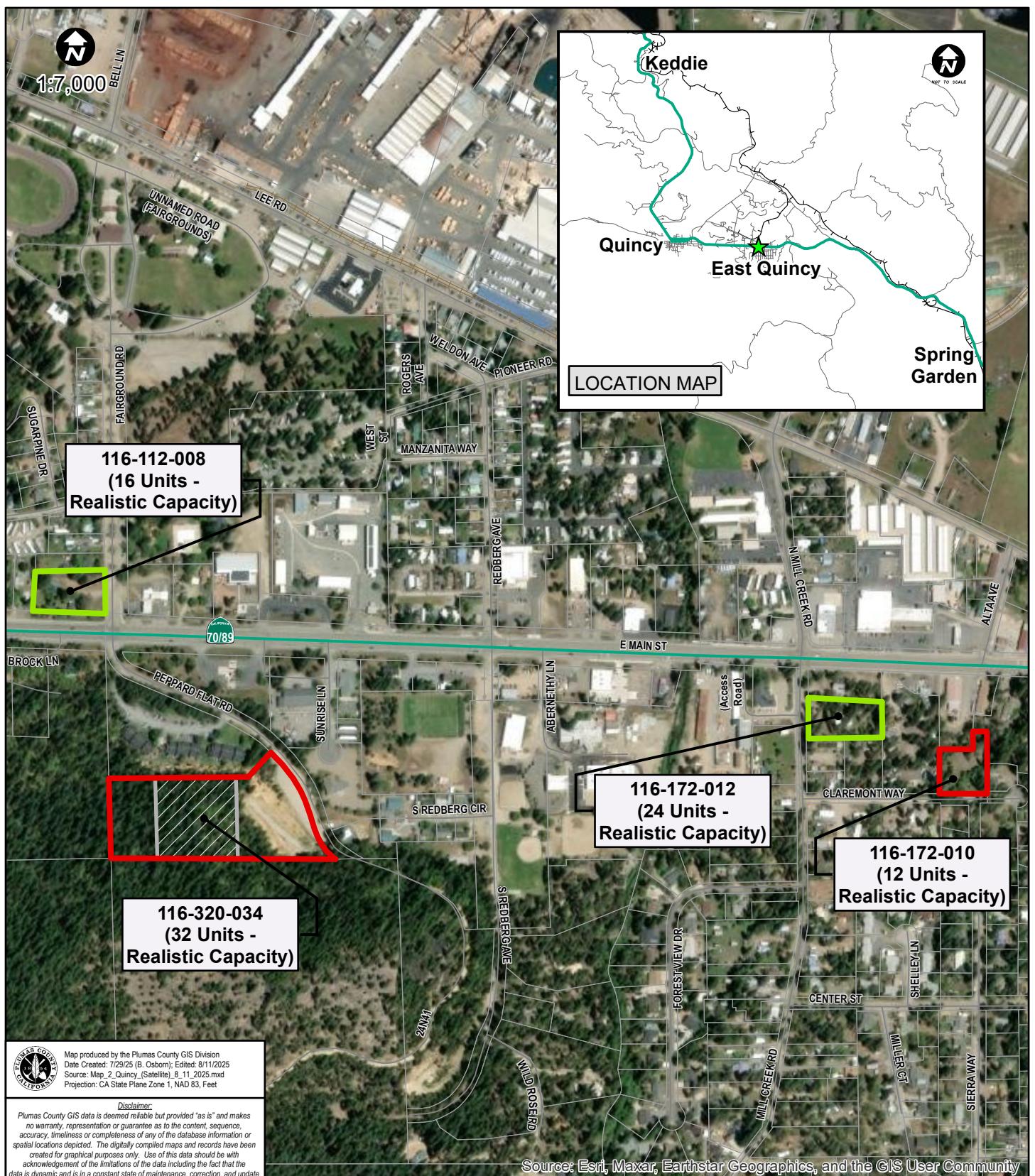
■ Developable Area - Approx. 2.70 acres  
(Site constraints: Topography / Forested)

**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)



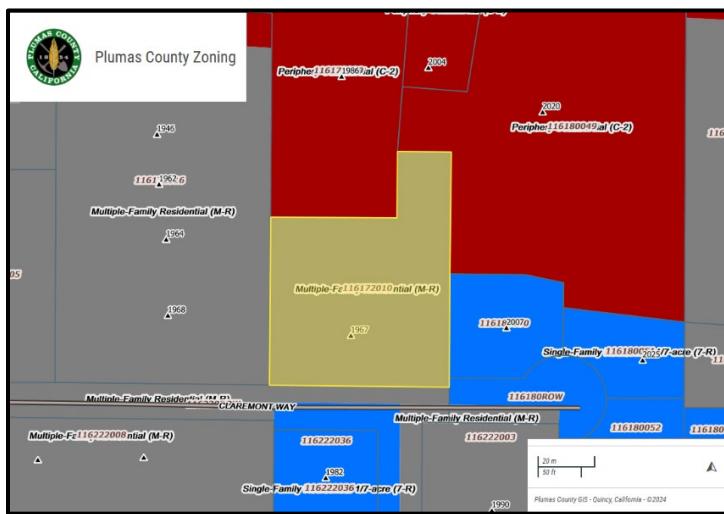
## Vacant Very Low Zoned “M-R” Parcel Narrative

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

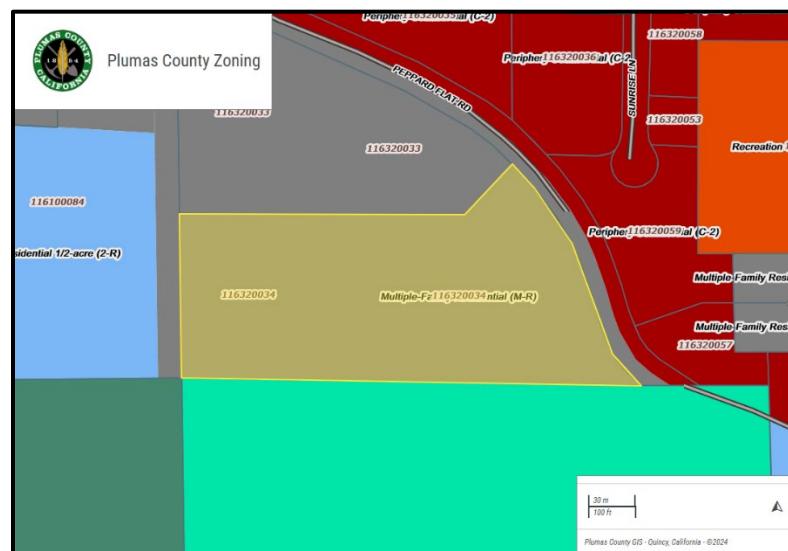
The property located at 1506 Peppard Flat Road, Quincy – APN 116-320-034 – is a vacant 7.47-acre parcel zoned Multiple-Family Residential (“M-R”), as shown on the zoning map below, and has topographical and forested site constraints reducing the available developable area to approximately 2.70 acres (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

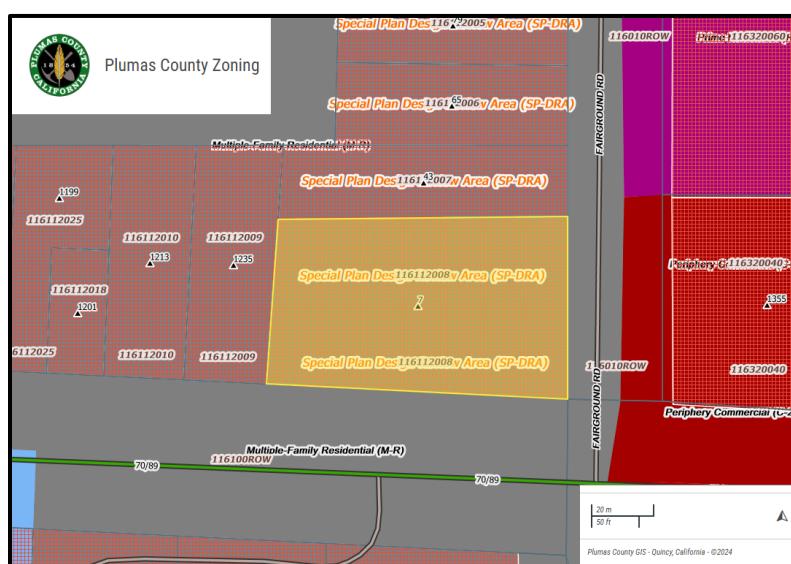
### 7 Fairground Road

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.

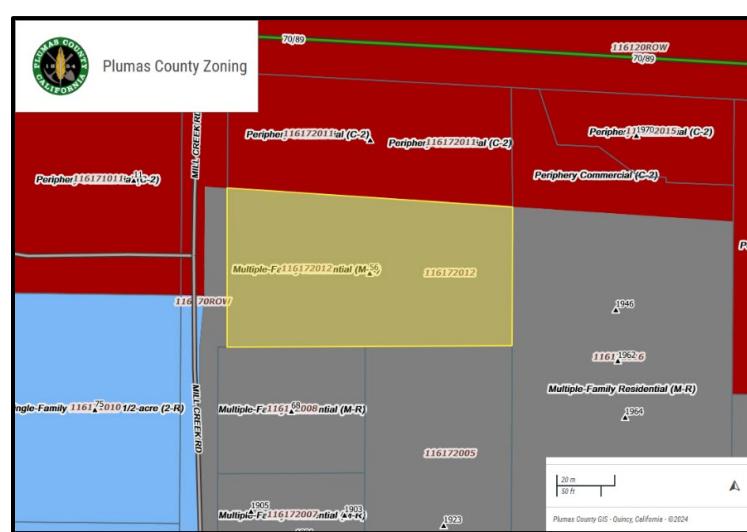
The subject property is served by Pacific Gas and Electric (PG&E) for electricity and American Valley Community Service District for water and sewer, all of which is readily available and may be expanded to accommodate future development.

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**

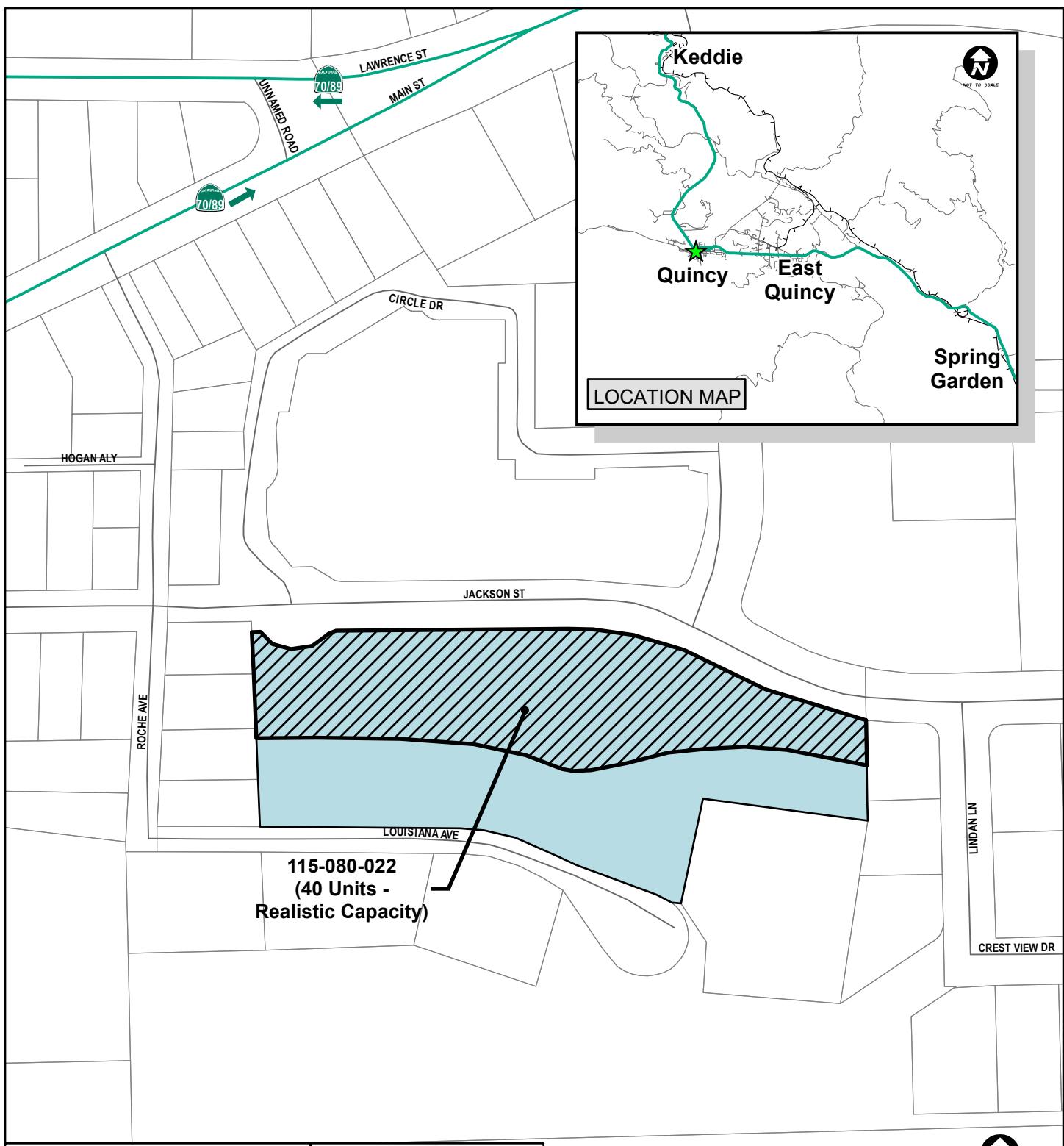
Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN/Address	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)t	Electricity	FEMA Flood Zone	Site Constraints	Min Density (10 du/acre)	Max Density (21.8 du/acre)	Realistic Capacity
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)



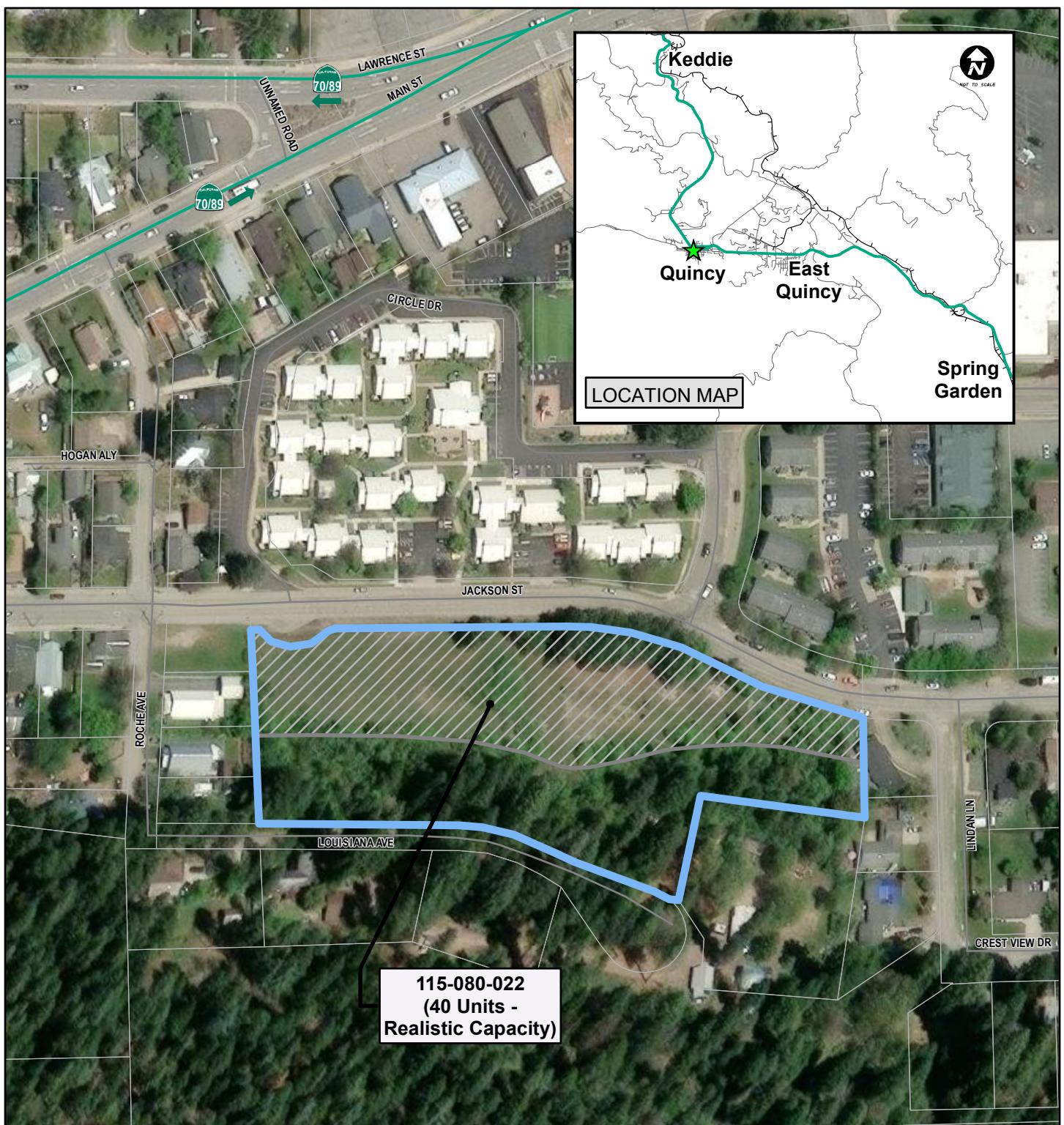
Developable Area - Approx. 1.96 acres  
(Site constraints: Soils/Geotechnical)

**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)



— 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)



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

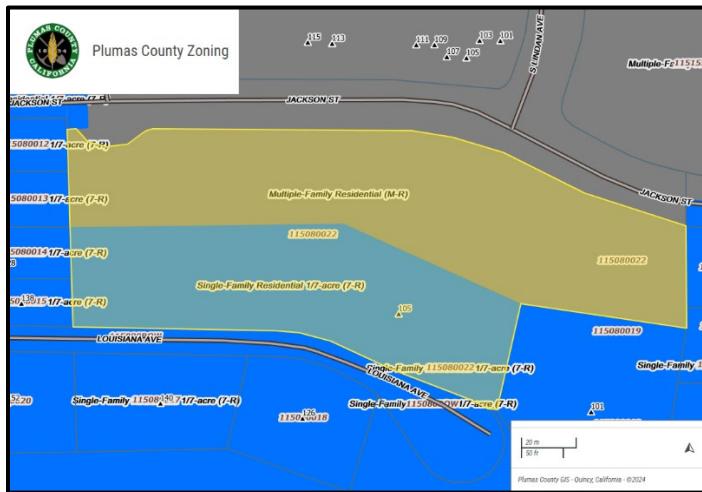
### 105 Louisiana Avenue

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).

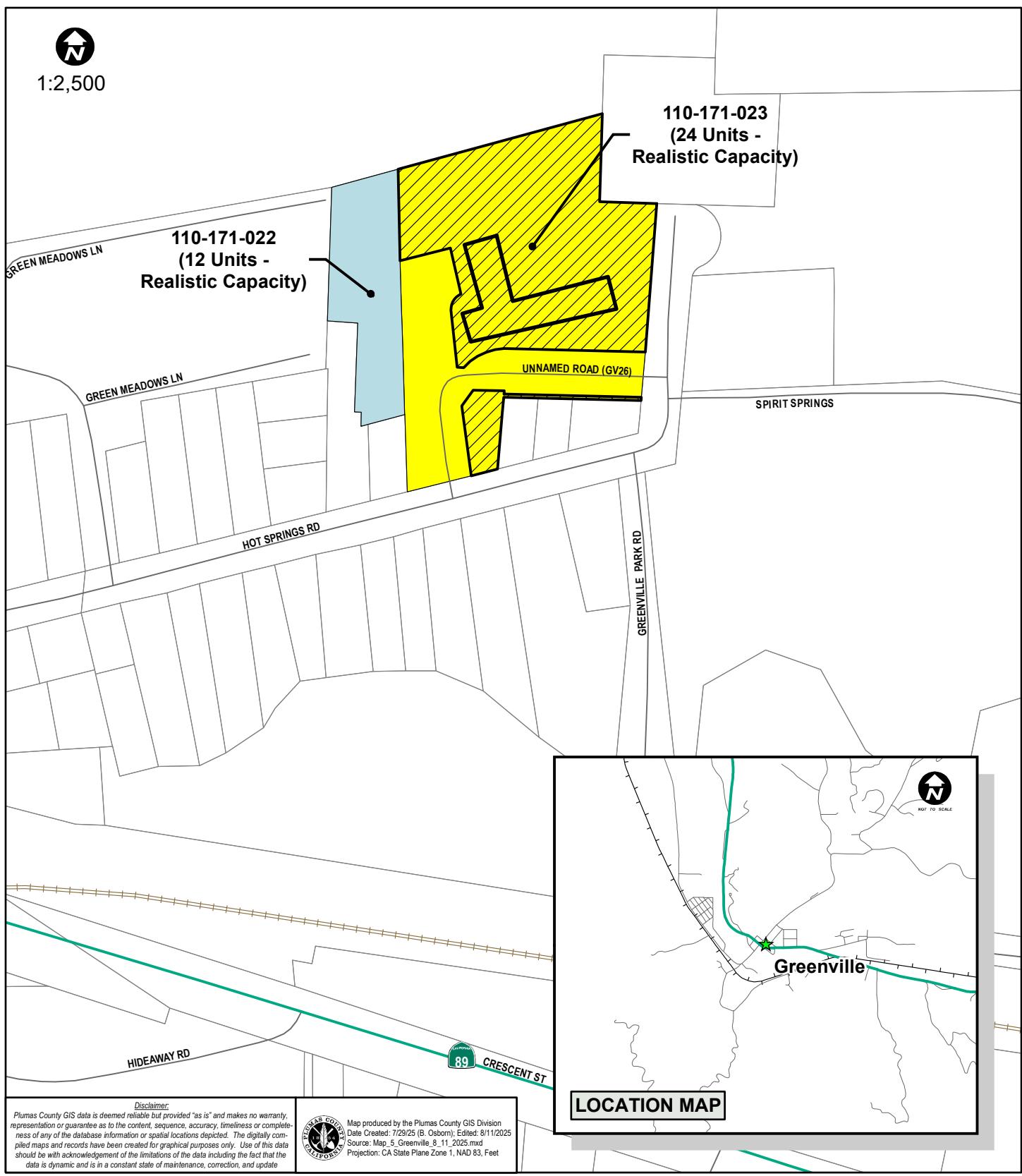
The property is within one of the largest towns for employment and within an approximate quarter-mile range of services such as public transit and retail centers, making it a desirable location for development. Development within the surrounding area includes multi-family affordable housing with the 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

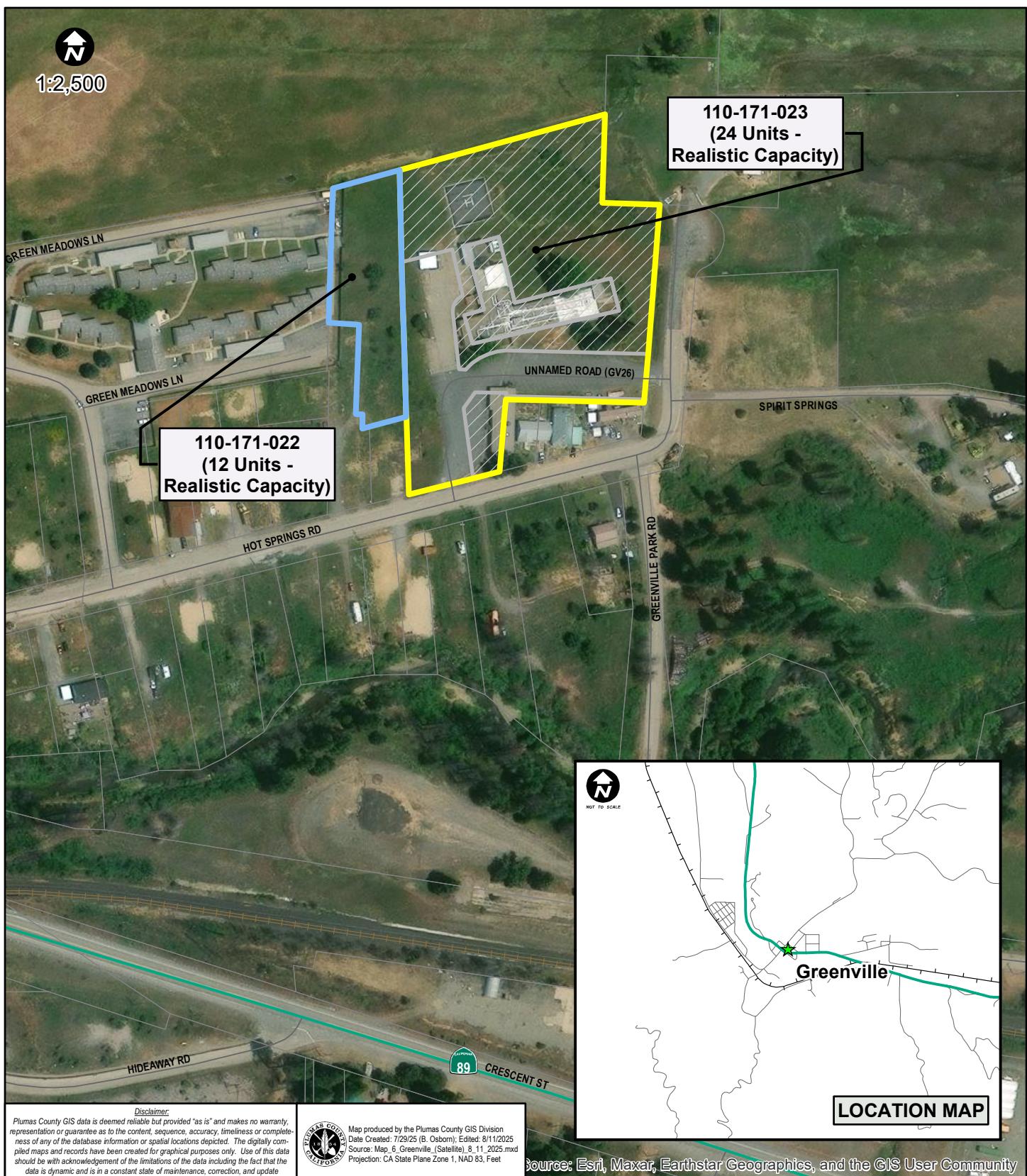
- Vacant / Low (51-80 percent of Area Median Income)
- Underutilized / Low (51-80 percent of Area Median Income)
- Developable Area - Approx. 2.60 acres  
(Site constraints: Existing Plumas District Hospital Building with Medical Clinic/Road & Parking Easement)

**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

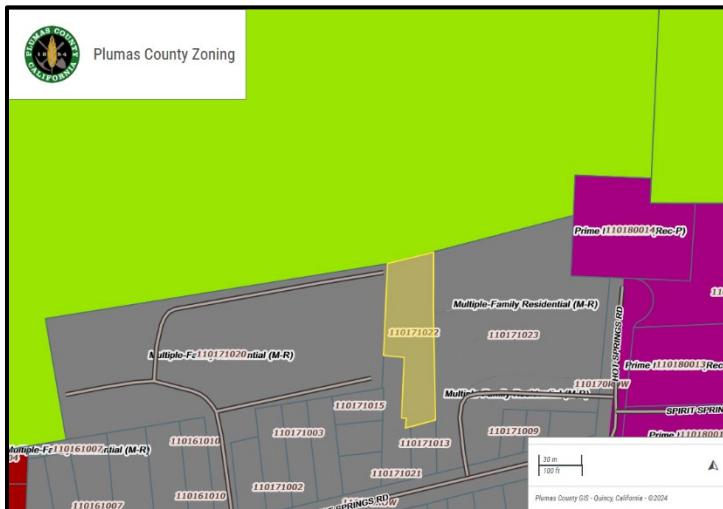
### 168 Hot Springs Road and 184 Hot Springs Road

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.

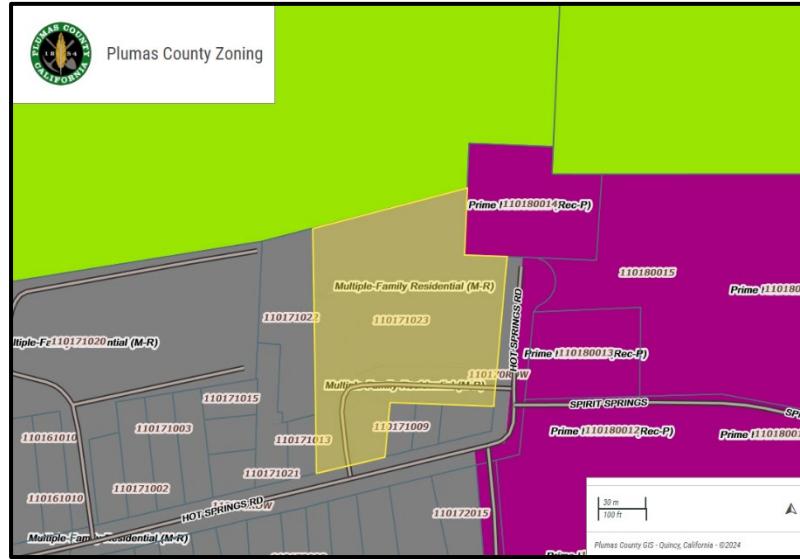
The “M-R” zoning has an allowed density of 21.8



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

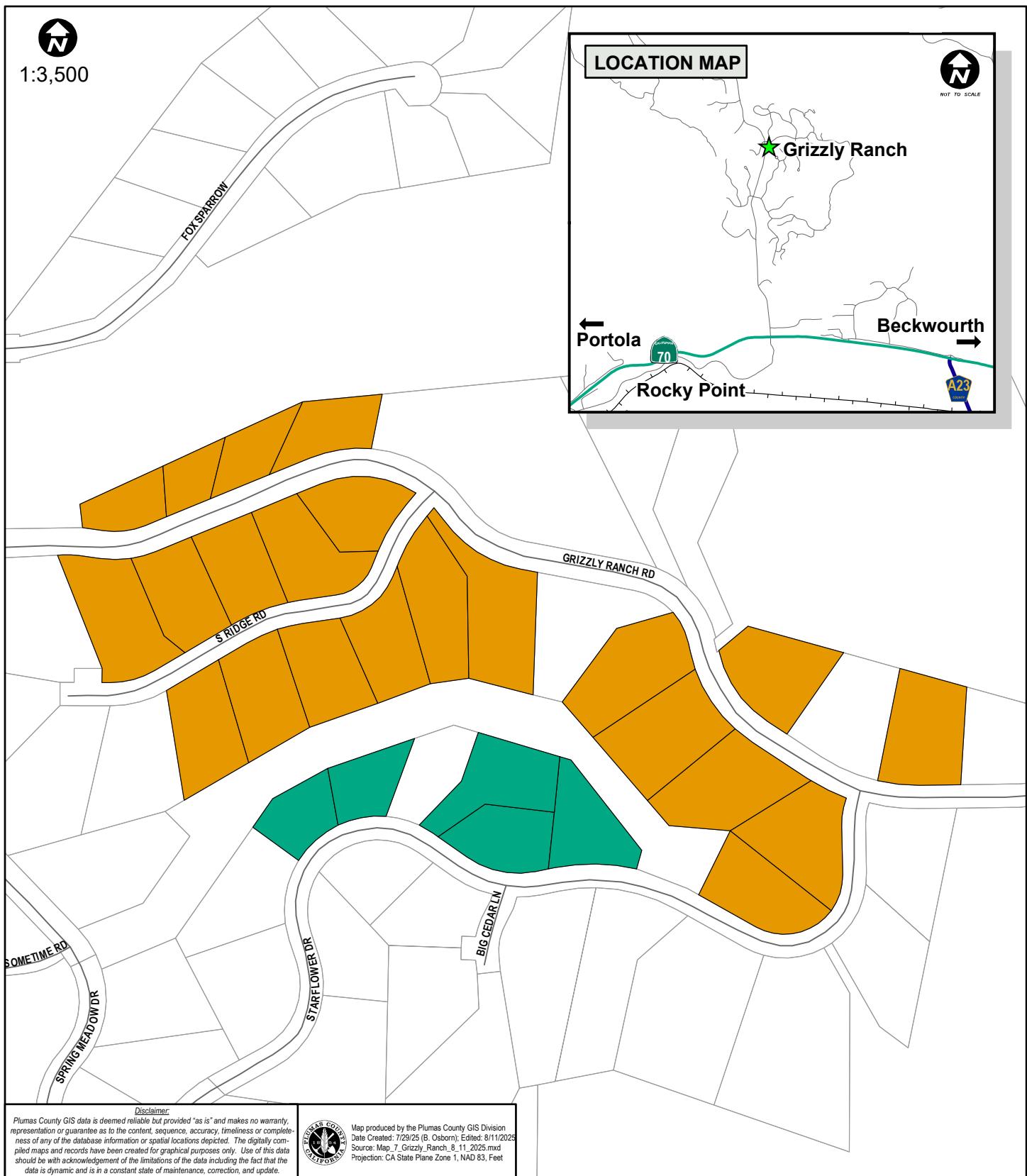
Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Community Services District (CSD)	Electricity	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
'No	028-130-001	Unincorporated 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)

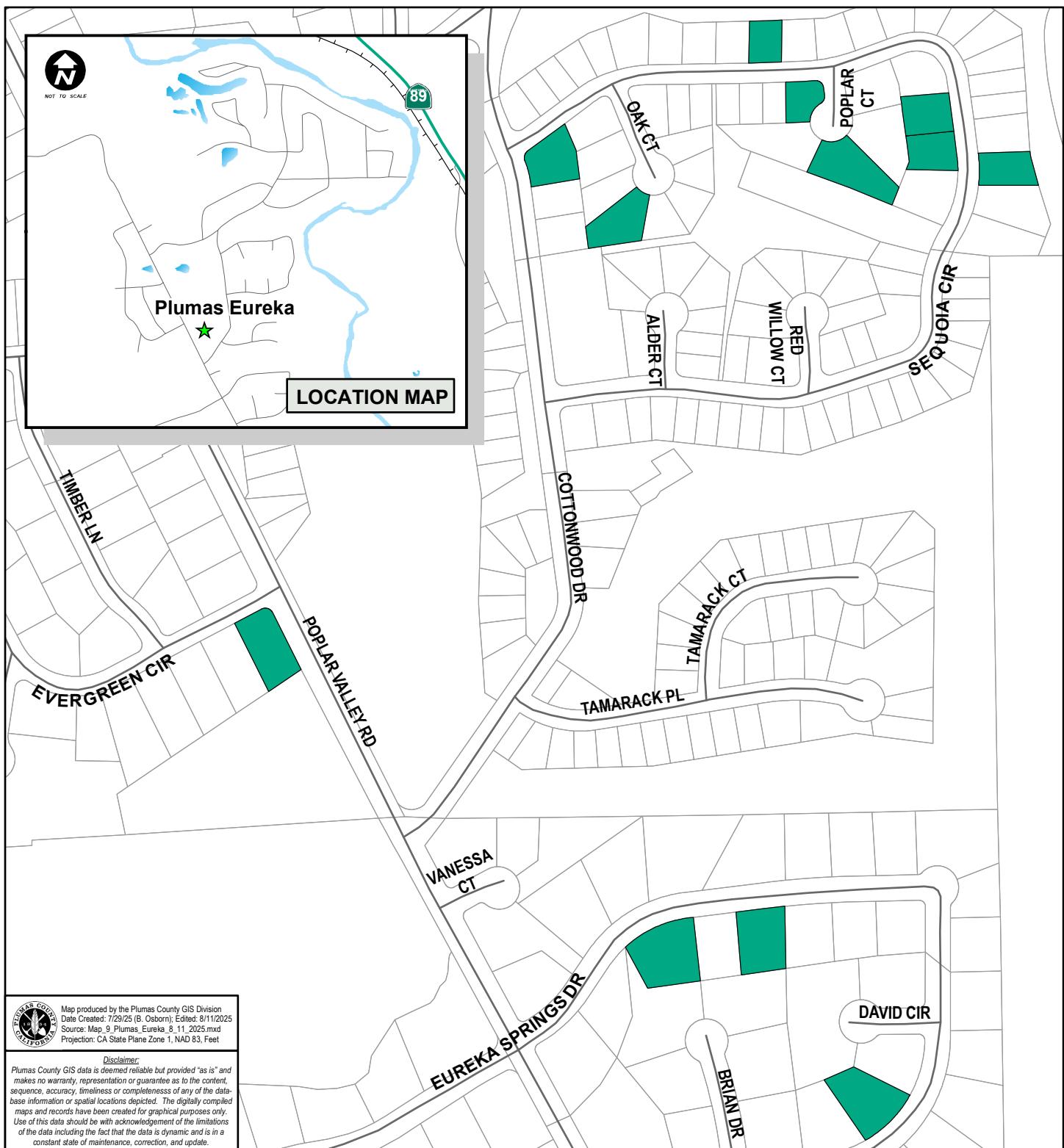
Above Moderate  
(above 120 percent of Area Median Income)

**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)

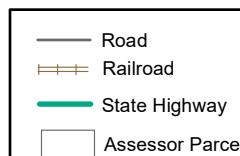
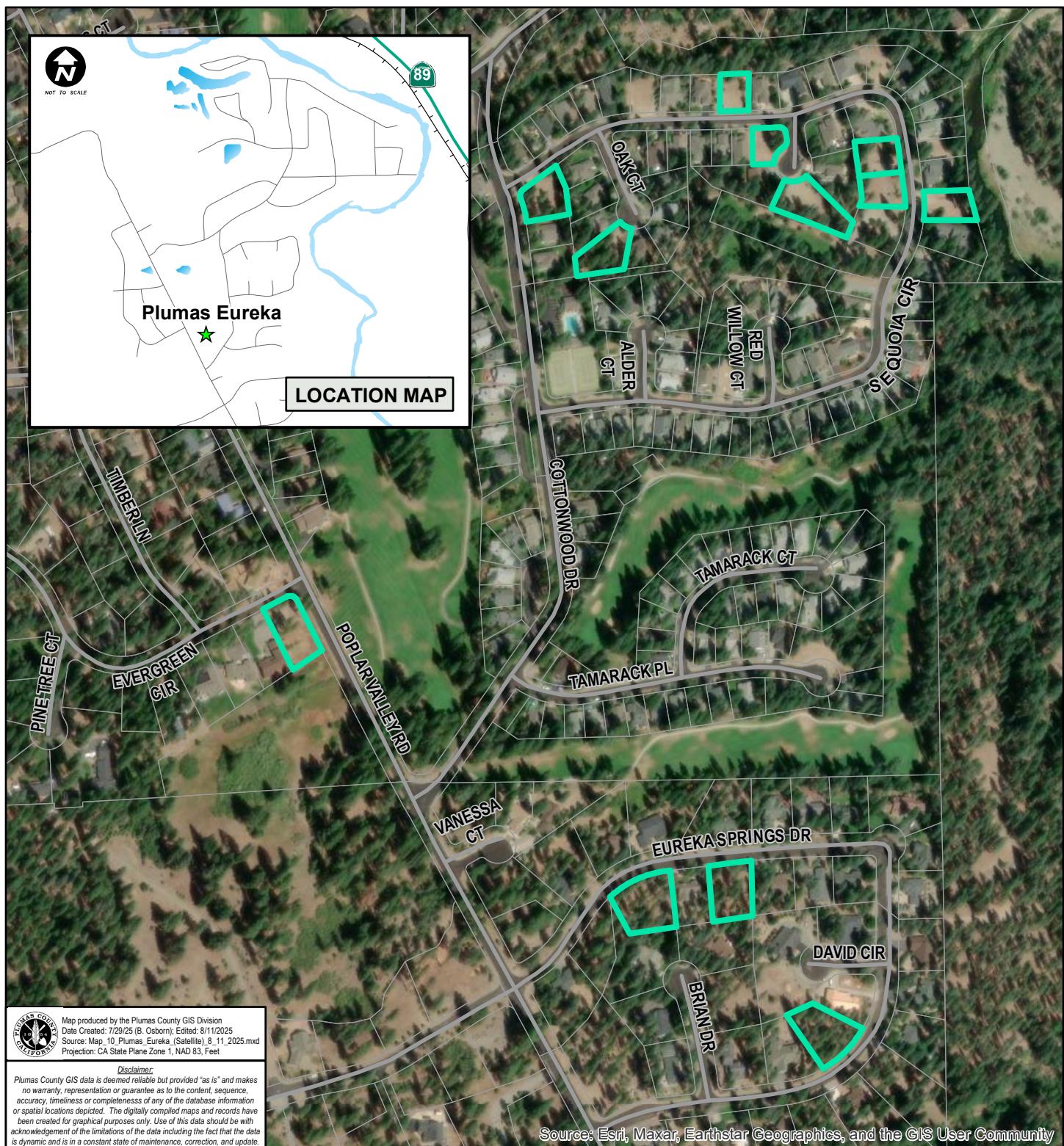


1:4,000

**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

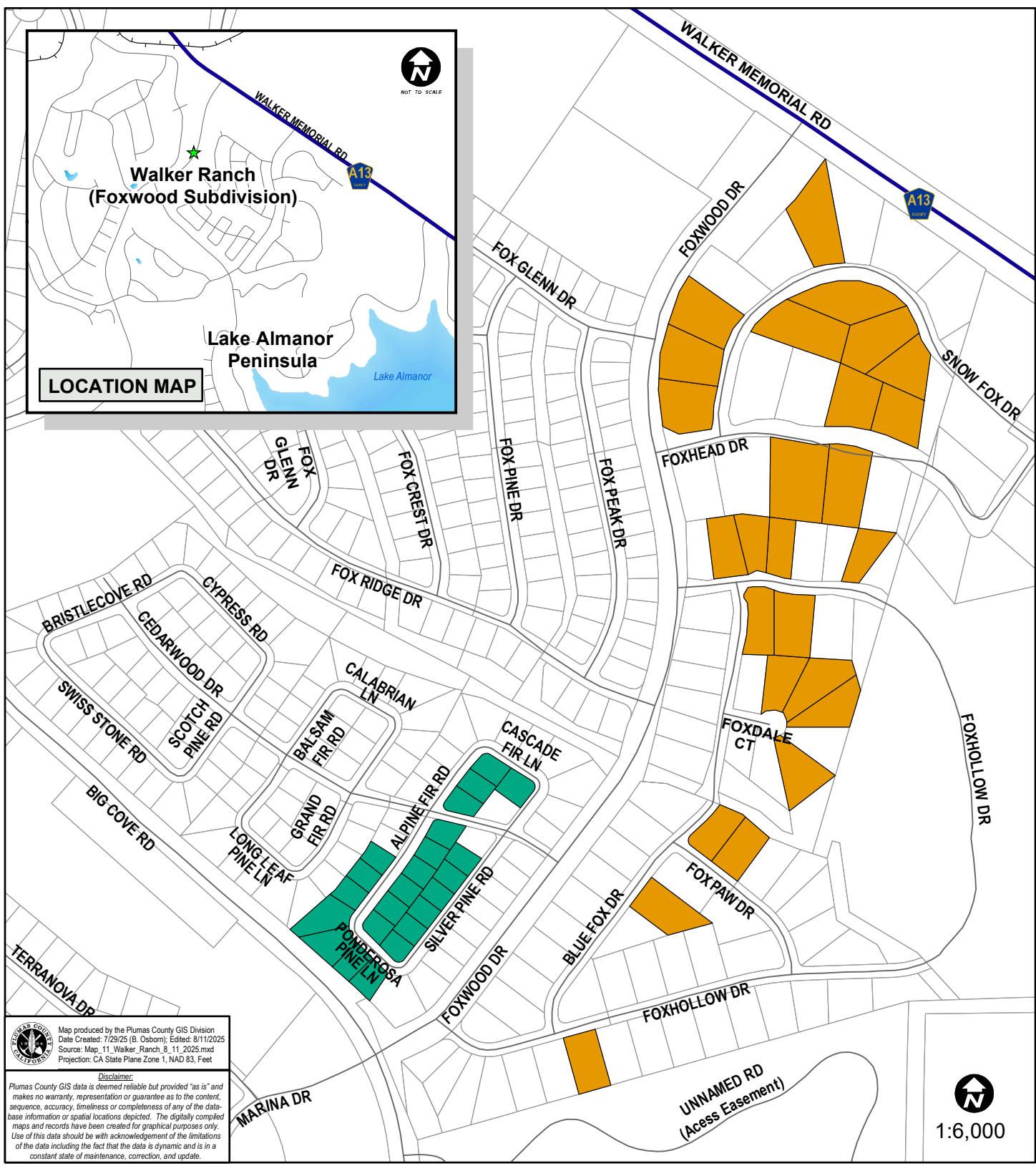
**VACANT LAND FOR MODERATE INCOME CATEGORY  
WITH EXISTING INFRASTRUCTURE  
(WATER/SEWER/POWER) ADEQUATE FOR  
DEVELOPMENT WITH NO SITE CONSTRAINTS**

# WALKER RANCH (FOXWOOD SUBDIVISION)

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

Lake Almanor / 96137

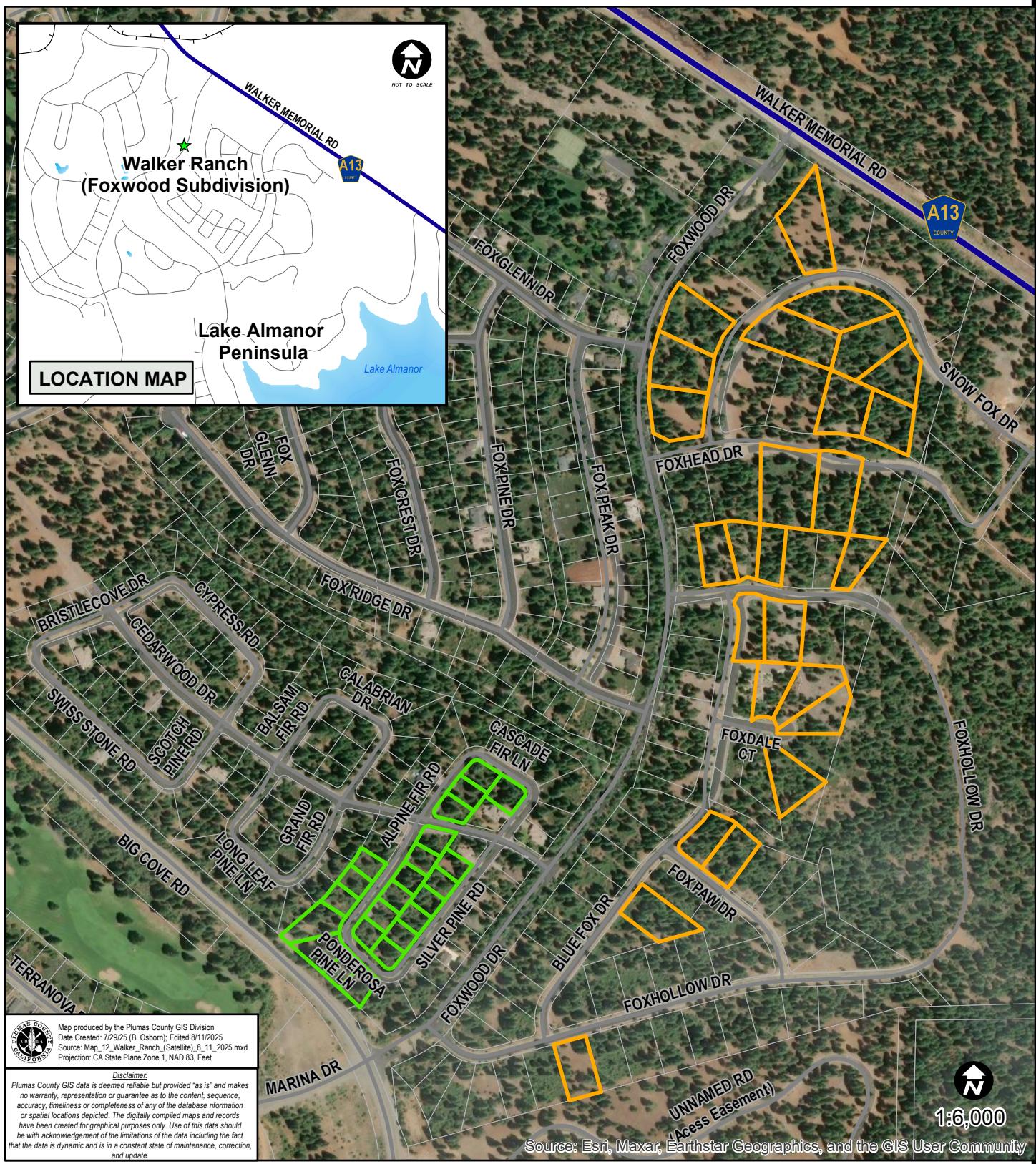
Map 11 - Moderate and Above Moderate Income (See Table B-5 and Table B-6)



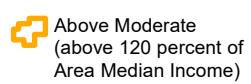
**WALKER RANCH (FOXWOOD SUBDIVISION)  
VACANT LAND ZONED "2-R" AND "3-R" AERIAL**

## Lake Almanor / 96137

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



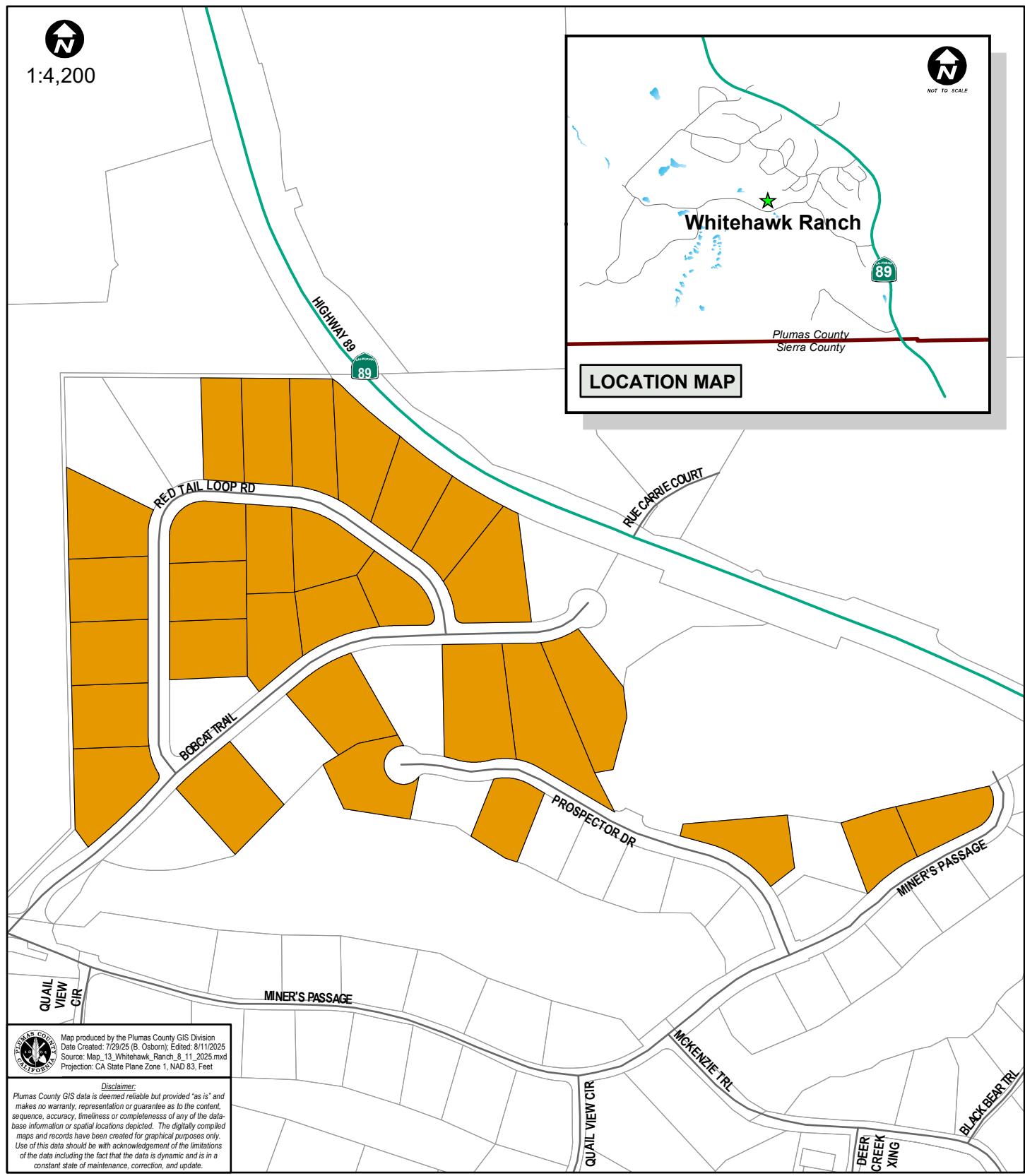
**VACANT LAND FOR MODERATE AND ABOVE  
MODERATE INCOME CATEGORIES WITH EXISTING  
INFRASTRUCTURE (WATER/SEWER/POWER) ADEQUATE  
FOR DEVELOPMENT WITH NO SITE CONSTRAINTS**



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

Clio / 96106

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

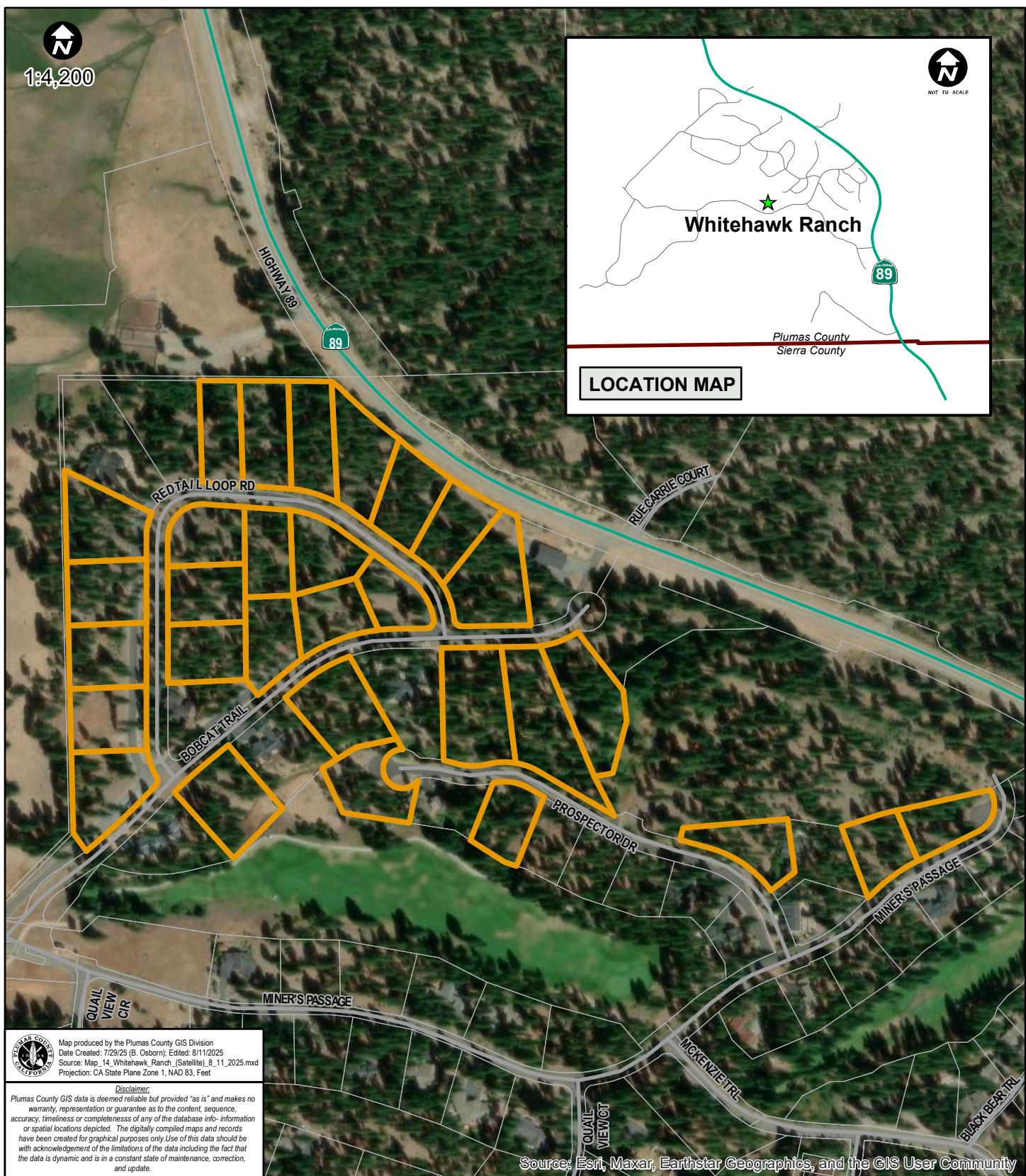


**VACANT LAND FOR ABOVE MODERATE INCOME  
CATEGORY WITH EXISTING INFRASTRUCTURE  
(WATER/SEWER/POWER) ADEQUATE FOR  
DEVELOPMENT WITH NO SITE CONSTRAINTS**

# 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**

---

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.

## Appendix C: Affirmatively Furthering Fair Housing Assessment

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# AFFIRMATIVELY FURTHERING FAIR HOUSING ASSESSMENT

## INTRODUCTION – UNINCORPORATED PLUMAS COUNTY

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, which overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics” (Government Code Sec. 8899.50). California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

This section is organized by fair housing topics. For each topic, the regional and local assessments are addressed. Through discussions with housing service providers, fair housing advocates, and this assessment of fair housing issues, Plumas County identified factors that contribute to fair housing issues. These contributing factors are found in this document, with associated actions in Chapter 4 (Housing Vision, Goals, Policies, and Programs) to meaningfully affirmatively further fair housing related to these factors. Refer also to Chapter 3 (Affirmatively Furthering Fair Housing) of the 2024-2029 Housing Element for programs to address affirmatively further fair housing.

This section also includes an analysis of the 2024-2029 Housing Element’s sites inventory as compared with fair housing factors. The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the distribution of projected units by income category and access to high resource areas and other fair housing indicators compared to Countywide patterns to understand how the projected locations of units will affirmatively further fair housing.

## SEGREGATION AND INTEGRATION

This section analyzes integration and segregation, including patterns and trends, related to people with protected characteristics with an emphasis on race, disability, familial status, and income.

### Race

Understanding the racial makeup of a County and region is important for designing and implementing effective housing policies and programs. This understanding also helps in identifying the specific needs and challenges faced by different racial and ethnic communities. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices, and displacement that has occurred over time and continues to impact communities of color today. Ultimately, a comprehensive understanding of race and ethnicity in relation to housing can help create more equitable and inclusive communities.

**Table C-1** shows the population by race and ethnicity in Plumas County based on the 2017-2021 ACS and compared to Lassen, Sierra, and Modoc counties as well as the State. As shown in **Table C-1**, the predominant race or ethnic group was White (Not Hispanic or Latino) population in the majority of unincorporated and incorporated areas in all four counties. In particular, more than 80 percent of the Plumas County population is White, not Hispanic, although this ratio has slightly decreased between 2010



and 2021. Regionally, this is also the case in Sierra and Modoc counties. It is notable that there has been a marginal rise in the Hispanic/Latino population in Plumas County while the percentage of population that identified as other racial or ethnic groups including Black/African American, Native American, Asian, and others slightly decreased. In contrast, the Hispanic or Latino community in Lassen County makes up a higher percentage of the population than in Plumas, Sierra, or Modoc counties, particularly in Susanville (Figure C-1).

Compared to Plumas County, the City of Portola is also predominantly White, not Hispanic or Latino, but has a higher percentage of community members that identify as Hispanic or Latino (19.6 percent compared to 8.4 percent of the unincorporated areas of the County). This percentage has also increased by 3.3 percentage points since 2010, and the percentage of the population that is White, not Hispanic or Latino, has decreased. This pattern is also found in the demographic population of the State.

### *Local Knowledge*

The Plumas County unincorporated area does not necessarily have what would be considered concentrated minority communities or neighborhoods. Because the County population by race and ethnicity is largely White, not Hispanic (83.5 percent), there is no known pattern of lower concentrations of minority residents.

Native American, Not Hispanic or Latino, in 2021, made up 1.3 percent of the County's unincorporated population. Historically, Plumas County has been predominantly home to the indigenous Mountain Maidu people. Prior to European settlement, the Maidu lived in small, decentralized villages along the edges of the valleys in the County such as American Valley, Thompson Valley, Indian Valley, Sierra Valley, Antelope Valley, Meadow Valley, Dixie Valley, within the Lake Almanor Basin. However, the Gold Rush introduced a boom of conflict, disease, and displacement that ultimately led to population decline of indigenous peoples. The Greenville Rancheria of Maidu Indians is a Tribe in Indian Valley, east of Greenville, which is federally recognized with an area of 51 acres.





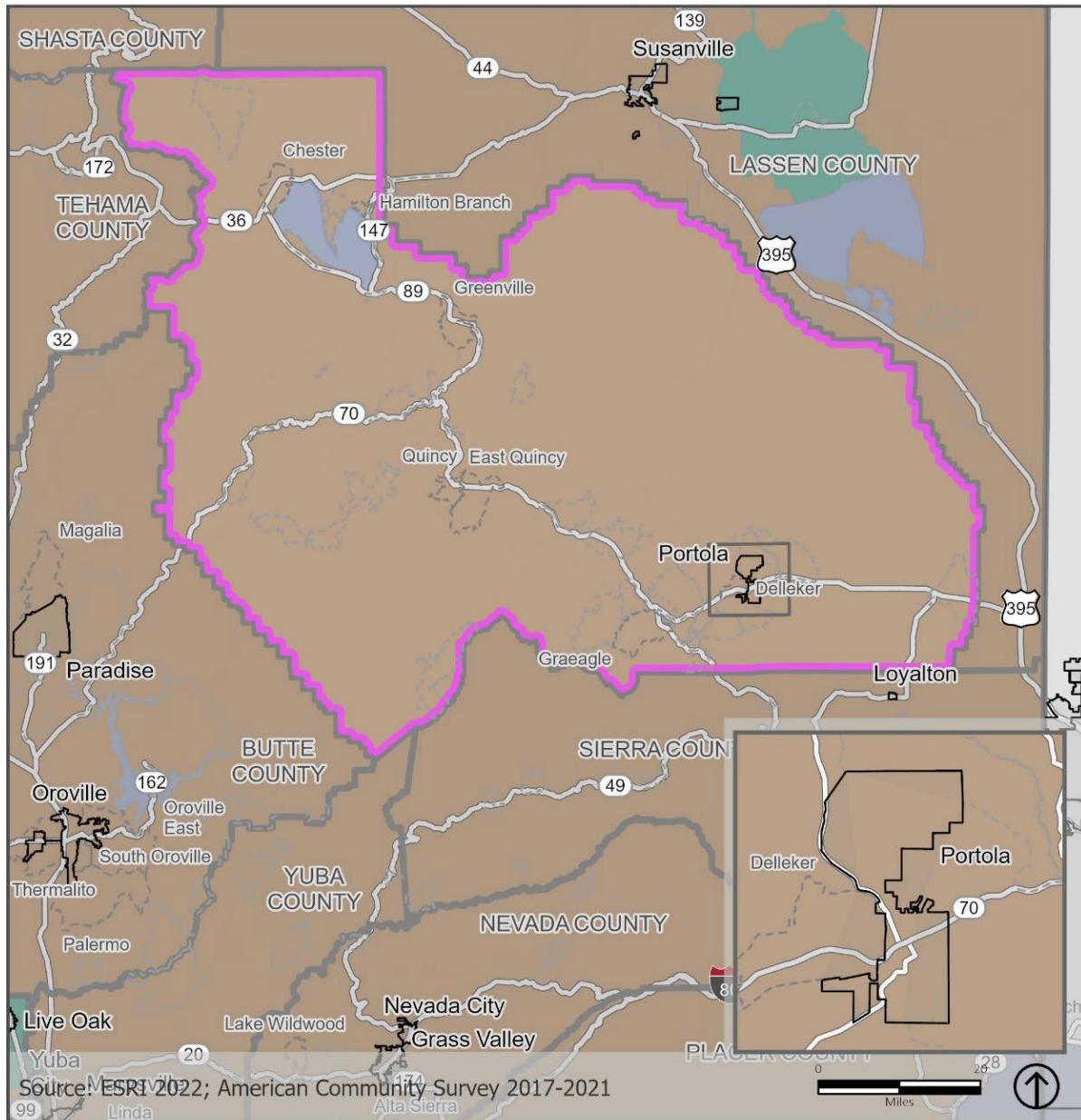
TABLE C-1: POPULATION BY RACE/ETHNICITY

Race/ Ethnicity	Portola		Plumas County (Unincorporated)		Plumas County		Loyalton		Sierra County		Susanville		Lassen County		Alturas		Modoc County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
White, Not Hispanic or Latino	78.5%	74.9%	85.8%	83.5%	85.1%	82.6%	80.9%	92.5%	88.1%	87.4%	55.4%	50.4%	66.7%	64.2%	80.9%	68.9%	79.0%	76.6%	41.5%	36.0%
Hispanic/Latino	16.3%	19.6%	7.1%	8.4%	8.0%	9.6%	14.0%	6.4%	8.3%	11.2%	23.7%	28.3%	17.5%	19.7%	12.3%	21.9%	13.9%	15.2%	37.0%	39.8%
Black or African American, Not Hispanic or Latino	0.6%	0.0%	0.9%	1.7%	0.9%	1.5%	0.3%	0.1%	0.1%	0.1%	12.4%	13.6%	8.0%	8.3%	0.5%	4.2%	0.8%	2.0%	5.9%	5.5%
Native American, Not Hispanic or Latino	2.0%	0.5%	2.3%	1.3%	2.3%	1.2%	2.6%	0.6%	1.3%	0.9%	2.8%	1.9%	2.9%	2.3%	2.1%	1.7%	3.0%	3.4%	0.4%	0.3%
Asian, Not Hispanic or Latino	0.5%	0.5%	0.7%	0.6%	0.6%	0.7%	0.0%	0.0%	0.4%	0.0%	1.0%	1.8%	1.0%	1.5%	1.4%	0.0%	0.7%	0.8%	12.9%	14.8%
Other, Not Hispanic or Latino	0.1%	0.0%	0.2%	0.2%	0.2%	0.1%	0.0%	0.0%	0.1%	0.0%	2.6%	1.5%	1.5%	1.2%	0.3%	0.0%	0.3%	0.0%	0.0%	0.0%
Two or More Races	2.0%	4.5%	3.0%	4.3%	2.9%	4.3%	2.2%	0.4%	1.7%	0.4%	2.1%	2.5%	2.4%	2.8%	2.5%	3.3%	2.3%	2.0%	2.3%	3.6%

Source: 2006-2010 ACS Data, 2017-2021 ACD Data, P9.



**FIGURE C-1: PREDOMINANT POPULATION, PLUMAS COUNTY**



County Boundary



City Boundary



Census Designated Place Boundary



Predominant Population

- White alone, not Hispanic or Latino (Brown)
- Hispanic or Latino (Teal)
- Black or African American alone, not Hispanic or Latino (Yellow)
- Native Hawaiian and other Pacific Islander alone, not Hispanic or Latino (Purple)
- Asian alone, not Hispanic or Latino (Magenta)

American Indian and Alaska Native alone, not Hispanic or Latino

Two or more races, not Hispanic or Latino

Native Hawaiian and other Pacific

Islander alone, not Hispanic or Latino

Some other race alone, not Hispanic or Latino

## Disability

Persons with disabilities typically have special housing needs due to physical or developmental capabilities, fixed or limited incomes, and higher health costs associated with disabilities. Seniors typically experience disabilities at higher rates than the general population.

As shown in **Table C-2**, in Plumas County more than half of residents with disabilities report experiencing ambulatory difficulties (55.3 percent); this is the most commonly reported type of disability. The second most commonly reported disability in the County is cognitive difficulties, with 35.7 percent of residents with disabilities reporting this type of disability. Independent living difficulties were the third most common in the County, with 28.8 percent of residents with a disability reporting this type of disability. These patterns are mirrored in the statewide total of individuals with disabilities. Just under half of persons in the State having one or more types of disabilities (48.4 percent) experience ambulatory difficulties, and difficulties related to cognitive ability and independent living are followed closely at 39.6 percent and 39.3 percent, respectively. Northern areas of the unincorporated County, including the communities of Chester and Greenville, tend to have higher rates of residents with disabilities compared to the southern areas around Portola and Quincy (**Figure C-2**).

In Portola, the most commonly reported disability is cognitive difficulty; as of 2021, just over half of residents with a disability report having this type of disability (57.4 percent). This has become a more common disability type since 2012, when only 33.0 percent of residents of Portola reported cognitive difficulties. Independent living difficulties were the second most common, with 41.2 percent of residents with disabilities reporting this type of disability. Ambulatory difficulties were slightly less common, with 39.2 percent of residents with disabilities reporting this type of disability.

Regionally, ambulatory difficulties are the most commonly reported types of disability in Lassen and Sierra counties as well, suggesting that Plumas County does not have a disproportionate concentration of residents with this disability type. Rates of this disability type are also similar between Plumas, Lassen, and Sierra counties, with over half of residents with disabilities in each county reporting this disability type.

### Local Knowledge

There are no known concentrations of group homes or special residential care facilities within Plumas County. Wildwood Village, located in Chester, includes 53 affordable units for seniors and the disabled. Mountain View Manner, located in Quincy, includes 45 affordable units for seniors and the disabled. Both properties are funded through USDA housing services. Additionally, there are no known neighborhoods with a concentration of disabilities.

Plumas County Community Development Commission (PCCDC) reported there were 23 disabled tenants at Wildwood Village during calendar year 2024. Tenants may request reasonable accommodation at each of the properties as well as Housing Choice Voucher participating properties. For residents participating in PCCDC programs, these accommodations can include wheelchair ramps, air conditioning units, service animals, live-in aides, and a second bedroom for a single occupant.

During the 6th Cycle planning period, fewer than ten permits have been submitted for construction of ramp or other reasonable accommodations or accessibility modifications to homes.

However, Plumas County is an aging population county, with a higher population over 85 years old and those seniors with disability needs will continue to be a factor in the future.

A gap in housing services is permanent skilled nursing and assisted living facilities for special needs groups such as the disabled and persons with mobility and/or self-care limitations.

To assist with the need, Plumas District Hospital (PDH) is in the process of constructing a new skilled nursing facility in Quincy, located across the street from the existing PDH hospital campus on Bucks Lake Road. The 22,507 square foot facility advanced





construction activities in 2024 and is expected to be completed in summer 2025, consisting of two one-story buildings that will host 36 beds with 24-hour nursing care.

The Seneca Healthcare District also is building a 45,000 square foot state-of-the-art healthcare hospital due to aging hospital facilities and the requirement of Sente Bill 1953 which mandated seismic safety standards for hospitals. The new hospital will have an acute-care replacement hospital and an expanded skilled nursing facility, in addition to other amenities.

Program H 1.3 (Environmental Health, Building, Planning, and Zoning Codes) directs the County to be in compliance and adopt the necessary revisions to further local development objectives, including the incorporation of Americans with Disabilities Act (ADA) accessibility accommodation and aging-in-place design provisions through the implementation of the latest California Buildings Standards Code and California Residential Code requirements.

Program H 5.1 (Provide Assistance for Persons with Developmental Disabilities) requires the County to address the needs of individuals with a developmental disability and 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.

Program H 5.2 (Reasonable Accommodation and Housing for Persons with Disabilities) requires the County to adopt a written procedure to make reasonable accommodations (i.e., modifications or exceptions) allowable though its Zoning Ordinance and other land use regulations and practices.

Program H 4.10 (Healthcare Facilities and Housing) requires the County to provide incentives for developers and healthcare providers developing assisted living and skilled nursing facilities, including reduced or no-cost building and planning permit fees and expedited permit processing and outreach to assist with funding sources.

An unmet need regarding persons with disabilities is the availability of permanent supportive housing, including those with a serious mental illness (SMI) in Plumas County. Program H 4.5 (Permanent Supportive Housing for those with a Serious Mental Illness (SMI) and Substance Use Disorder (SUD)) directs the County to partner with a development sponsor who will own and construct a permanent supportive housing project to meet the needs of acutely low- and extremely low-income SMI and SUD individuals with County wraparound social services (e.g., case management, therapy, and medication services).





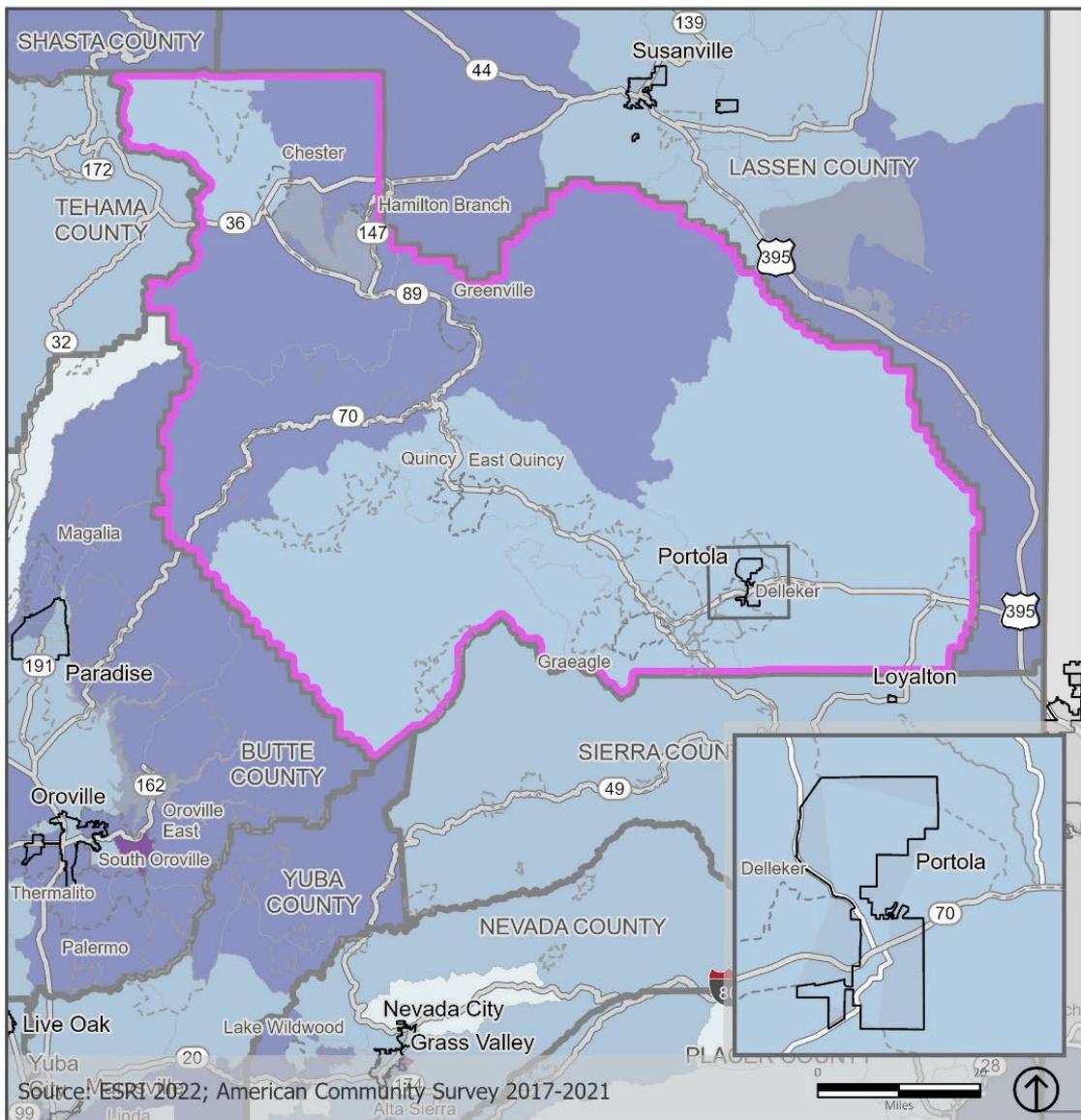
TABLE C-2: POPULATION BY DISABILITY TYPE

Disability	Portola		Plumas County (Unincorporated)		Plumas County		Susanville		Lassen County		Loyalton		Sierra County		Alturas		Modoc County		State	
	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021
Total with a Disability	548	408	2,997	2,810	3,545	3,218	1,665	1,160	3,872	3,939	144	91	454	411	503	485	1,916	1,520	3,693,528	4,324,355
Hearing Difficulty	23.5%	15.2%	40.5%	28.0%	37.9%	26.4%	25.8%	28.1%	27.8%	30.4%	34.7%	7.7%	24.7%	20.4%	40.0%	33.7%	35.3%	28.9%	27.9%	26.4%
Vision Difficulty	19.0%	27.0%	12.1%	8.4%	13.2%	10.7%	16.0%	24.0%	17.2%	16.5%	23.6%	1.1%	10.8%	5.1%	19.5%	18.0%	18.4%	14.9%	18.7%	19.5%
Cognitive Difficulty	33.0%	57.4%	34.8%	32.6%	34.5%	35.7%	41.6%	32.3%	35.2%	30.9%	32.6%	35.2%	39.2%	38.2%	40.8%	34.3%	36.0%	30.7%	38.2%	39.6%
Ambulatory Difficulty	57.3%	39.2%	52.7%	57.6%	53.4%	55.3%	47.3%	54.5%	54.4%	58.0%	61.1%	81.3%	64.3%	65.9%	42.5%	54.0%	51.0%	66.0%	53.1%	48.4%
Self-care Difficulty	19.5%	14.7%	16.3%	21.7%	16.8%	20.8%	14.5%	34.3%	14.6%	29.3%	22.2%	20.9%	18.7%	30.7%	22.1%	26.2%	25.1%	16.1%	23.4%	22.5%
Independent Living	35.2%	41.2%	29.5%	27.0%	30.4%	28.8%	29.4%	49.7%	28.5%	46.1%	32.6%	58.2%	44.1%	65.5%	32.6%	29.7%	30.5%	54.2%	39.4%	39.3%

Source: ACS 2008-2012, 2017-2021, S1810.



## FIGURE C-2: RATES OF DISABILITY, PLUMAS COUNTY



County Boundary



City Boundary



Census Designated Place Boundary



Percent of Population with a Disability

< 10%

10% - 20%

20% - 30%

30% - 40%

> 40%



## Familial Status

Patterns of familial status present a potential indicator of fair housing issues related to availability of appropriately sized or priced housing when certain family types are concentrated. Concentrations of family types may also occur as a result of discrimination by housing providers, such as against families with children or unmarried partners. Furthermore, single-parent, female headed households are considered to have a greater risk of experiencing poverty than single-parent, male-headed households due to factors including the gender wage gap and difficulty in securing higher-wage jobs.

**Table C-3, Population by Familial Status,** shows that Plumas County has a higher proportion of family households than nonfamily households. Regionally, this is also true of Lassen, Sierra, and Modoc counties. Countywide, the percentage of family households increased in 2021 compared to 2010, though the percentage decreased within the City of Portola. Regionally, higher rates of family households in unincorporated areas compared to cities are also seen in Lassen and Modoc counties. Statewide, a higher percentage of households are also family households. The distribution of household types has remained steady between the years of 2010 and 2021.

The percentage of family households that are female-headed, single-parent households has remained relatively steady in Plumas County between 2010 and 2021. The share of family households of this type within the City of Portola has increased significantly during this time period (12.2 percent in 2010 to 24.7 percent in 2021), but the extreme nature of this increase is due in part to a decrease in the overall number of family households in the city during this time. The total number of families of this type in Portola increased from 103 families to 138 between 2010 and 2021. In unincorporated areas, there has been a 29.3 percent decrease in the number of families of this type between 2010 and 2021 compared to the 34.0 percent increase in the City of Portola, suggesting an increased preference for residing in incorporated areas, potentially to be in closer proximity to services.

As shown in **Figure C-3**, other, smaller concentrations of children in female-headed households with no spouse present are located in the Quincy and Chester areas. Regionally, Plumas County has a similar percentage of families that are female-headed, single-parent households compared to Lassen County, where there has also been a decrease in this family type over time. However, the City of Susanville in Lassen County has not seen the same increase in this family type that Portola has experienced.

### *Local Knowledge*

There are no known disproportionate concentrations of families with children under the age of eighteen or non-families throughout Plumas County. The Plumas County Code identifies three types of child daycare environments:

- Child Day Care Facility – a facility that provides nonmedical day care less than twenty-four hours per day for children under eighteen years of age.
- Child Day Care Home – a childcare facility in the provider's own home which provides nonmedical day care for seven (7) to twelve (12) children, including the children who reside in the home.
- Child Day Care Home, Limited – a child day care facility in the provider's own home which provides day care for six (6) or fewer children, including children who reside in the home.





Plumas County is lacking in the availability of child day care, with the greatest gap being in the cities of Greenville and Portola. The most common form of childcare in Plumas County are child daycare homes which accommodate fewer children and often determine their own work and holiday schedules.

Child day care homes are located in:

- Quincy (12)
- Greenville (1)
- Chester (6)
- Portola (2)
- Lake Almanor (1)

Child day care facilities are located in:

- Quincy (3)
- Greenville (1)
- Chester (1)
- Portola (2)

There may be a disconnect between a family's required work hours and the availability of nearby child day care homes to accommodate those needs. Within Quincy and Portola, Sierra Cascade Family Opportunities operates a Head Start and Early Head Start childcare center to support local families.

Plumas Rural Services works with special needs populations in Plumas and Sierra counties to connect individuals and families with child care, including the following programs:

1. Child Care Payment Program (CCPP) can pay child care costs for parents or guardians who are: working, seeking work, homeless, incapacitated, in an approved training program, or referred by the County Welfare Department. All payments are based upon family income levels. June 2025 data from Plumas Rural Services reported six Hispanic families served by the CCPP with a range of a one, two, four, five, and six person families.
2. Child Care Resource & Referral (CCRR) offers child care information and support to parents and child care providers. Services include free referrals to parents needing child care, access to workshops, assistance to providers in the licensing process, free newsletter, and assistance to providers in program operation.
3. IMPACT Project (Improve and Maximize Programs so All Children Thrive) works closely with Plumas First 5 to achieve the goal of helping children ages 0 to 5 and their families thrive by increasing the number of high-quality early learning settings and supporting and engaging families in the early learning process.
4. Women, Infants & Children (W.I.C.) serves pregnant, postpartum, and breastfeeding women and families with children from birth to age five. June 2025 data from Plumas Rural Services reported W.I.C. serving seventy Hispanic families with a range of a two, three, four, five, and six person families.

Program H 4.8 (Infants in the Workplace Policy) directs the County to develop and adopt an infants in the workplace policy for children under one year of age to allow and support employees' transition back to the workplace, which assists with childcare, reducing childcare costs, and promotes bonding between parents and their infants.

Program H 4.9 (Child Day Care Facilities) aims to study the feasibility of establishing a County-managed workplace child day care facility for County employees to lessen the strain on County employees when seeking child day care facility options, increase employee retention, potentially reduce the burden of childcare costs, and support growing families.





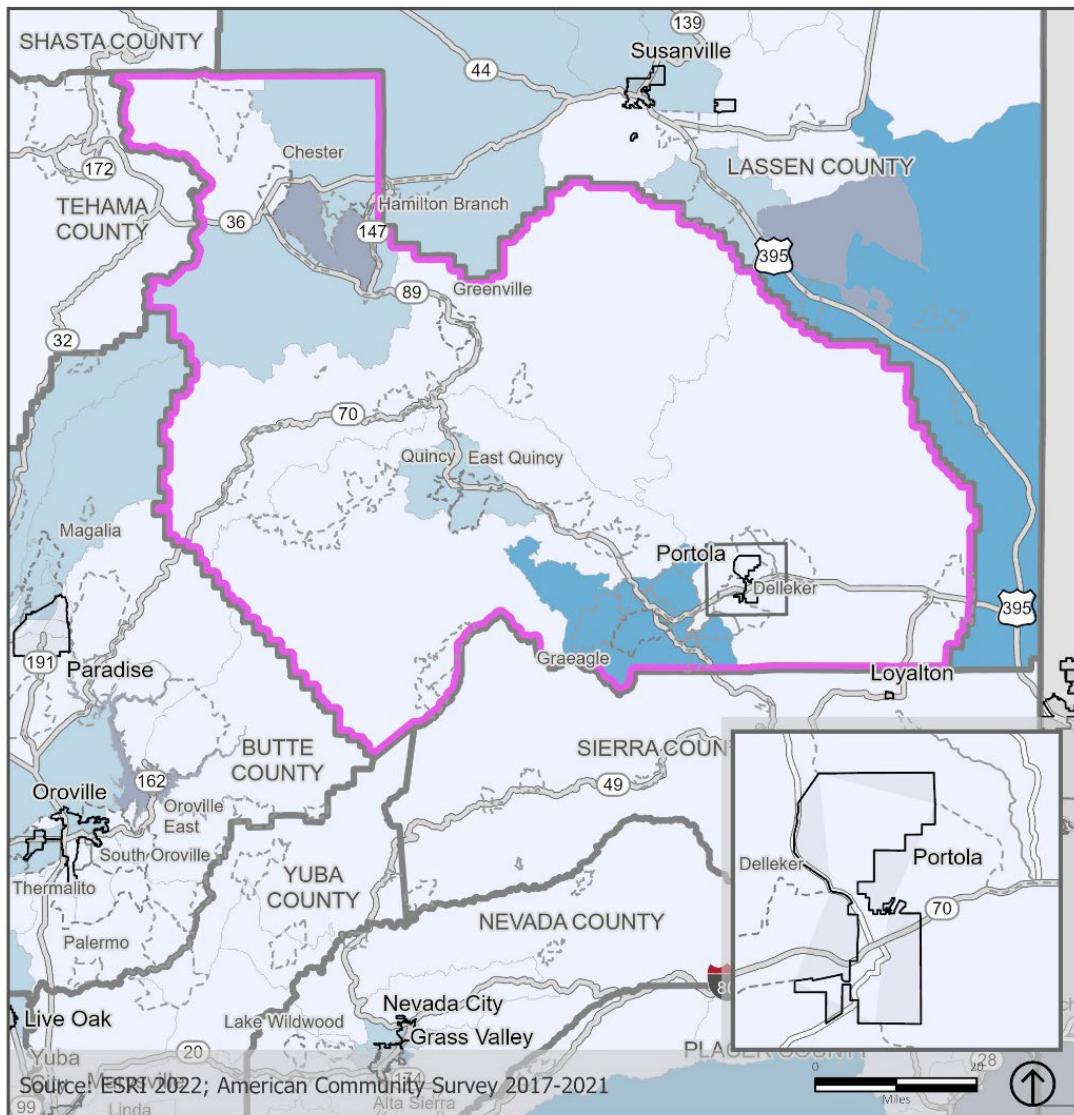
TABLE C-3: POPULATION BY FAMILIAL STATUS

Familial Status	Portola		Plumas County (Unincorporated)		Plumas County		Susanville		Lassen County		Loyalton		Sierra County		Alturas		Modoc County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
Family Households	66.3%	57.0%	60.4%	64.0%	61.2%	63.1%	61.9%	60.6%	66.7%	69.3%	59.8%	64.8%	60.5%	63.2%	64.0%	58.5%	64.9%	64.9%	68.6%	68.6%
Non-family Households	33.7%	43.0%	39.6%	36.0%	38.8%	36.9%	38.1%	39.4%	33.3%	30.7%	40.2%	35.2%	39.5%	36.8%	36.0%	41.5%	35.1%	35.1%	31.4%	31.4%
Percent of Families That are Female-Headed Single-Parent Households	12.2%	24.7%	10.1%	8.2%	10.4%	10.0%	14.7%	13.6%	12.6%	11.3%	8.2%	3.5%	6.0%	4.0%	24.4%	7.8%	11.2%	7.9%	12.5%	10.7%

Source: ACS 2006-2010, 2017-2021.



## FIGURE C-3: PERCENTAGE OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS, PLUMAS COUNTY



County Boundary



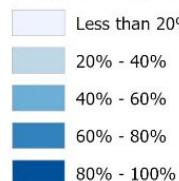
City Boundary



Census Designated Place Boundary



Percent of Children in Female Household, No Spouse/Partner Present Households



## Income

**Table C-4, Households by Median Income**, shows the median income by geographic location. According to the 2017-2021 ACS, Plumas County had a lower median income than the state median income (\$84,097). As of 2025, HCD reports the AMI for Plumas County as \$95,300 for a family of four. Regionally, this was also true in Lassen, Sierra, and Modoc counties. Compared to Plumas, Sierra, Lassen, and Modoc counties and their incorporated cities, Portola has the lowest median income at \$45,234. However, Plumas is not the lowest-income county when compared to the other counties in the region, which suggests most lower-income households in the county are in the City of Portola. Higher-income census tracts in Plumas County include the communities of Quincy and Chester as well as the southwest side of the county (**Figure C-4**).

This is also reflected in the percentage of households with incomes below the poverty level, as shown in **Table C-5**. As with the percentage of family households that are female-headed, single-parent households, the growth in the percentage of residents in Portola with incomes below the poverty level is exacerbated by a decrease in the overall population. However, there has been a 38.7 percent increase in the total number of residents in Portola with incomes below the poverty level between 2012 and 2021. Countywide and in the unincorporated areas, there has been a decrease in the percentage of the population with incomes below the poverty level. Within the county, areas with lower levels of poverty include the southwest side of the county; a small section of the north side of the county to the east of Chester; and the census tract just southwest of Lake Almanor, where fewer than 10 percent of residents had incomes below the poverty line (**Figure C-5**).

This decrease in the percentage of residents with incomes below the poverty level is also apparent regionally. Lassen County and Susanville experienced a high poverty rate in 2012, but it slightly decreased in 2021. The most notable shift in poverty rates is observed in Sierra County. While the poverty level in Sierra County has experienced a significant drop from 16.8 percent to 8.2 percent, Loyalton has seen a rise to 17.3 percent, a 5.5 percentage point increase from 2012. This is similar to the pattern seen in Plumas County. In contrast, the unincorporated area of Modoc County as a whole has seen their poverty rates rise to 20.5 percent and 19.6 percent, respectively. However, the city of Alturas stands as an exception within this county, with a decrease in its poverty rate down to 17.6 percent in 2020.

### Local Knowledge

There are few areas in Plumas County with high concentrations of poverty. The Greenville Flats community is historically comprised of lower-income households. Dwelling units in this community commonly show outward signs of aging and dilapidation. Anecdotally, several individuals residing in this community fall into the special needs category of recently incarcerated, transitioning offenders, and paroles. It is common to observe unsanctioned recreational vehicles being used as permanent housing, often requiring Code Enforcement officials to intervene. Yards are frequently presented as unkept, with complaints of abandoned vehicles (both operable and inoperable), accumulated solid waste, and unpermitted burn piles.

Code Enforcement continues to collaborate with the Building Department, Planning Department, and members of the Greenville Flats community to resolve these issues and promote public health and safety.

Specific to temporary use of recreational vehicles allowed for occupancy year-round to facilitate emergency interim housing post 2021 wildfire, including areas within Greenville Flats, Program H 3.2 (Code Enforcement) directs the Code Enforcement Department to take proactive measures to enforce the removal and disconnection of any residential uses of recreational vehicles not meeting the standards of Plumas County Code Sec. 9-2.405 Camping or Sec. 9-2.417 Temporary Occupancy.

Specific regions within Plumas County have become popular destinations for vacation home rentals, second homes, retirees, and individuals seeking a more luxurious lifestyle. These concentrated pockets of affluence generally exist within the Whitehawk, Grizzly Ranch, Nakoma, Plumas Eureka Estates, Lake Almanor West Shore, Bailey Creek, and Foxwood subdivisions. Parcels within these communities are generally classified as "Above Moderate" income.





A total of 286 publicly financed housing options in the unincorporated areas of Plumas County include affordable rental housing that accept Housing Choice Vouchers (Section 8) for families, seniors, and the disabled, as follows:

- Valley Heights (Quincy) – 48 affordable units for families and seniors, including 1 manager unit (HUD)
- Green Meadows (Greenville) – 47 affordable units (12 at the Greenville Wolf Creek Road property and 35 at the Hot Springs Road property) for families and seniors, including 1 manager unit (HUD) under FPI Management Inc.
- Pine Meadows (Chester) – 16 affordable units for families (USDA)
- Sierra Meadows (Chester) – 49 affordable units for families and seniors, including 1 manager unit (HUD)
- Wildwood Village (Chester) – 53 affordable units for seniors and the disabled, including 1 manager unit (USDA)
- Quincy Garden Apartments (Quincy) – 28 affordable units for individuals (USDA), owned by Quincy Garden Apartments A CA, dba Quincy Garden Apartments
- Mountain View Manner (Quincy) – 45 affordable units for seniors and the disabled (USDA), including 1 manager unit, under FPI Management Inc. and owned by Quincy Mountain View Limited Partnership LP

Therefore, the areas of publicly funded housing units in Plumas County are in the Town of Quincy, Town of Greenville, and Town of Chester.

Quincy Garden Apartments subsidy by the USDA's Rural Housing Service is scheduled to end 10 years from now in 2035. It is also possible that the owner may be allowed to prepay and end the subsidy in less than 10 years. Program H 2.3 directs the County, in cooperation with the owner, Quincy Garden Apartments A CA, dba Quincy Garden Apartments to monitor the status of this affordable housing project and will work to consider options to preserve the affordable housing units no later than 2027 and then monitor annually thereafter through 2029.



**TABLE C-4: HOUSEHOLDS BY MEDIAN INCOME**

<b>Geography</b>	<b>Median Income</b>	
	<b>2010</b>	<b>2021</b>
Portola	\$35,339	\$45,234
Plumas County	\$44,000	\$57,885
Susanville	\$45,198	\$53,750
Lassen County	\$50,317	\$59,292
Loyalton	\$49,340	\$79,185
Sierra County	\$52,950	\$56,152
Alturas	\$32,385	\$50,843
Modoc County	\$34,588	\$51,090
State	\$60,883	\$84,097

Source: ACS 2006-2010, ACS 2017-2021, B01002.

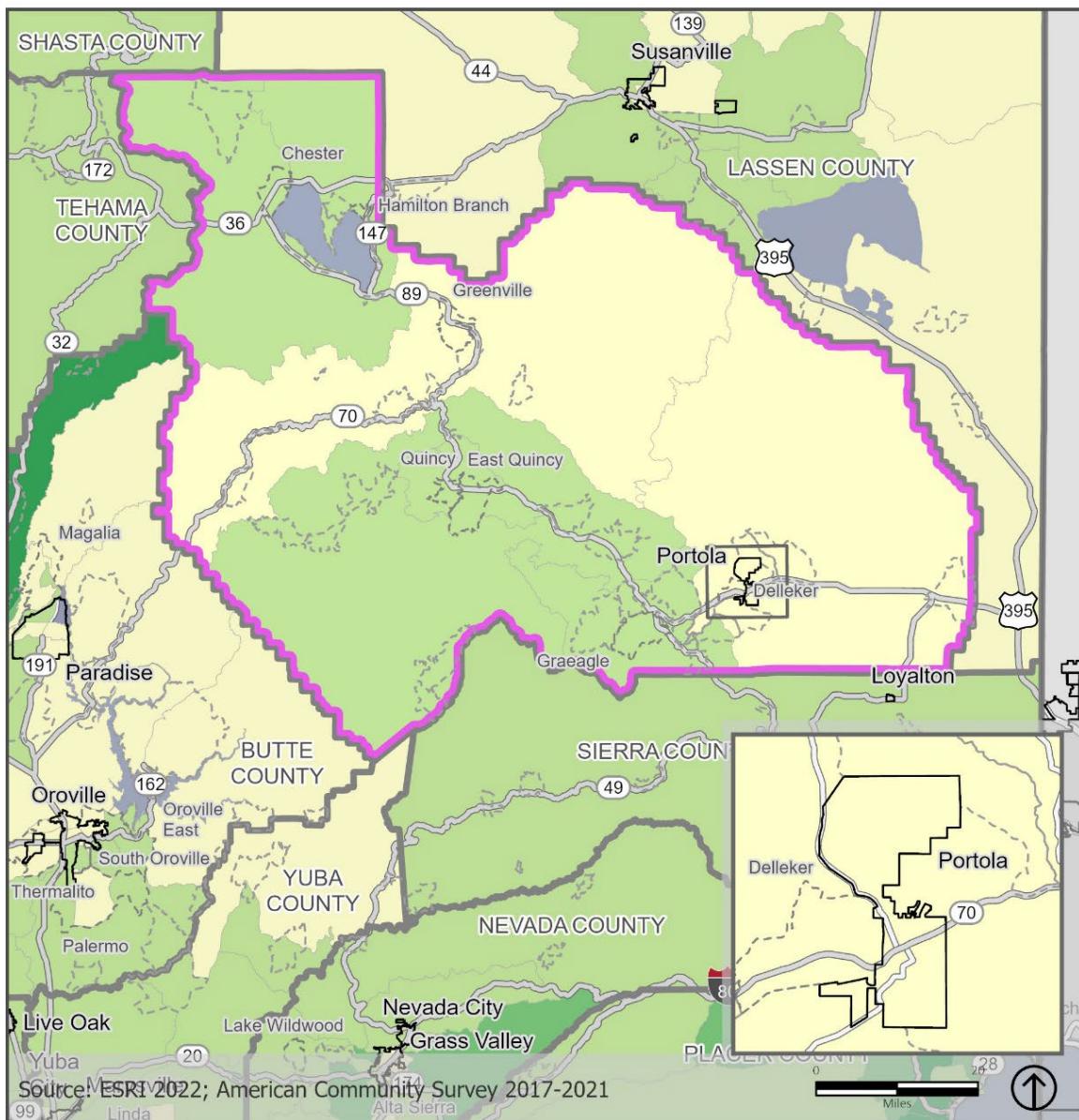
**TABLE C-5: POVERTY RATE**

<b>Geography</b>	<b>Poverty Rate</b>	
	<b>2012</b>	<b>2021</b>
Portola	13.8%	23.1%
Plumas County (Unincorporated)	13.9%	10.4%
Plumas County	13.9%	11.9%
Susanville	19.5%	17.3%
Lassen County	15.4%	13.9%
Loyalton	11.8%	17.3%
Sierra County	16.8%	8.2%
Alturas	26.2%	17.6%
Modoc County	18.8%	19.6%
State	15.3%	12.3%

Source: ACS 2008-2012 & 2017-2021 S1701.



**FIGURE C-4: MEDIAN INCOME BY CENSUS TRACT, PLUMAS COUNTY**



County Boundary



City Boundary



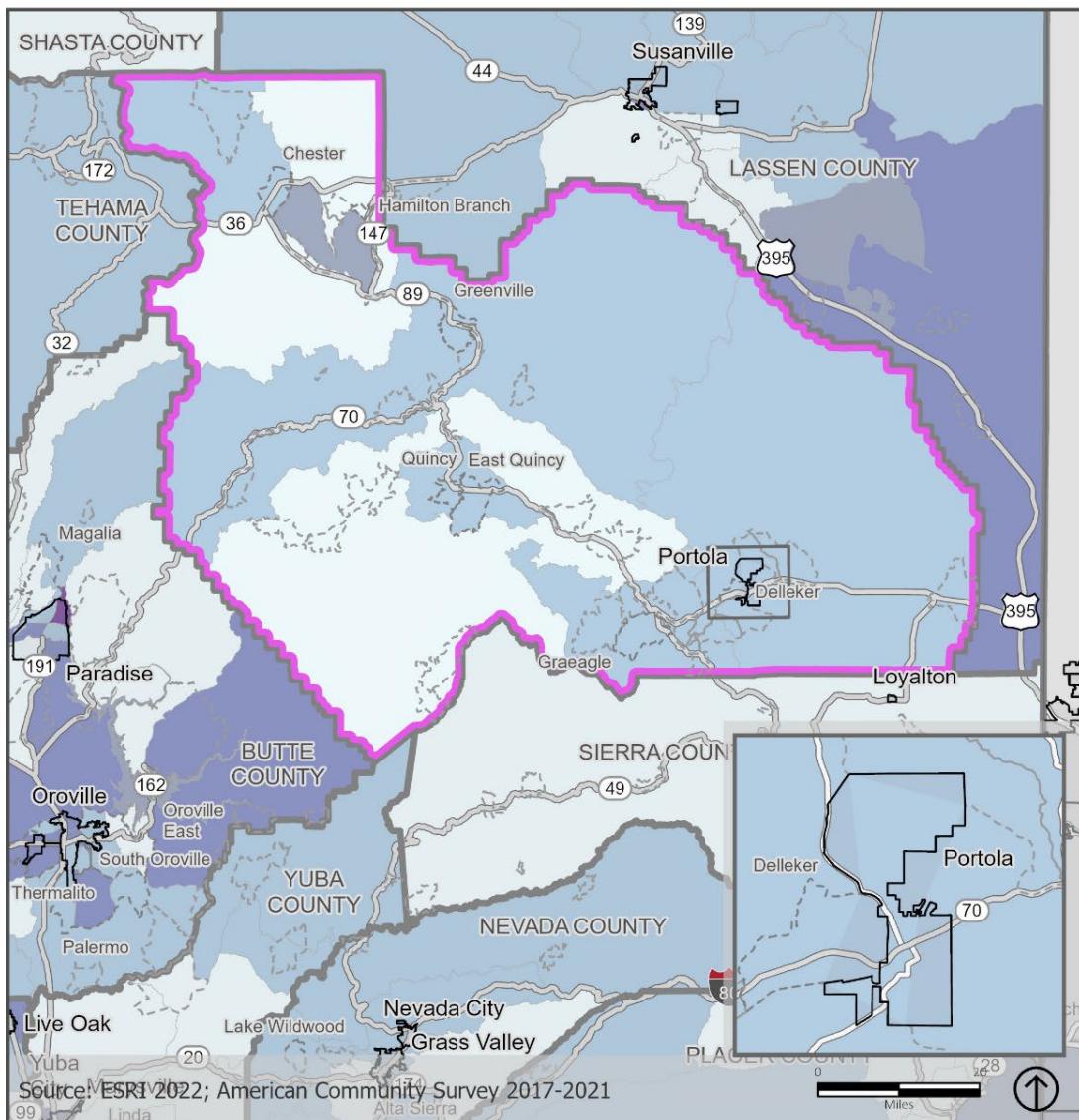
Census Designated Place Boundary



Median Household Income in past 12 months (inflation-adjusted dollars to last year of 5-year range)



## FIGURE C-5: RATES OF RESIDENTS WITH INCOMES BELOW POVERTY, PLUMAS COUNTY



County Boundary



City Boundary



Census Designated Place Boundary



Percent of Population whose income in the past 12 months is below poverty level

- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- > 40%



# CONCENTRATED AREAS OF POVERTY AND AFFLUENCE

## Racially/Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) or areas of High Segregation and Poverty are areas that exhibit both high racial/ethnic concentrations and high poverty rates. HUD defines R/ECAPs as census tracts with a majority non-White population (50 percent or more) and a poverty rate that exceeds 40 percent or is three times the average poverty rate for the county, whichever is lower. HCD defines areas of High Segregation and Poverty as census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$30,000 annually for a family of four in 2023). R/ECAPs or areas of High Segregation and Poverty may indicate the presence of disadvantaged households facing housing insecurity and need. They identify areas whose residents may have faced historical discrimination and who continue to experience economic hardship, furthering entrenched inequities in these communities. There are no R/ECAPs or areas of High Segregation and Poverty in the county, including all cities and communities.

## Racially Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Affluence (RCAA) are neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. Based on research from the University of Minnesota's Humphrey School of Public Affairs, RCAs are defined as census tracts where 80 percent or more of the population is white, and the median household income is \$125,000 or greater (which is slightly more than double the national median household income in 2016).

HCD further adjusted the RCAA methodology to track more closely with California's higher levels of diversity by setting the white population threshold to 50 percent. There are no RCAs in the county, including all cities and communities.

# DISPARITIES IN ACCESS TO OPPORTUNITY

Since 2017, the Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed "opportunity mapping" and is available to all jurisdictions to assess access to opportunities within their community.

The TCAC/HCD Opportunity Maps can help to identify areas within the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorized census tracts into high-, moderate-, or low-resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The 2023 TCAC/HCD Opportunity Maps compare each tract to those within the council of governments (COG) region.

Areas designated as "highest resource" are the 20.0 percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and educational attainment. Census tracts designated "high resource" score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment.



"Moderate resource" areas are in the top 30.0 percent of the remaining census tracts in the region, and those designated as "moderate resource (rapidly changing)" have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education, or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment).

"Low-resource" areas score in the bottom 30.0 percent of census tracts and indicate a lack of access to positive outcomes and opportunities. The final designation are those areas identified as having "high segregation and poverty"; these are census tracts that have an overrepresentation of people of color compared to the region as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$19,720 for a two-person household and \$30,000 annually for a family of four in 2023).

As is shown in **Figure C-6**, the highest-resource areas of the county are in the north, including the areas surrounding the unincorporated community of Chester. The census tract in the south-central area of the county, which includes the unincorporated community of Graeagle, is considered a high-resource area. The unincorporated communities of Quincy and East Quincy are within the area of the County that was identified as a moderate-resource area, as was the southwest side of the county. The remainder of the county, including the city of Portola and the unincorporated community of Greenville, is considered a low-resource community. The area along State Route 70 is also considered a low-resource area.

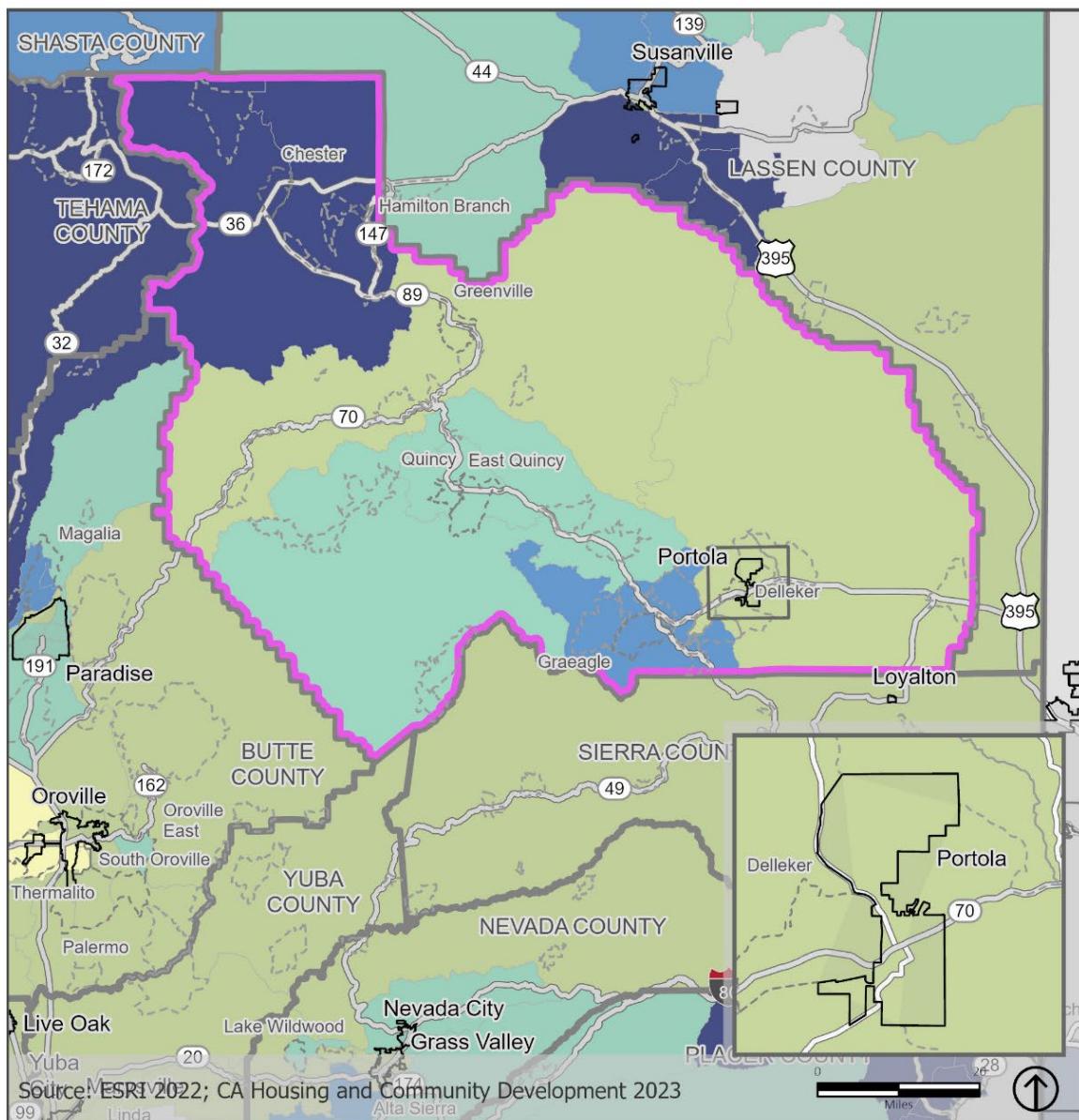
### *Local Knowledge*

As previously stated, the communities of Whitehawk, Grizzly Ranch, Nakoma, Plumas Eureka Estates, Lake Almanor West Shore, Bailey Creek, and Foxwood are typically comprised of higher-income households. These areas would be at lower risk for overpayment, displacement due to financial hardship, or limited access to resources.

Communities within recent wildfire affected areas from the Dixie (2021), Beckwourth Complex (2021), and Gold Complex (2024) fires are still recovering. The need for resources in these areas is disproportionate compared to communities less impacted by wildfire. The County has worked to expedite the plan check process for single and multi-family dwelling units, grocery stores, and commercial resources within these areas in the name of wildfire recovery.



**FIGURE C-6: TCAC OPPORTUNITY AREAS, 2023, PLUMAS COUNTY**



County Boundary



City Boundary



Census Designated Place Boundary



## Education

As shown in **Table C-6**, School Performance, most schools in Plumas County have student performance scores below grade standards on standardized tests. Several schools within Plumas County have high populations of socioeconomic disadvantaged students or meaning they either qualify for free or reduced-price meals or have parents/guardians who did not receive a high school diploma. These factors may impact the individual academic performance of students. Below-standard scores on standardized tests are also common throughout other counties in the region, including schools in Lassen County, Sierra County, and Modoc County.

Few schools in Plumas County have high percentages of students who are English language learners (ELL). The two schools with the largest populations of ELLs in the county are both in Portola at Portola Junior/Senior High School and C. Roy Carmichael Elementary (12.0 percent and 9.8 percent of students, respectively). At the remaining schools, ELL students make up less than 5 percent of the campus population.

Chronic absenteeism (being absent 10 percent or more of the instructional days enrolled) is a notable issue throughout the County's school systems. Plumas Charter reports the lowest percentage of students who are chronically absent (4.8 percent). The remaining schools in the County range from 17 percent (Chester Elementary) to 43 percent (Quincy Elementary). The exact causes of chronic absenteeism are unknown, but contributing factors include chronic health issues, lack of transportation, housing insecurity, aversion to the school environment, conflict between the need to work and school, and lack of academic or behavioral support.

School locations are concentrated in the city of Portola and the communities of Quincy, Greenville, and Chester. The county also has three continuation high schools, with two located in Chester and one located in Portola, which help non-traditional high school students to regain credits and complete high school. Standardized test scores for these schools are not reported due to the small number of students. These schools also tend to have particularly high percentages of socioeconomically disadvantaged students.

### *Local Knowledge*

Public schools remain the most readily available option to families in Plumas County. The two charter schools located in Quincy (Plumas Charter) and Greenville (Indian Valley Academy, formerly Greenville Junior/Senior High) have limited capacity.

Upper education opportunities are typically offered by Feather River College (FRC) in Quincy. FRC facilitates the Plumas Pipeline, a program created to assist Plumas County residents afford higher education. Students may begin while still in high school, or college students can have two years of tuition and fees covered under the program. The program is designed for first time, full time, and returning students who have not yet completed a higher education degree.

There are currently no plans to establish new subdivisions in Plumas County.





TABLE C-6: SCHOOL PERFORMANCE

School Name	Location	ELA Score (Points Above or Below Standard)	Math Score (Points Above or Below Standard)	Chronic Absence (Percent of Students Chronically Absent)	Suspension Rate (Percent Suspended at Least One Day)	Socio- Economic Disadvantage (Percent of Students)	English Learners (Percent of Students)	Foster Youth (Percent of Students)
C. Roy Carmichael Elementary	Portola	30.4 points below	46 points below	28%	2.2%	73.7%	9.8%	0.6%
Chester Junior/Senior High	Chester	12.7 points below	115.7 points below	28%	12.8%	60%	0.8%	0%
Almanor High (Continuation)	Chester	Fewer than 11 students - data not displayed for privacy reasons			100.0%		0.0%	0.0%
Beckwourth (Jim) High (Continuation)	Portola	Fewer than 11 students - data not displayed for privacy reasons			83.3%		0.0%	0.0%
Plumas Charter	Quincy	4.7 points above	33.1 points below	4.8%	0.0%	59.3%	0.0%	0.0%
Almanor High (Continuation)	Chester	Fewer than 11 students - data not displayed for privacy reasons.			100.0%		0.0%	0.0%
Indian Valley Academy	Greenville	Formerly Greenville Junior/Senior High; no information yet available.						
Quincy Elementary	Quincy	53.9 points below	69.5 points below	43.2%	5%	55.4%	1.7%	0.3%
Chester Elementary	Chester	19.8 points below	41 points below	17.1%	1.7%	58.7%	4.5%	0%
Portola Junior/Senior High	Portola	33.7 points below	82.3 points below	40%	10.1%	60.6%	12.0%	0.4%
Quincy Junior/Senior High	Quincy	21.7 points below	88.1 points below	26%	15.8%	47.3%	1.3%	0.6%

Source: California Schools Dashboard, 2024.



## Economics

The TCAC Opportunity Analysis identifies geographic disparities in access to opportunities based on Economic Domain scores, which incorporate various indicators like poverty, adult education, employment, job proximity, and median home value. Scores below 0.2 signify less positive economic conditions, and scores exceeding 0.8 indicate more positive economic conditions.

In Plumas County, the central regions of the County have scores ranging from 0 to 0.4, indicating relatively negative economic outcomes. The eastern side, which includes Portola, has higher scores ranging from 0.6 to 0.8. Additionally, there are some areas on the north and south sides of the County with scores ranging from 0.8 to 1.0, indicating more positive economic outcomes.

Regionally, in Lassen County, most areas on the west and north sides of the County have economic scores between 0 and 0.7. However, the center of the County, where Susanville is located, shows a wide range of economic conditions, ranging from 0.2 to 1. The areas that border Plumas County demonstrate the most positive economic outcomes. Sierra County's economic performance is below 0.2. This is in line with the economic conditions of neighboring counties like Yuba, Nevada, and Placer, which underscores the regional nature of these economic disparities. In contrast, Modoc County has the most positive economic outcomes. Despite the fact that scores between 0.2 and 0.4 are recorded on the west side of the county, significant parts of the county, including the City of Alturas, fall within the 0.8 to 1 range, the highest score category in the TCAC Opportunity Analysis.

### *Local Knowledge*

Major employers in Plumas County include jobs in healthcare, government, resource extraction, and educational services, including:

- Collins Pine, Chester
- Environmental Alternatives, Quincy
- Feather River Family Dentistry, Quincy
- Plumas Bank, Quincy, Chester, Greenville, and Portola
- Plumas County, Quincy, Greenville, Chester, Portola
- Plumas Sierra Rural Electric Co-Op, Delleker
- Seneca Healthcare District, Chester
- Plumas District Hospital, Quincy
- Sierra Pacific Industries, Quincy
- US Forest Service, Mt. Hough Ranger District and Beckwourth Ranger District

Due to a lack of workforce housing, employers often have difficulty recruiting and retaining employees. Typically, workers have to commute long distances across the County and employees have to move out of Plumas in order to find housing with employment. Programs included in Chapter 4 support the production of much needed new affordable, attainable housing unit development for Plumas County workforce households earning above and below 80 percent AMI.

For example, Program H 2.5 (Support Lower Income Workforce Housing Development) encourages the County to support, and, to the extent the County has available resources, assist the Plumas Housing Council member agencies and developers in seeking financial assistance from State and Federal programs to provide workforce housing for lower income households earning between 60 and 80 percent of AMI (e.g., in 2025 for a household of 4, this income range was \$57,180 to \$76,240).



The County shall provide services such as:

- Assist in identifying sites where housing is compatible with existing zoning regulations and General Plan policies and programs in support of the Build to Rent, 'Welcome Home,' and Lease to Locals housing initiatives.
- Assist in promoting the 'Move In' campaign that provides one-time financial incentives and social support networks for new households wanting to move to Plumas County.
- Apply for State and Federal grant funding on behalf of housing providers when funding sources require public agency involvement.
- Proactively reach out to affordable housing developers to identify development opportunities and funding sources.
- Support housing provider funding applications in the form of supporting letters and resolutions.
- Offer regulatory incentives, such as density bonuses, for projects that include housing units affordable to lower income households.
- Work with non-profits and for-profit housing development corporations specializing in housing for various special needs groups.

As is often the case in rural, forested areas, high speed internet and cell phone service ranges in its availability. There are pockets of limited or no service. State and federal grant monies have become available to upgrade fiber and bring better service areas throughout the County.

Industrial forestry harvest and fuels reduction post 2021 wildfires employs individuals from throughout the County, and those that travel to Plumas to work on projects. This industry requires travel to more remote areas and forested lands not nearby where many residents live.

Access to economic opportunities has changed with increased need for fuels reduction work. Areas of the County zoned for commercial generally are along the major transportation routes, such as State highways, and those areas with industrial uses are part of industrial parks, such as in the Beckwourth area of Sierra Valley, in East Quincy, north of Lee Road, Crescent Mills along the railroad line, and in Chester east of Highway 36.

The healthcare industry is growing in Plumas County with the development of two facilities, one in Chester and one in Quincy.

The Seneca Healthcare District broke ground in 2024 and completed the underground infrastructure for the construction of a 45,000 square foot state-of-the-art healthcare hospital due to aging hospital facilities and the requirement of Senate Bill 1953 which mandated seismic safety standards for hospitals. The new hospital will typically have a staff of approximately 48 employees on site at peak hours and accommodate the District's acute-care replacement hospital and an expanded skilled nursing facility, in addition to other amenities.

Plumas District Hospital (PDH) is in the process of constructing a new skilled nursing facility in Quincy, located across the street from the existing PDH hospital campus on Bucks Lake Road. The 22,507 square foot facility advanced construction activities in 2024 and is expected to be completed in summer 2025, consisting of two one-story buildings and when fully operational, will host 36 beds with 24-hour nursing care and bring 79 livable wage jobs to Plumas County.

Greenville Rancheria is constructing a Medical Campus, in Greenville, as part of the 2021 wildfire recovery, which will be a two-story, 16,200-square-foot outpatient medical, dental, and pharmacy. The facility will have a reception and lobby area, waiting rooms, medical and dental exam and treatment rooms, behavioral health facilities, a pharmacy, administration and human resources offices, training and conference room space, a shipping and receiving area, employee break room, patient and staff restrooms, and several other supplemental rooms. The Medical Campus is anticipated to serve 25 patients a day.



## Transportation and Infrastructure

Plumas Transit Service serves all the major communities in Plumas County. The North County Route runs between Quincy and Chester and provides service to the communities of Crescent Mills and Greenville. The East County Route runs between Quincy and Portola and provides service to the communities of Cromberg and Graeagle. The East County Route also makes a connection at Hallelujah Junction on Monday, Wednesday and Friday to provide residents of Plumas County service to Reno and communities along the Highway 395 corridor.

These local efforts are outlined in the 2023 Plumas County Short Range Transit Plan and the Plumas County Bicycle and Pedestrian Plan. Residents without access to car travel can utilize the public transportation system and seniors can utilize Plumas County Seniors Transportation. It is the same regardless of the industry residents work in or where they live. There have been no recent engineering reports or assessments of capital improvements. There are no known differences in infrastructure availability or quality between neighborhoods or unincorporated communities. Road conditions vary throughout the County, but in general are in fair condition. Streetlights, traffic lights, and bike infrastructure are available throughout Plumas County, primarily within more densely populated communities. The County is not aware of any high collision corridors or areas with high traffic on a regular basis. Safe Routes to School plans vary throughout the County. An assessment is included in the Plumas County Bicycle and Pedestrian Plan. There are several differences between neighborhoods, communities, and towns in the unincorporated area with sidewalk availability. There are noticeable differences in non-motorized infrastructure by community and neighborhoods and access to transportation options. The Plumas County Bicycle and Pedestrian Plan has more information. Past and future planned transportation infrastructure improvements are included in the Plumas County Regional Transportation Plan (RTP).

The primary major infrastructure projects planned for the next ten years include those along the State highways that are owned and managed by Caltrans, such as along Highway 36/Main Street in Chester, along Highway 70/Main Street/Lawrence Street in Quincy, Highway 70 from Cromberg to Portola, Highway 89 through Graeagle, and Highway 70 through Sierra Valley.

### All Transit

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at the city, county, and regional levels. AllTransit scores geographic regions (e.g., cities, counties, Metropolitan Statistical Areas) on a scale of 0 to 10, with a score of 10 indicating complete transit connectivity.

As shown in **Table C-7**, AllTransit scores for Portola and Plumas County are slightly higher than those of nearby Sierra and Modoc counties, with both the city and county scoring 0.7. In Portola, on average, households have 417 jobs accessible within a 30-minute trip, and 20 transit trips are available per week within ½ mile. Regionally, AllTransit scores are lower in Loyalton, Sierra County, Alturas, and Modoc County. Susanville and Lassen County have the highest scores, at 2.5 and 0.9, respectively. Susanville has a more connected transit system that provides better equal access to workplaces and other destinations than the surrounding region.



**TABLE C-7: ALLTRANSIT SCORES BY COUNTY AND JURISDICTION**

Jurisdiction	AllTransit Score
Portola	0.7
Plumas County	0.7
Susanville	2.5
Lassen County	0.9
Loyalton	0
Sierra County	0
Alturas	0.6
Modoc County	0.3
State	5.1

Source: AllTransit, accessed April 2024.

## Environment

The California Environmental Protection Agency's Office of Environmental Health Hazard Assessment (OEHHA) developed the CalEnviroScreen 4.0 web-based mapping tool to help identify California communities that are disproportionately burdened by multiple sources of pollution. CalEnviroScreen uses 21 indicators of environmental, health, and socioeconomic conditions to help identify these communities. The scores are mapped so that different communities can be compared. An area with a high score experiences much higher pollution and/or population burdens than areas with low scores.

Plumas County demonstrates relatively positive environmental conditions with CalEnviroScreen scores. Scores are most positive in the southwest part of the county and least positive in the census tract that includes the community of Greenville (see **Figure C-7**). In the Greenville area, environmental conditions that are among the greatest concerns are solid waste, ozone, hazardous waste, and impaired waters. Lead from housing is also an area of moderate concern in the census tract that includes Greenville. Ozone and solid waste exposure are also factors of concern in the southwest, as is drinking water quality. This is similar to the area that includes Portola and to the northern area of the county around Lake Almanor. None of the census tracts in Plumas County are considered a Disadvantaged Community under SB 535, a designation that is based on having a CalEnviroScreen score in the 75th percentile or higher.

In addition to CalEnviroScreen 4.0, the Public Health Alliance of Southern California has created an evaluative tool known as the Healthy Places Index (HPI). This tool is designed to assess various social, economic, and neighborhood design elements that significantly influence health outcomes. According to HPI, the majority of census tracts in Plumas County are in the second-lowest or second-highest quartiles of its ranking system, indicating conditions associated with moderate to low health outcomes. The northwestern area of the County had the most positively ranked score in this analysis; most negatively ranked factors in this area included access to retail and parks. This was similar in the Quincy and Portola areas.





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## *Local Knowledge*

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There are no known major sources of pollution in Plumas County, although due to the number of wood-burning fireplaces and stoves, air quality can be an issue in the winter months.

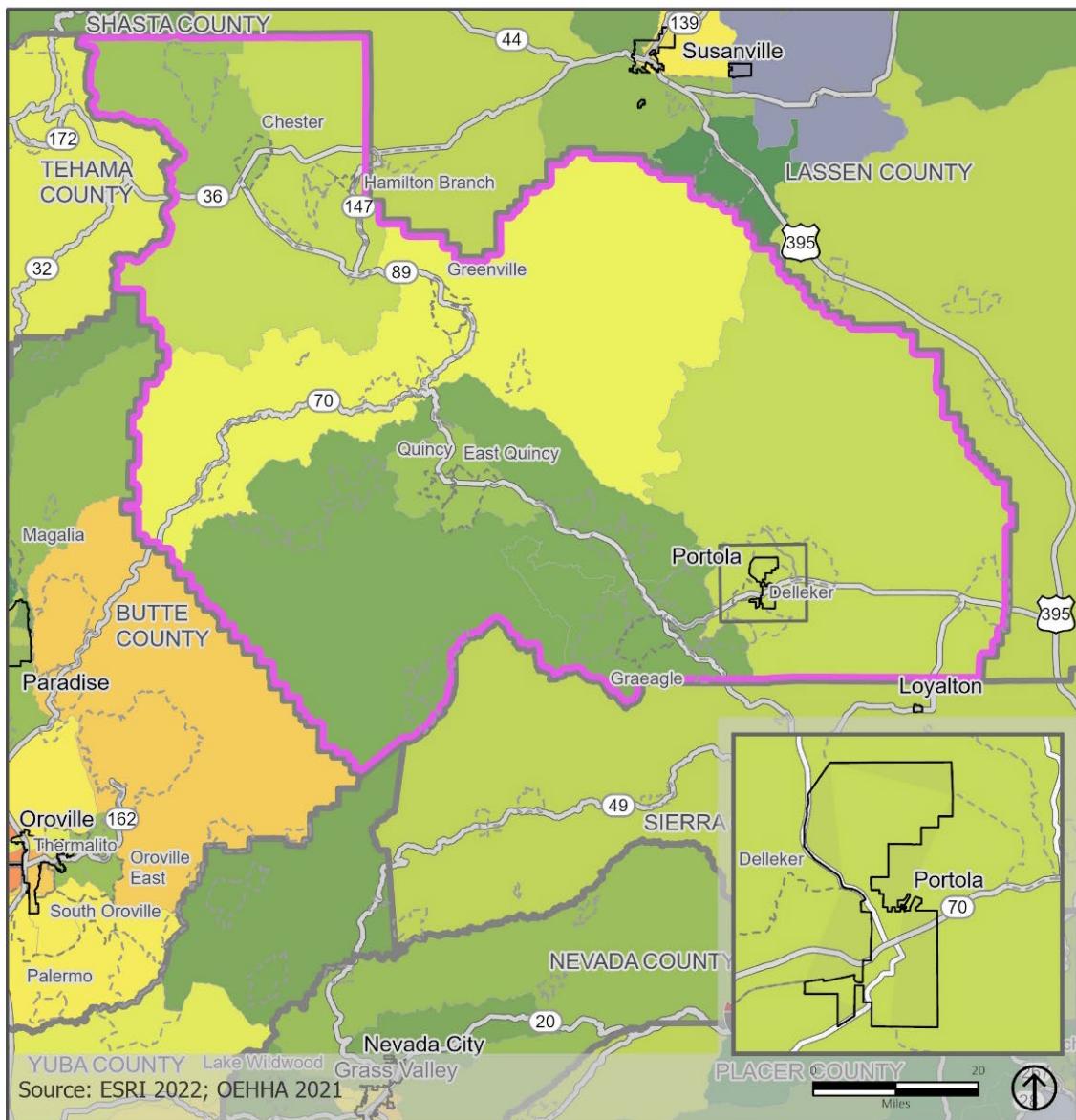
Lands zoned Recreation-Open Space (Rec-OS) have limited uses allowed by right or subject to the issuance of a special use permit due to environmental conditions and considerations.

No new subdivisions have been planned for over 20 years. Access to outdoor open space, including forested lands, is abundant in Plumas County, with forested public lands surrounding each community generally with road or trail access. Access to parks is generally limited to those in towns, such as Chester, Greenville, Quincy, and East Quincy.

Access to retail and shopping centers are located primarily in the County's towns, including Chester, Greenville, Quincy, and East Quincy. Areas outside of the towns may have smaller community commercial centers or nodes, but some do not, and those households would need to travel to access retail and shopping centers.



**FIGURE C-7: CALENVIROSCREEN 4.0, PLUMAS COUNTY**



County Boundary



Census Designated Place Boundary



City Boundary



CalEnviroScreen 4.0 - Percentile Score

	1 - 10% (Lowest Scores)
	11 - 20%
	21 - 30%
	31 - 40%
	41 - 50%

51 - 60%

61 - 70%

71 - 80%

81 - 90%

91 - 100% (Highest Scores)

# DISPROPORTIONATE HOUSING NEEDS, INCLUDING DISPLACEMENT

A combination of factors can result in increased displacement risk, particularly for lower-income households, including some factors previously discussed. These factors include environmental hazards, overcrowding, housing cost burden, low vacancy rates, availability of a variety of housing options, and increasing housing prices compared to wage increases.

## Overpayment

Housing represents a significant percentage of the total cost of living for many households in California. Households spending more than 30 percent of their gross income on housing costs are considered to be overpaying, or "cost burdened." Overpayment is disproportionately experienced by renters in low-income households and low-resource areas. As is the case across the region and the state, households in unincorporated Plumas County face elevated rates of overpayment. However, according to CHAS 2006-2010 and 2016-2020 data, there has been a decrease in the percentage of homeowner households experiencing cost burden within Plumas County (from 33.1 percent in 2010 to 21.2 percent in 2020) (see **Table C-8**). Rates of renter overpayment were relatively stable during the same period. Within Portola, however, the number of renters experiencing cost burden has not decreased at the same rate that the total number of renters has decreased, so the share of renters experiencing cost burden has increased. As of 2020, more than half of renters in Portola (53.3 percent) experience cost burden, compared to 48.8 percent in 2010. During the same time period, the share of homeowners experiencing cost burden in Portola has decreased from 31.2 percent to 27.0 percent even as the overall number of homeowners has decreased. Regionally, in the nearby counties of Lassen and Sierra, the percentages of owner and renter households facing housing overpayment are also comparable with those in Plumas County. In contrast, rates of overpayment are lower for both tenure types within Modoc County. Plumas County's rates of overpayment are slightly lower than those of the state overall.

Homeowner overpayment has a similar distribution across the county by census tract (see **Figure C-8**). All census tracts in the county have rates of homeowner overpayment between 20 and 40 percent. The City of Portola and the unincorporated area of Quincy have higher concentrations of renters experiencing cost burden than other areas of the county (see **Figure C-9**). This is also true in the census tracts around Lake Almanor, including the communities of Hamilton Branch and Prattville.

## Local Knowledge

Pre-2021 wildfires, Plumas County experienced a lack of housing supply, based on demand, for both rental and for-sale properties. Post 2021 wildfires, the housing market in Plumas County did see a surge of need, resulting in an exacerbation of a lack of supply of housing, both rental and for-sale. As a result, rents and sales prices did increase due to demand, in addition to national inflation rates causing price adjustments. Geographically, the towns of Chester, Quincy, and East Quincy and the east County areas saw an influx in demand for housing, as those areas were not affected by unit losses due to the 2021 wildfires.

Overall, in 2023, Comprehensive Housing Affordability Strategy (CHAS) data reported that 11 percent of renter households and 13 percent of owner households were overpaying.

As of August 1, 2025, there were six advertised market rental properties advertised on Zillow in Plumas County with monthly asking rents ranging from \$975 to \$4,500, with for example, a 2 bedroom/1 bathroom 1,290 square foot apartment for rent at \$1,800 per month; a 2 bedroom/1 bathroom 700 square foot apartment for rent at \$975 per month; a 2 bedroom/1 bathroom 800 square foot house for rent at \$1,300 per month; and a 3 bedroom/2 bathroom 1,280 square foot house for rent at \$4,500 per month.



Data for home prices in unincorporated Plumas County was sourced using Zillow's Home Value Index (ZHVI) which is a measure of typical home value and market changes across a given region. The County pulled the ZHVI for all single-family homes in Plumas County between January 2019 (ZHVI of \$271,607) and April 2025 (ZHVI of \$367,716) to calculate a median ZHVI of \$359,010. In the past twelve months, Zillow reported 523 single-family homes were sold with a median selling price of \$374,000. This is an increase of \$113,999 from the median sale price of \$261,000 from the previous Housing Element cycle (2019).

By comparison, FY 2025 Plumas County fair market rent as determined by HUD, by bedroom size, include:

- Efficiency (Studio): \$904
- One-Bedroom: \$1,005
- Two-Bedroom: \$1,318
- Three-Bedroom: \$1,847
- Four-Bedroom: \$1,883

When looking at rental and sales prices and comparing those to what households can afford, the County has limited rental housing affordable for very low- and some rental housing for low- and moderate-income households, and for sale prices affordable to low- and moderate-income households, although the median selling price was only affordable to moderate- and above moderate-income households.

It should be noted that rental units in Plumas County have historically been advertised by word of mouth. This makes it difficult to determine the realistic availability of rental units in the County.

The County is not aware of any patterns of evictions or foreclosures between neighborhoods or unincorporated communities.





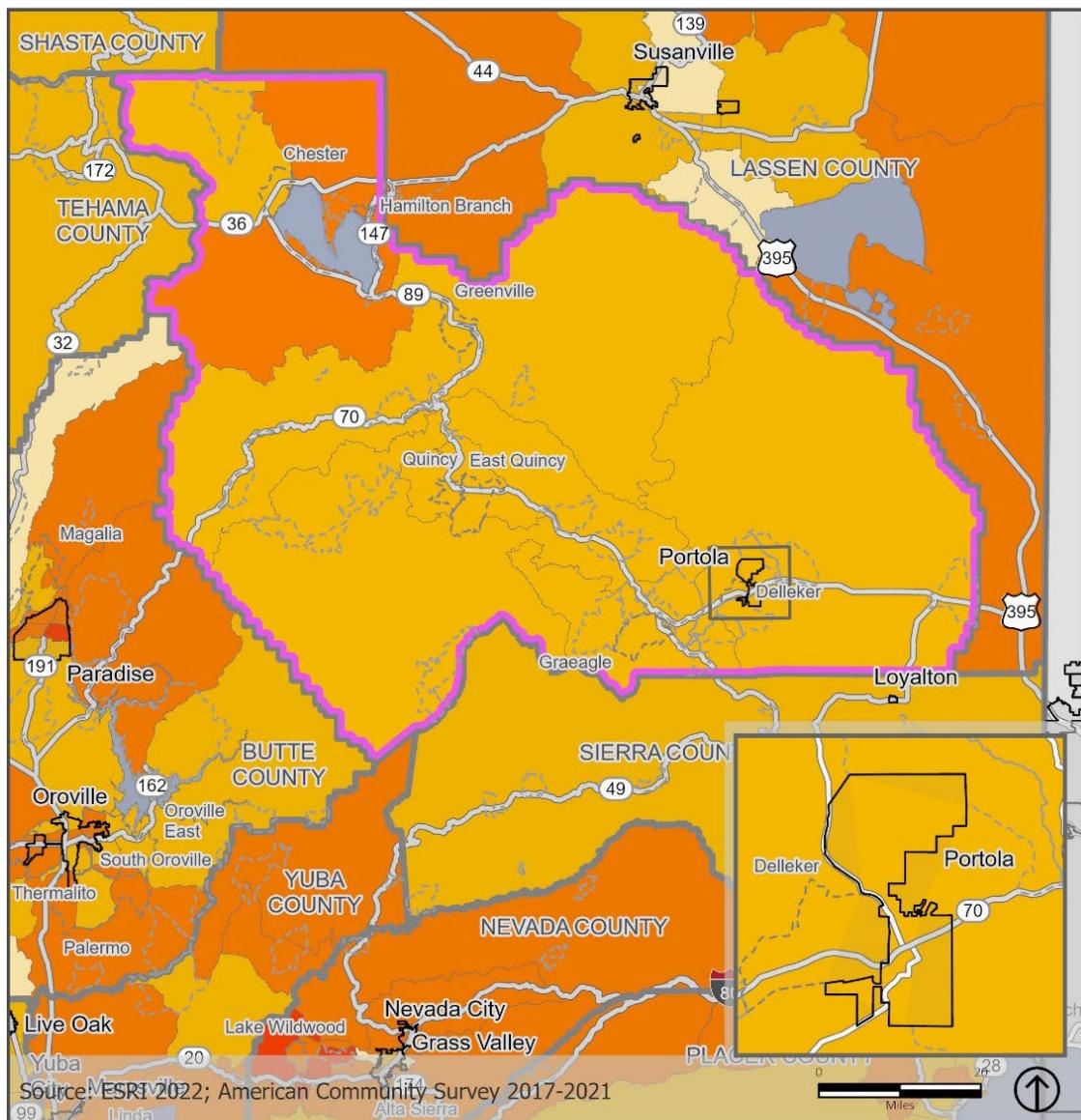
TABLE C-8: HOUSEHOLDS BY OVERPAYMENT

Households Paying >30% of Income for Housing Costs	Portola		Plumas County (Unincorporated)		Plumas County		Susanville		Lassen County		Loyalton		Sierra County		Alturas		Modoc County		State	
	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020
Percent of Owner Households Experiencing Cost Burden	31.2%	27.0%	33.3%	21.2%	33.1%	21.6%	27.7%	23.2%	29.6%	20.6%	18.5%	22.7%	25.1%	30.5%	27.7%	23.7%	25.8%	15.2%	41.2%	29.3%
Percent of Renter Households Experiencing Cost Burden	48.8%	53.3%	39.8%	39.2%	41.4%	41.7%	57.8%	35.4%	51.2%	39.6%	12.3%	49.1%	43.2%	37.0%	49.5%	35.6%	39.2%	35.6%	50.4%	49.5%
Percent of All Households Experiencing Cost Burden	39.8%	39.9%	35.4%	25.6%	36.0%	27.0%	42.0%	29.6%	37.4%	26.6%	17.3%	30.5%	28.7%	32.2%	36.7%	27.8%	29.8%	20.0%	45.1%	38.3%

Source: CHAS 2006-2010, 2016-2020.



FIGURE C-8: RATE OF HOMEOWNER OVERPAYMENT, PLUMAS COUNTY



County Boundary



City Boundary



Census Designated Place Boundary



Percent of Owner Households with Mortgages whose Monthly Owner Costs are 30.0 Percent or More of Household Income

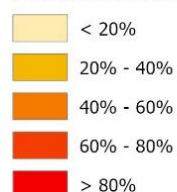
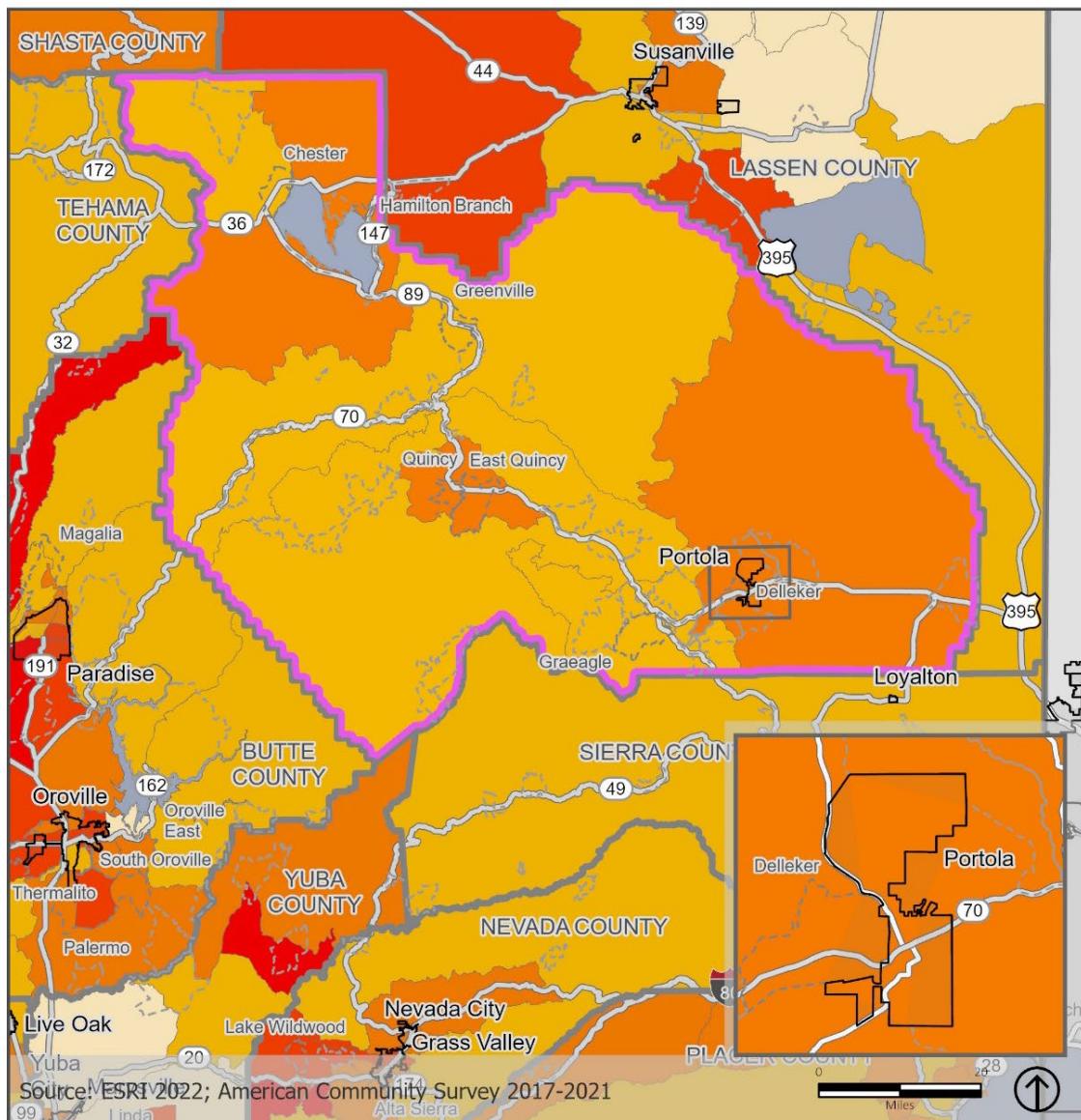


FIGURE C-9: RATES OF RENTER OVERPAYMENT, PLUMAS COUNTY



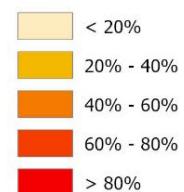
County Boundary



City Boundary



Census Designated Place Boundary



## Overcrowding

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. The U.S. Census Bureau considers a household overcrowded when there is more than one person per room, excluding bathrooms, hallways, and kitchens, and severely overcrowded when there are more than 1.5 occupants per room. A typical home might have a total of five rooms that qualify for habitation under this definition (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. Overcrowding is strongly related to household size, particularly for large households, and the availability of suitably sized housing. A small percentage of overcrowded units is not uncommon and often includes families with children who share rooms or multigenerational households. However, high rates of overcrowding may indicate a fair housing issue resulting from situations such as two families or households occupying one unit to reduce housing costs (sometimes referred to as "doubling up"). Situations such as this may indicate a shortage of appropriately sized and affordable housing units because overcrowding is often related to the cost and availability of housing and can occur when demand in a jurisdiction or region is high.

Plumas County has seen an increase in the percentage of overcrowding in renter households, from 5.3 percent in 2010 to 6.4 percent in 2021. However, the number of renters experiencing severe overcrowding has decreased by 1.2 percentage points. The unincorporated area of the County has seen a significant rise in overcrowded renters, with a shift from 1.9 percent in 2010 to 7.3 percent in 2021, but a decrease in the percentage of renters that experience severe overcrowding (3.9 percent in 2010 to 1.3 percent in 2021). Rates of homeowner overcrowding are low in the unincorporated County (0.6 percent in 2021), which has been relatively steady since 2010. Additionally, there are no reports of severe overcrowding among homeowner households throughout the County. At the census tract level, most tracts in the County have rates of overcrowding below 5 percent between both tenure groups, though rates are slightly higher (between 5.0 and 10.0 percent) in the central and southwest areas of the County, including the tracts with the communities of Greenhorn, Cromberg, La Porte, and Meadow Valley (see [Figure C-10](#)).

Regionally, Plumas County has comparably low levels of homeowner overcrowding when compared to Lassen and Sierra counties, and a lower rate of homeowner overcrowding compared to Modoc County. Among renters, rates of overcrowding are also similar to those in Sierra County, though with a higher rate of severe overcrowding in Plumas County.

Within Portola there has been a significant decrease in the percentage of renters experiencing overcrowding, from 20.7 percent in 2010 to 2.3 percent in 2021. However, the percentage of renters experiencing severe overcrowding has increased from 0.0 percent in 2010 to 4.7 percent in 2021. This is still a decrease in the percentage of renters experiencing any level of overcrowding. Homeowner overcrowding in Portola has increased by 1.1 percentage points during the same period, though the percentage of homeowners experiencing severe overcrowding has stayed steady at 0.0 percent.

### Local Knowledge

Due to the 2021 wildfires, County residents were displaced, which lead to higher known rates of household overcrowding, such as "doubling-up" families in one house. Four years later, in 2025, overcrowding due to the wildfires has improved, although still an issue with some that have not been able to find secure permanent housing.



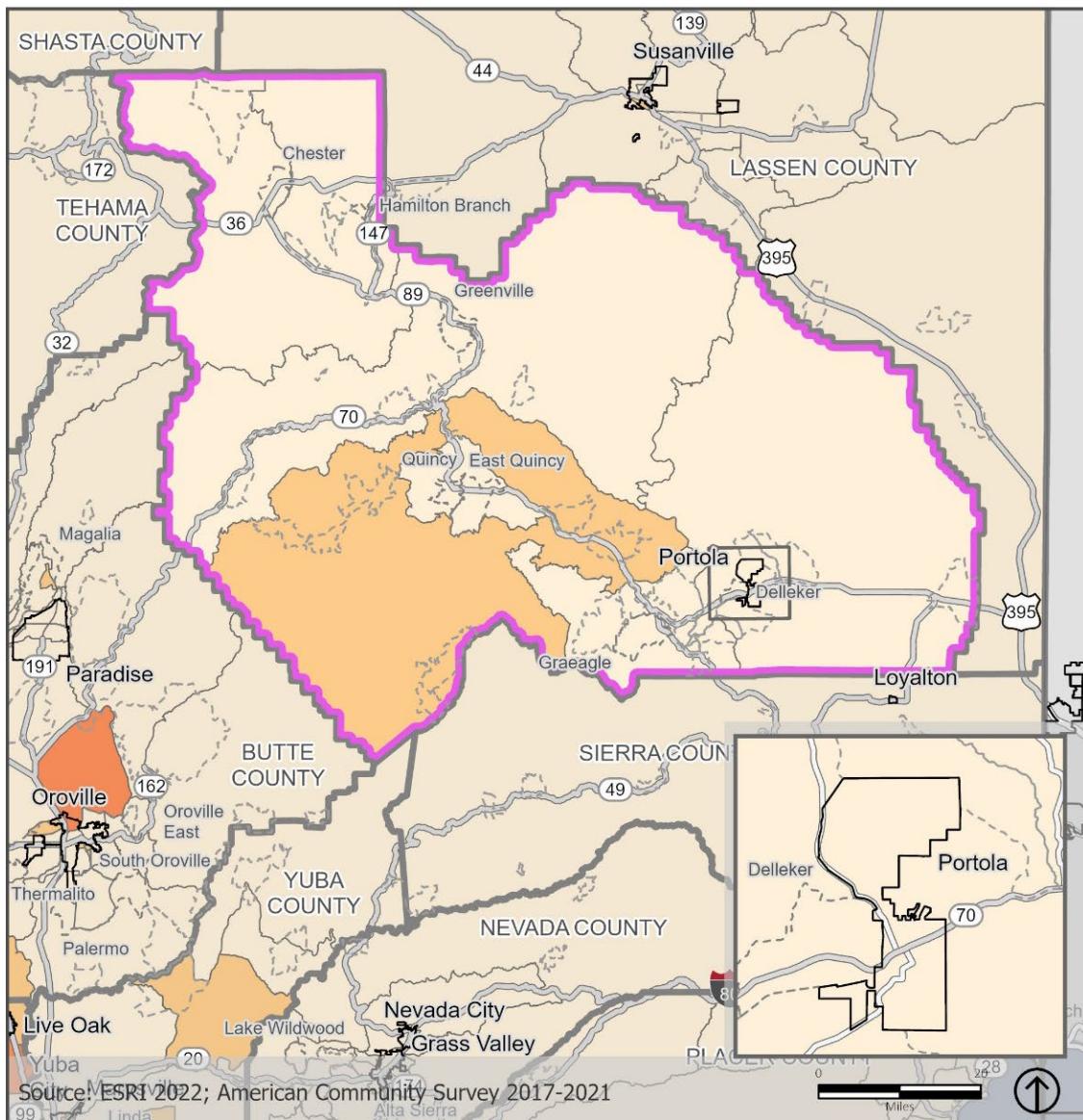
TABLE C-9: HOUSEHOLDS BY OVERCROWDING

Households Experiencing Overcrowding	Portola		Plumas County (Unincorporated)		Plumas County		Susanville		Lassen County		Loyalton		Sierra County		Alturas		Modoc County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
Percent of Owner Households Experiencing Overcrowding	4.3%	5.4%	0.7%	0.6%	1.1%	1.0%	3.7%	2.4%	2.5%	1.0%	1.1%	0.0%	0.3%	0.7%	0.0%	0.0%	0.7%	3.5%	3.1%	3.1%
Percent of Owner Households Experiencing Severe Overcrowding	0.0%	0.0%	0.3%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	0.3%	0.9%	1.1%
Total Number of Owner Households	650	538	5,965	5,413	6,615	5,951	2,924	1,590	6,545	6,236	263	297	1,151	908	707	784	2,790	2,543	7,112,050	7,502,706
Percent of Renter Households Experiencing Overcrowding	20.7%	2.3%	1.9%	7.3%	5.3%	6.4%	10.8%	3.0%	9.0%	3.3%	0.0%	0.0%	0.0%	6.6%	7.9%	3.2%	6.1%	1.5%	8.2%	7.4%
Percent of Renter Households Experiencing Severe Overcrowding	0.0%	4.7%	3.9%	1.3%	3.2%	2.0%	1.5%	1.1%	1.7%	0.6%	0.0%	0.0%	0.0%	0.0%	1.6%	0.0%	1.5%	0.0%	5.1%	5.8%
Total Number of Renter Households	627	443	2,848	1,837	3,475	2,280	2,657	1,401	3,731	2,674	65	58	286	243	494	375	1,187	870	5,280,802	5,926,357

Source: ACS 2006-2010, 2017-2021 B25014.



**FIGURE C-10: HOUSEHOLDS EXPERIENCING OVERCROWDING, PLUMAS COUNTY**



## Housing Conditions

Housing stock in Plumas County is aging, with an increasing number of residential structures in need of rehabilitation.

As reported by Plumas County Code Enforcement in June of 2025, there are forty (40) unsafe, red-tagged dwelling units and fourteen (14) substandard dwelling units in need of rehabilitation. Generally, the areas of the County needing housing rehabilitation and replacement are those other than the housing units in the primary planned unit development subdivisions. Areas with the greatest concentration of dilapidation tend to be predominantly comprised with mobile/manufactured homes, followed by single-family homes over 30 years old. No new subdivisions have been developed in the past ten years. Rents and prices in primary planned unit development subdivisions are higher than those in other neighborhoods in the County. Multi-family housing is not widely available and is the third most predominant type of housing behind single-family housing and mobile/manufactured housing. Areas with high rates of code enforcement complaints occur when individuals are utilizing recreational vehicles for year-round housing, not within HCD licensed RV or mobilehome parks, and where mobile/manufactured homes are dilapidated.

## Persons Experiencing Homelessness

The NorCal Continuum of Care (CoC) Point-in-Time Count is a seven-county (Del Norte, Lassen, Modoc, Plumas, Shasta, Sierra, Siskiyou) homeless consortium meant to identify and prioritize the most vulnerable and chronically homeless persons. The 2023 count identified 58 sheltered individuals (those in emergency shelters or transitional housing) and 76 unsheltered individuals, with a resulting total 134 homeless persons within Plumas County. 13 individuals (9.7 percent) were identified as "chronically homeless," or an individual 18 years or older with a disability who has been continuously homeless for at least one year or has had a combined 12 months of homeless spanning four or more occasions across three years.

Roughly 40 percent of those experiencing homelessness in 2023 were female and 60 percent male. Of the total homeless count, 18.66 percent had felony convictions, 21.64 percent were displaced due to fire, 26.12 percent experienced eviction, 11.19 percent due to a family break up, and 13.43 were children under the age of 18.

Plumas County continues to experience disproportionate impacts of housing insecurity among justice-involved individuals including transitional offenders and parolees.

Those unsheltered homeless community members tend to congregate along the creeks and rivers, seasonally, in Plumas County and in the County's parks, including along community bike trails such as the one in Quincy. Homeless individuals are also known to be living in their cars and camping on public lands.

Housing Navigation Services are offered by Plumas Crisis Intervention & Resource Center through the NorthStar Navigation Center that provides immediate emergency shelter and transitional housing services to homeless and chronically homeless individuals and families.

## Displacement

The Urban Displacement Project, a joint research and action initiative of UC Berkeley and the University of Toronto, analyzes income patterns and housing availability to determine the gentrification displacement risk at the census tract level. The analysis identifies the following categories of displacement risk:

- **Lower Displacement Risk:** The model estimates that the loss of low-income households is less than the gain in low-income households. However, some of these areas may have small pockets of displacement within their boundaries.
- **At Risk of Displacement:** The model estimates there is potential displacement or risk of displacement of the given population in these tracts.



- **Elevated Displacement:** The model estimates there is a small amount of displacement (e.g., 10 percent) of the given population.
- **High Displacement:** The model estimates there is a relatively high amount of displacement (e.g., 20 percent) of the given population.
- **Extreme Displacement:** The model estimates there is an extreme level of displacement (e.g., greater than 20 percent) of the given population.
- **Low Data Quality:** The tract has less than 500 total households and/or the census margins of error were greater than 15 percent of the estimate.

A combination of factors can result in increased displacement risk, particularly for lower-income households. Displacement risk increases when a household is paying more for housing than its income can support; the housing condition is unstable or unsafe; and when the household is overcrowded. Each of these presents barriers to stable housing for the occupants. All areas of Plumas County that were evaluated as part of the Urban Displacement Project analysis were determined to have a lower risk of displacement, which is also typical for neighboring Sierra and Lassen counties, with the exception of the area on the south side of Susanville (see [Figure C-11](#)). Census tracts in the center and on the southwest side of Plumas County were determined to have low data quality and so were not evaluated.

Natural hazards can also present risks of displacement. Many areas of the County are within CAL FIRE's High or Very High Fire Hazard Severity Zones, including the communities of Chester, Hamilton Branch, Greenville, the north sides of Quincy and East Quincy, and the City of Portola (see [Figure C-12](#)). The largest concentrations of high or very high fire hazard severity zones are surrounding Lake Almanor and in the State Route 70 corridor between Quincy and the area east of Portola. Fire hazards are typical for many counties in the rural north state. Flood hazards are also a common displacement risk factor.

As shown in [Figure C-13](#), there are few areas of the County that are within FEMA's 100-year flood risk zone. An area immediately surrounding Chester, an area in the Greenville and Crescent Mills area to the east of State Route 70, a small section of the County immediately north of Quincy, and on the southeast side of the County near Marble Hot Springs. Other small flood-prone areas are located along Yellow and Humbug Creeks on the west side of the County and immediately surrounding Butt Valley Reservoir. The majority of the County is not considered in a high-flood-risk zone.

### *Local Knowledge*

The Beckworth Complex Fire of 2021 damaged 5 residential units and destroyed 48 residential units in the Lake Davis, Frenchman, and Dixie Valley areas.

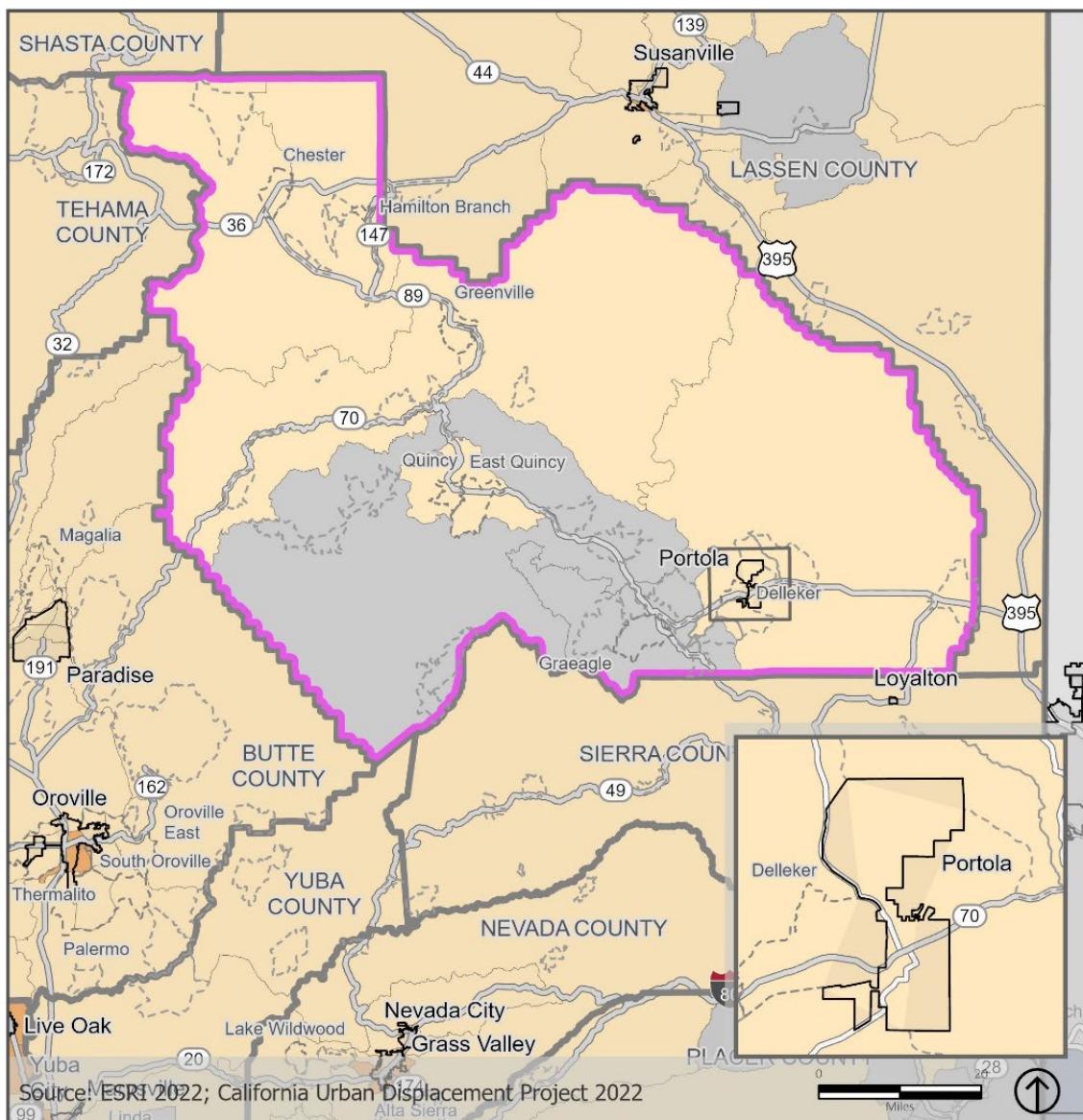
The Dixie Fire of 2021 damaged 54 residential units, including in the communities of Greenville (13), Warner Valley (11), Lake Almanor West (7), Canyon Dam (4), Indian Falls (4), Belden (1), Crescent Mills (1), and other unincorporated County (13) areas.

The Dixie Fire of 2021 destroyed 725 residential units, including in the communities of Greenville (362), Warner Valley (66), Canyon Dam (51), Indian Falls (17), Belden (6), Lake Almanor West (3), Crescent Mills (2), Chester (1), Keddie (1), and other unincorporated County (216) areas.

These fires led to the displacement of over 1,700 Plumas County residents, many of whom had to leave to find secure housing and have not returned. Approximately seventy 2021 wildfire recovery rebuild building permits have been processed by the Planning and Building departments, with the Building Department reporting from January 1, 2025 through July 30, 2025, there were 31 permits issued (i.e., 27 stick built dwelling units and 4 manufactured homes), and of those, 8 were in Greenville. Additionally, there were 4 permits issued for commercial structures during this period, with 3 of those being in Greenville.



FIGURE C-11: RISK OF DISPLACEMENT, PLUMAS COUNTY



County Boundary



City Boundary



Census Designated Place Boundary



Overall Displacement Risk

Low Data Quality

Lower Displacement Risk

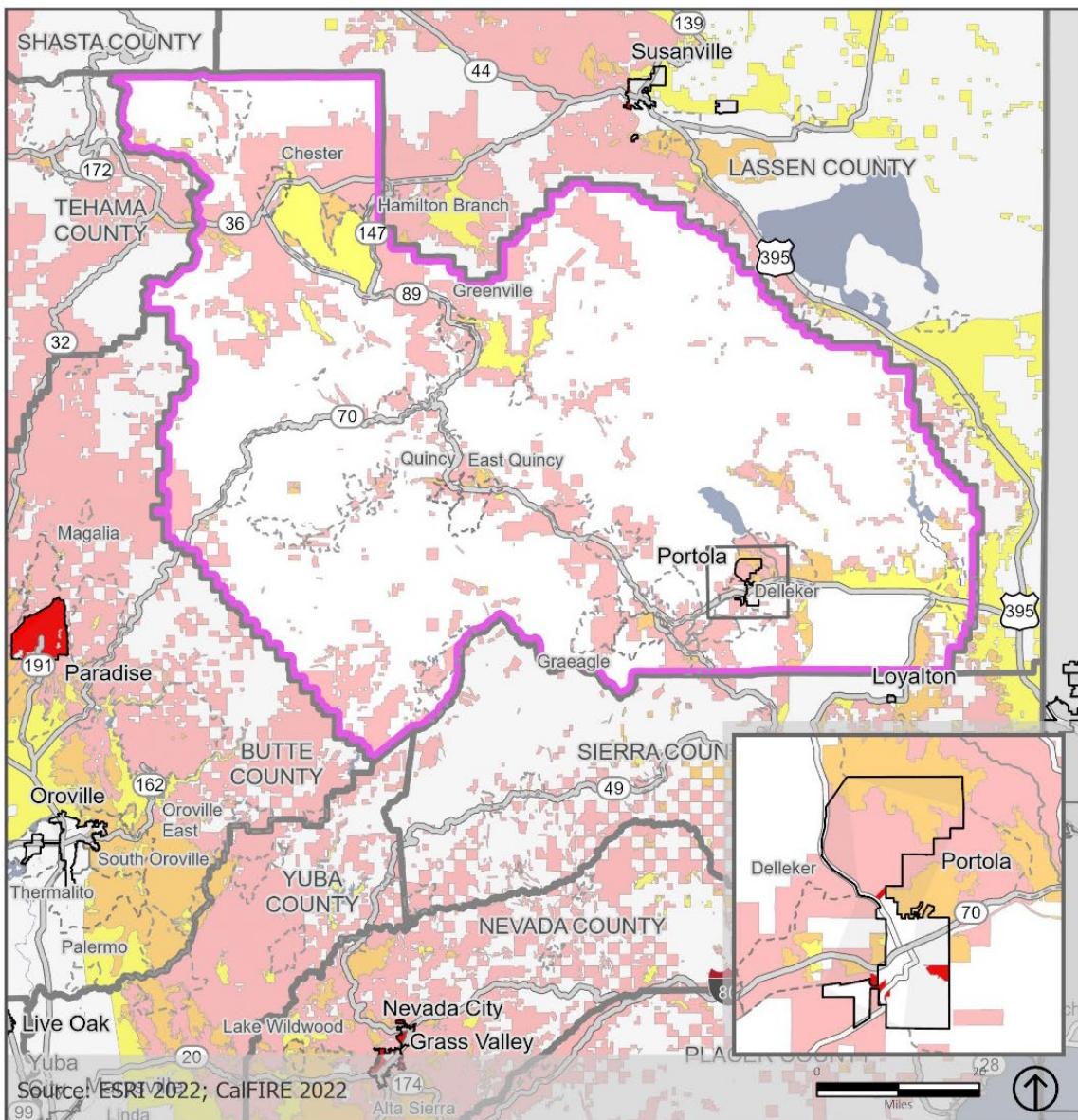
At Risk of Displacement

1 Income Group Displacement

2 Income Groups Displacement



**FIGURE C-12: FIRE HAZARD AREAS, PLUMAS COUNTY**



County Boundary



City Boundary



Census Designated Place Boundary



Fire Hazard Severity Zones

State Responsibility Areas

Moderate

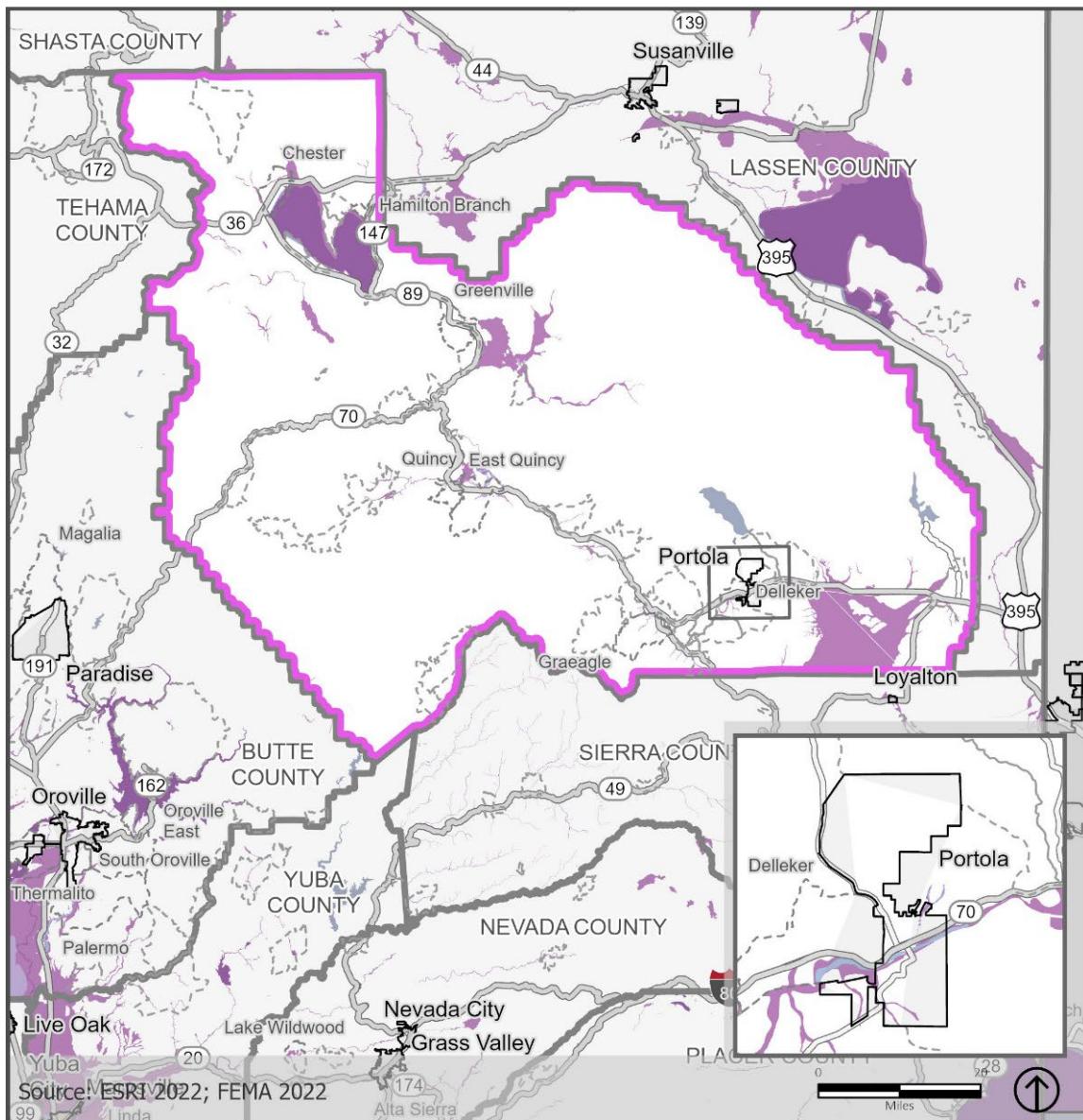
High

Very High

Local Responsibility Areas



FIGURE C-13: FEMA FLOOD HAZARD AREAS, PLUMAS COUNTY



County Boundary



City Boundary



Census Designated Place Boundary



Special Flood Hazard Areas (FEMA)

- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee



# ENFORCEMENT AND OUTREACH CAPACITY

In addition to assessing demographic characteristics as indicators of fair housing, jurisdictions must identify how they currently comply with fair housing laws or identify programs to achieve compliance. Plumas County enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of local policies and codes for compliance with state law, and referral of fair housing complaints to appropriate agencies. The following identifies how the County complies with fair housing laws:

## Local Outreach and Fair Housing Issues

As part of the 2024-2029 Housing Element 7<sup>th</sup> Cycle Update, the Planning Commission of Plumas County held six public workshops wherein the purpose of the Housing Element was discussed and Commissioners proposed policy actions consistent with the County's needs and the 2035 General Plan. The Planning Department distributed the draft element for a 30-day circulation to solicit public comments.

Comments from the County's housing service providers and those assisting special needs populations did not describe issues related to fair housing such as living conditions, access to opportunities, displacement risks. The primary issue remains the availability of housing units that are affordable to lower income households.

During the 30-day public review draft period, the Planning Department staff met with 11 County departments and outside housing stakeholder agencies that provided input on the Housing Element Update, and input was incorporated.

## Fair Housing Outreach Capacity

The local Public Housing Authority (PHA) is operated by Plumas County Community Development Commission. As the housing authority for Plumas, as well as Tehama, Sierra, and Lassen counties, PHA manages housing and community development activities, including affordable rental housing opportunities and the Housing Choice Voucher (Section 8) program, in addition to advocating for fair housing practices (Programs H 5.3, H 5.4, and H 5.5 support fair housing practices).

The regional fair housing advocate is Legal Services of Northern California, based in Chico, California.

Program H 5.4 (Furthering Fair Housing Enforcement and Outreach) directs the Plumas County Community Development Commission, with support from the County, to bring capacity fair housing enforcement and outreach through the dissemination of fair housing information in English and Spanish at appropriate public locations and events and collaborate with other local agencies and service providers to include fair housing information in appropriate formats within their facilities.

## Fair Housing Enforcement

No issues or regional enforcement cases and trends, or the characteristics of fair housing cases (e.g., disability, race, familial status), were reported by the Plumas County Community Development Commission.

Specific actions under Program H 5.4 include:

- Refer interested persons to investigate complaints and obtain remedies with the California Civil Rights Department.
- Facilitate public education and outreach by creating informational flyers on fair housing in English and Spanish that shall be available to public counters, libraries, and on the County's website.
- Consider engaging in fair housing testing.
- Include a fair housing presentation annually at a Plumas County Community Development Commission Board meeting and at a County Board of Supervisors meeting.



## Compliance with Fair Housing Laws

Program H 5.5 (Reduce Barriers to Fair Housing) directs the County to work to reduce key barriers to fair housing including implementing the following actions:

- Review funding opportunities to invest active transportation and park infrastructure adjacent to residential neighborhoods, such as sidewalks and/or accessible playground equipment.
- Facilitate coordination between the County, demand response transit service non-profits, community service providers, and local school leadership to assess the need for improved transit options, including access for students.
- Review funding opportunities to provide subsidies for telecommunications access or install infrastructure to increase availability and reliability of telecommunications infrastructure.
- Coordinate with the Northern Sierra Air Quality Management District (NSAQMD) to conduct outreach about available grant and incentive programs such as the woodstove change out grant program and grants to farmers to upgrade agricultural equipment.

Plumas County does not have awareness of any fair housing-related past lawsuits, settlements, consent decrees, or other related legal matters. **Table C-10** describes how the County complies with fair housing laws.





**TABLE C-10: COMPLIANCE WITH FAIR HOUSING LAWS**

<b>Title</b>	<b>Statute</b>	<b>Description</b>	<b>Compliance Efforts</b>
Density Bonus Law	Government Code section 65915	The density bonus ordinance allows up to a 50.0 percent increase in project density depending on the proportion of units that are dedicated as affordable, and up to 80.0 percent for projects that are completely affordable, in compliance with state law.	Program H 2.2 requires the County to review and revise, as necessary, its Zoning Ordinance to ensure compliance with Government Code Sec. 65915 and 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 pre-application meetings.
No Net Loss Law	Government Code section 65863	The County has identified a surplus of sites available to meet the Regional Housing Needs Allocation.	Program H 1.1 directs the County to comply with zoning requirements in Government Code Sec. 65863 and Government Code Sec. 54220, with several actions. See also Table 21.
Housing Accountability Act	Government Code section 65589.5	The County does not condition the approval of housing development projects for very low-, low-, or moderate-income households, or emergency shelters unless specific written findings are made. Further, the County currently allows emergency shelters by-right, without limitations, in at least one zone that allows residential uses.	The County's Zoning Ordinance was updated in October 2019 to accommodate emergency shelters (Navigation Centers) in the "M-R" zone permitted by right. Plumas County Zoning Code contains many by right nondiscretionary processes that apply to transitional housing and supportive housing throughout the County but needs review to ensure State law compliance.
Senate Bill 35	Government Code Section 65913.4	The County has established a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects.	Program H 2.7 directs the County to comply with SB 35 (Streamlining for Multiple-Family Developments).
Senate Bill 330	Government Code Section 65589.5	The County relies on regulations set forth in the law for processing preliminary applications for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project.	County will process requests from applicants pursuant to State law.



<b>Title</b>	<b>Statute</b>	<b>Description</b>	<b>Compliance Efforts</b>
California Fair Employment and Housing Act and Federal Fair Housing Act	Government Code Section 12900 - 12996 Title VIII of the Federal Civil Rights Act	The County provides protections to residents through referrals to legal assistance organizations.	Program H 5.3, Program H 5.4, and Program H 5.5 provide support to those seeking assistance with fair housing issues, including referrals to the regional fair housing advocate, Legal Services of Northern California.
Anti-Discrimination in Zoning and Land Use	Government Code Section 65008	The County reviews affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment, including, but not limited to residential sites subject to AB 1397.	County will process requests from applicants pursuant to State law.
Assembly Bill 686	Government Code section 8899.50	The County has completed this AFH analysis and has identified programs to address identified fair housing issues.	Included goals, policies, and program in Chapter 3 of this Element Update that address AFFH.
Equal Access	Government Code section 1195 et seq.	The County offers translation services for all public meetings and offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of membership or perceived membership in a protected class.	No translation services are typically provided; however, special assistance can be accommodated to participate in public meetings by calling the applicable board clerk 72 hours prior to a meeting to enable the County to make reasonable accommodations to ensure accessibility.

## IDENTIFIED SITES AND AFFIRMATIVELY FURTHERING FAIR HOUSING

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity. **Table C-11**, Vacant Site Capacity by Income by Quadrant or Community, presents the RHNA capacity by community in the County and the existing conditions of each tract related to indicators of fair housing.

### *Local Knowledge*

Appendix B – Vacant and Underutilized Land Inventory provides information on the County's RHNA, sites to accommodate, and AFFH. **Table C-11** provides only the vacant site capacity, which can more than accommodate the County's RHNA. Refer to Appendix B for more information on the underutilized sites identified.

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 (e.g., water/sewer/electricity) are readily available, to support higher density housing, leading to the patterns shown in the vacant and underutilized analysis.

**TABLE C-11: VACANT SITE CAPACITY BY INCOME BY COMMUNITY**

<b>Neighborhood/ Area</b>	<b>Number of Households</b>	<b>Socioeconomic Characteristics</b>	<b>RHNA</b>			
			<b>Lower Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>	<b>Total</b>
1 – Quincy	Unknown	generally middle income, without concentrated areas of poverty or wealth	40	0	0	40
2 – East Quincy	Unknown	generally middle income, without concentrated areas of poverty or wealth	44	0	0	44
3 – Greenville	Unknown	generally lower income with concentrated areas of poverty in town and areas of wealth in Indian Valley	12	0	0	12



Neighborhood/ Area	Number of Households	Socioeconomic Characteristics	RHNA			
			Lower Income	Moderate Income	Above Moderate Income	Total
4 – Grizzly Ranch	Unknown	generally middle to higher income, without concentrated areas of poverty or wealth	0	5	22	27
5 – Plumas Eureka	Unknown	generally middle income, without concentrated areas of poverty or wealth	0	12	0	12
6 – Walker Ranch	Unknown	generally higher income with concentrated areas of wealth only	0	23	26	49
7 – Whitehawk	Unknown	generally higher income with concentrated areas of wealth only	0	0	30	30
TOTAL RHNA	--	--	62	28	64	154
VACANT LAND TOTAL	--	--	96	40	78	214

## Relevant Demographic Information

### Housing Units by Type

As shown in **Table C-12**, the majority of homes in Plumas County are single-family detached homes, which has remained relatively consistent since 2010. As of 2021, 79.1 percent of the total housing structures comprise single-family units Countywide. This is typical of rural counties in the northern areas of the state, including nearby Lassen, Sierra, and Modoc counties. Cities in rural areas tend to have higher concentrations of homes in multi-family buildings than unincorporated areas do, and this is true in Plumas County. In Portola, 12.5 percent of homes are in buildings with 5 or more units, and 6.8 percent are in buildings with between 2 or 4 units. In contrast, in unincorporated Plumas County, only 2.5 percent of homes are in buildings with 5 or more units, and only 1.9 percent are in buildings with 2 to 4 units. This is similar to patterns of housing unit types in neighboring Lassen County. However, Plumas County differs from Lassen County in the percentage of mobilehomes that are located in the incorporated city. Mobilehomes make up a higher percentage of homes in Portola (8.8 percent in 2021) than in Susanville (4.7 percent), whereas the two counties have similar percentages of mobilehomes as a percentage of all homes in the County, indicating that Lassen County has a greater concentration of mobilehomes in its unincorporated area than Plumas County does.





TABLE C-12: HOUSING UNITS BY TYPE

Housing Unit Type	Portola		Plumas County (Unincorporated)		Plumas County		Susanville		Lassen County		Loyalton		Sierra County		Alturas		Modoc County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
Single Family Detached	71.2%	67.0%	77.6%	80.8%	77.0%	79.7%	72.3%	76.1%	71.2%	77.9%	94.1%	97.6%	90.2%	92.4%	77.1%	72.9%	75.2%	80.2%	58.1%	57.2%
Single Family Attached	0.0%	4.9%	2.7%	1.9%	2.5%	2.2%	5.2%	2.3%	2.9%	1.0%	0.8%	0.0%	1.0%	0.0%	1.8%	0.6%	1.8%	0.4%	7.1%	7.5%
2-4 Units	0.8%	6.8%	2.2%	2.5%	2.1%	2.8%	3.2%	3.7%	2.8%	2.7%	0.0%	0.0%	1.4%	0.6%	6.0%	4.6%	2.3%	2.6%	8.2%	7.7%
5+ Units	12.3%	12.5%	3.7%	1.6%	4.5%	2.5%	12.8%	13.2%	7.1%	5.7%	0.0%	0.0%	3.1%	1.4%	9.3%	15.7%	3.1%	5.6%	22.6%	23.9%
Mobilehomes	15.7%	8.8%	13.3%	12.6%	13.5%	12.3%	5.9%	4.7%	15.1%	12.5%	5.1%	2.4%	4.3%	5.6%	5.8%	6.2%	17.6%	11.3%	3.9%	3.5%
Other (Boat, RV, van, etc.)	0.0%	0.0%	0.5%	0.5%	0.4%	0.5%	0.6%	0.0%	0.8%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.1%	0.1%

Source: ACS 2006-2010, ACS 2017-2021, DP04.



## Households by Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity (i.e., ability for individuals to stay in their homes) in a city and region. Generally, renters may be displaced more quickly if prices increase.

Table C-13 shows the distribution of homeowner and renter households in the overall household count. Plumas County had 10,090 households in 2010, but this figure declined to 8,231 by 2021. However, the percentage of owner households has increased to 72.3 percent of the total households, up from 65.6 percent in 2020. This is typical for other rural counties in the region, including Modoc, Sierra, and Lassen counties. Sierra County has seen a slight decline in the percentage of households that own their homes between 2010 and 2021, but the rate as of 2021 is still similar to that of Plumas County and other nearby counties.

The shift toward homeownership has also occurred in Portola, where there was a 3.9 percentage point increase between 2010 and 2021 in the share of households that were homeowners. This is similar to other incorporated cities in the region, including Susanville and Loyalton, though Loyalton has a higher percentage of homeowners overall. In Portola, 54.8 percent of households own their homes, compared to 53.2 percent in Susanville and 83.7 percent in Loyalton. Portola and Susanville have both experienced population decreases over the past decade. When considering the increase in homeowner households as a share of all households, this may indicate that renter households have left the cities in greater numbers than homeowner households.





TABLE C-13: HOUSEHOLDS BY TENURE

Tenure	Portola		Plumas County (Unincorporated)		Plumas County		Susanville		Lassen County		Loyalton		Sierra County		Alturas		Modoc County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
Owner Households	50.9%	54.8%	67.7%	74.7%	65.6%	72.3%	52.4%	53.2%	63.7%	70.0%	80.2%	83.7%	80.1%	78.9%	58.9%	67.6%	70.2%	74.5%	57.4%	55.5%
Renter Households	49.1%	45.2%	32.3%	25.3%	34.4%	27.7%	47.6%	46.8%	36.3%	30.0%	19.8%	16.3%	19.9%	21.1%	41.1%	32.4%	29.8%	25.5%	42.6%	44.5%
Total Households	1,277	981	8,813	7,250	10,090	8,231	5,581	2,991	10,276	8,910	328	355	1,437	1,151	1,201	1,159	3,977	3,413	12,392,852	13,217,586

Source: ACS 2006-2010, ACS 2017-2021, DP04.



## Fair Housing Programs Based on Identified Contributing Factors

Contributing factors that create, contribute to, or perpetuate, or increase the severity of fair housing issues, were identified and are included in **Table C-14**. Programs in the Element are included that address fair housing issues to reduce disparities in accessing fair housing opportunities.

**TABLE C-14: FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES**

Fair Housing Issues	Contributing Factors	Priority	Key Programs	Objective	Time Frame	Geography
Lack of housing affordability	Limited jobs with moderate-income wages	High	Program H 1.4: Accessory Dwelling Units (ADU) Pre-Approved Plans Program	Contribute to the 8-unit extremely low-income and 20-unit low-income RHNA units with new construction of ADUs which are an affordable housing option to address the attainable housing needs of residents.	Promotion is ongoing.	Countywide.
			Program H 2.5: Support Lower Income Workforce Housing Development	20 units of affordable, attainable workforce housing, including 10 very low- and 10 low-income housing units and 20 'Move In' households.	On an ongoing basis proactively reach out to affordable housing developers to identify development opportunities.	Countywide.
			Program H 4.5: Permanent Supportive Housing for those with a Serious Mental Illness (SMI) and Substance Use Disorder (SUD)	To develop 8-10 permanent supportive housing units for acutely low- and extremely low-income SMI and SUD behavioral health clients, including low risk justice-involved individuals, with an additional 22 units available to lower income households earning between 31-80 percent of the area median income (AMI), for a total affordable housing project with 30-32 units.	Ongoing due diligence for site control, pre-construction, and construction plans.	In towns where sewer and water utilities are provided for multi-family housing.
			Program H 6.1: Down Payment Assistance Program	Provide financial assistance to lower income homebuyers in Plumas County.	Determine feasibility of program in 2026; if feasibility is determined to be valid then develop program into 2027.	Countywide, including those areas recovering and rebuilding from the 2021 wildfires.



Fair Housing Issues	Contributing Factors	Priority	Key Programs	Objective	Time Frame	Geography
Lack of housing availability	Limited supply of rental units, for-sale properties, and student housing	High	Program H 1.5: Housing for Lower Income, Including Acutely Low- and Extremely Low-Income Households	Proactively encourage and facilitate the development of affordable housing for lower income households, including SRO units that provide a valuable source of affordable housing for acutely low- and extremely low-income households, including justice-involved individuals, and can serve as an entry point into the housing market for people who have previously experienced insecure housing conditions.	Ongoing.	In towns where sewer and water utilities are provided.
			Program H 1.6: Housing for Middle Income Households	Proactively encourage and facilitate the development of middle-income housing for moderate-income households.	Ongoing.	In towns where sewer and water utilities are provided.
			Program H 2.4: Housing Choice Voucher Program	Address the Housing Choice Voucher Program waiting list need by facilitating greater access to housing opportunities and assist, at minimum, 5 new eligible household tenants on the wait list and recruit 5 new property owners (i.e., landlords) into the program.	Coordinate to seek funding annually to provide education and incentives for new property owners.	Countywide
			Program H 3.9: Reconstruction of Single-Family Homes Destroyed Due to 2021 Wildfire	To assist 8 low- and moderate-income (LMI) homeowners and landlords willing to rent to LMI renter households.	Ongoing through July 2028.	2021 wildfire affected areas.
			Program H 4.6: Student Housing	To develop a 120-bed student housing project.	Support, as requested.	Feather River College campus in Quincy.
			Program H 4.10: Healthcare Facilities and Housing	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.	Ongoing.	In towns where sewer and water utilities are provided.



Fair Housing Issues	Contributing Factors	Priority	Key Programs	Objective	Time Frame	Geography
Lack of resources and funding for housing rehabilitation	No housing rehabilitation programs in County	High	Program H 3.1: Housing Rehabilitation Program Opportunities	Promote rehabilitation of existing substandard housing through place-based strategies for revitalization by distributing financial assistance information on the USDA Single Family Housing Rehabilitation Program (Section 504 Home Repair Program), to rehabilitate 9 very low-income homeowner dwelling units, 5 of which being senior very low-income homeowner households.	Ongoing; County shall work with USDA Rural Development and consult with HCD annually and refer to the NOFA calendar to determine other potential funding sources.	Countywide.
			Program H 3.2: Code Enforcement	Preserving the County's housing stock, including no fewer than 5 lower income dwelling units.	End of planning period.	Countywide.
			Program H 3.5: 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.	2026.	Countywide.
			Program H 3.6: Rehabilitation of Mobilehome Parks	Assist the 103 mobilehome and RV park owners across Plumas County providing 816 mobilehome and 1,973 RV spaces to address the rehabilitation needs of the parks such as dilapidated units and health and safety concerns.	Review, bi-annually.	Countywide.
			Program H 3.7: Home Hardening and Defensible Space Wildfire Hazard Mitigation Assistance	To assist 20 low- and moderate-income (LMI) homeowners and landlords willing to rent to LMI renter households located countywide.	Ongoing through April 2028.	Countywide.



Fair Housing Issues	Contributing Factors	Priority	Key Programs	Objective	Time Frame	Geography
Availability of fair housing resources	Limited number of agencies with public information	Medium	Program H 5.3: Housing Discrimination	Ensure that any persons subjected to any housing discrimination shall be provided with a conduit to eliminate this discrimination.	Establish complaint process/protocol and update County Website to address complaints by June 2026.	Countywide.
			Program H 5.4: Furthering Fair Housing Enforcement and Outreach	To promote equal housing opportunity access including information in both English and Spanish.	Ongoing, annual presentation to Board of Supervisors.	Countywide.
			Program H 5.5: Reduce Barriers to Fair Housing	To the extent funding is available, seek assistance for one project annually to improve active transportation, increase telecommunications access, and air quality for residents.	Ongoing.	Countywide.
Lack of dual Water and sewer infrastructure	Varied availability and capacity of wet utilities provided by several special districts	Medium	Program H 6.2: Water and Sewer Infrastructure Repairs, Upgrades, and New Facilities	Address aging water and sewer infrastructure needs and issues through viable funding sources.	Continue to apply as NOFAs are released.	Countywide.
Cost-prohibitive water and sewer connection fees	Special district costs and revenue metrics	High	Program H 6.3: Lower Income Housing Water and Sewer Infrastructure Connection Fees	To facilitate the development of multi-family housing affordable to lower income households.	Ongoing communication and educational forums when multi-family projects are in due diligence, pre-application, and/or building permit application submittal stages.	Within water and sewer special district service areas.
			Program H 7.3: Units Affordable to Lower Income Households Priority Water and Sewer through Provider Procedure	Pursuant to Government Code Sec. 65589.7, water and sewer service providers must establish a specific and clear written procedure to grant priority water and sewer service to developments with units affordable to lower income households.	December 31, 2026.	Within water and sewer special district service areas.



# Appendix D: Accessory Dwelling Unit Pre-Approved Plans Program

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## Background

Across the United States, communities are experiencing issues related to housing affordability. In California, housing production is not keeping pace with the demand. As such, one potential solution is increasing the production of Accessory Dwelling Units (ADUs) to meet the needs of family members, students, seniors, in-home care providers, individuals with disabilities, and others.

ADUs are independent secondary dwelling units located on the same property as an existing or proposed single-family or multiple-family dwelling unit. Also referred to as in-law suites, casitas, or second units, ADUs are defined as a dwelling unit and include amenities for living, sleeping, eating, cooking, and sanitation. ADUs are often constructed for long term renters who are not necessarily associated with the primary dwelling unit owners.

Over the past several years, new state laws took effect related to the development of ADUs. The new laws allow ADUs in all residential and mixed-use zoned properties and are intended to address barriers, streamline local housing approvals, and expand potential capacity for the construction of ADUs to help address housing availability needs. Essentially, the local approval process has been streamlined to help accelerate housing production throughout California, including Plumas County.

## Idea Book

The Plumas County ADU Idea Book (revised March 28, 2024) was created through funding from a SB 2 Planning Grant Program from HCD to assist homeowners with the development and review process for accessory dwelling units and ultimately to support Plumas County's goals for creating more affordable housing options. The Idea Book explains an expedited process of constructing an ADU using pre-designed and engineered plans provided at no cost to the community by Plumas County, other than a minor plotter/print fee.

## Plan Options

Plumas County has four (Plan A, Plan B, Plan C, and Plan D) Pre-Designed ADU architectural plans available for public use. The construction documents include design details, architectural styles, structural plans and utility plans. Pre-Designed ADUs go through an expedited permitting process because these ADU designs have already been pre-plan checked and approved by the County Building Department. Additionally, site-specific site plan information is required for Planning Department staff review to demonstrate how the ADU will fit on a property and conform to zoning.

The Pre-Designed ADU Plans are provided to streamline permitting and make the overall ADU development process more affordable. Having access to pre-designed plans may also be especially useful for those looking for 2021 Dixie Fire and Beckwourth Complex Fire wildfire recovery rebuild options. If desired, the Pre-Designed ADU Plans can be utilized to construct a primary dwelling unit. The following information illustrates and outlines the four Pre-Designed ADU plans. More information can be found by visiting the Building and Planning departments counter at 555 Main Street, Quincy, and on the Plumas County ADU Pre-Approved Plans, Idea Book, and Ordinance website at: <https://www.plumascounty.us/3285/Accessory-Dwelling-Units-ADU-Pre-Approve>.



*Goldrush Elevation*

**TYPE A - STARTER ONE BEDROOM:**

- 705 Square Feet
- Single-Story
- 1 Bedroom, 1 Bath
- Elevations – Goldrush/Lakeside/Meadow/Summit
- Floorplan Overall Dimensions 27' x 37'-11"
- Efficient small space living
- Clearly distinguished entertaining and personal spaces
- Large bedroom (approx. 154 SF) has space for work-from-home desk
- ADA compatible bathroom (approx. 70 SF)
- Cozy eat-in kitchen
- Suitable storage space
- Side-by-side washer dryer
- Generous entry porch creating a connection to the outdoors

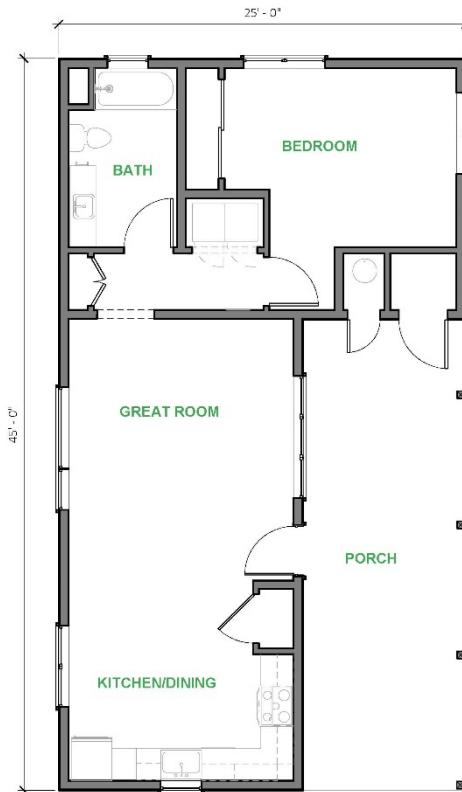




*Meadow Elevation*

**TYPE B - LARGE ONE BEDROOM:**

- 830 Square Feet
- Single-Story
- 1 Bedroom, 1 Bath
- Elevations – Goldrush/Lakeside/Meadow/Summit
- Floorplan Overall Dimensions 25' X 45'
- Great room with generous circulation paths
- Expanded bedroom (approx. 180 SF)
- Large ADA bathroom (approx. 70 SF)
- Right-sized kitchen
- Storage spaces including kitchen pantry and large exterior storage closet
- Side-by-side washer dryer
- Generous entry porch creating a connection to the outdoors

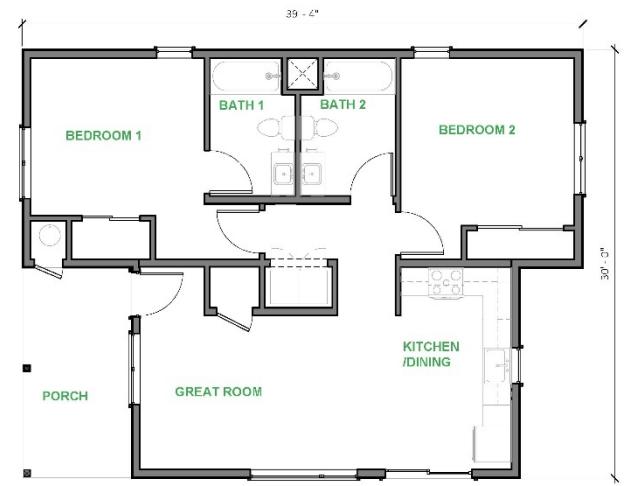




*Summit Elevation*

**TYPE C - TWO BEDROOM:**

- 990 Square Feet
- Single-Story
- 2 Bedrooms, 2 Baths (1 En-Suite)
- Elevations – Goldrush/Lakeside/Meadow/Summit
- Floorplan Overall Dimensions 30' X 39'-4"
- Larger bedrooms (approx. 172 sf) allow for more personal space and wide range of furniture layouts
- Bedrooms separated to allow for privacy
- Primary suite w/en-suite bath (bedroom 1 and bath 1: approx. 240 SF)
- Option to have primary bath be an office/flex space
- ADA compatible bathrooms (approx. 70 SF)
- Kitchen with eat-in island
- Loft storage over bath/washer dryer/hall
- Side-by-side washer dryer
- Generous entry porch creating a connection to the outdoors

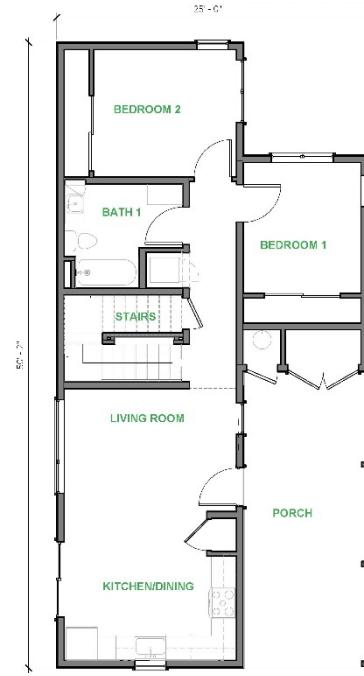




*Lakeside Elevation*

**TYPE D - THREE BEDROOM:**

- 1,200 Square Feet
- Two-Story
- 3 Bedroom, 2 Baths (1 En-Suite)
- Elevations – Goldrush/Lakeside/Meadow/Summit
- Floorplan Overall Dimensions 25' X 50'-2"
- Excellent layout for many possible living situations
- Long and narrow form may be preferred for some parcels
- Three bedrooms and two ADA compatible bathrooms (approx. 70 SF)
- Upstairs level functions as private bedroom/bathroom primary suite (approx. 256 SF)
- Right-sized kitchen
- Storage spaces including kitchen pantry and large exterior storage closet
- Stacking washer-dryer
- Generous entry porch creating a connection to the outdoors



## Appendix E: Planning Commission Resolution

*Information to be provided post Planning Commission recommendation and Board of Supervisors adoption.*

## Appendix F: Board of Supervisors Resolution

*Information to be provided post Planning Commission recommendation and Board of Supervisors adoption.*

