DIXIE FIRE RECOVERY PLANNING PROCESS

PHASE O SUMMARY REPORT

MAY 13, 2022

"THE MEETINGS...WERE A "BREATH OF FRESH AIR" FOR A COMMUNITY WHICH HAS BEEN DEVASTATED BY WILDFIRE, AND OFTEN FRUSTRATED BY THE TEDIOUS BUREAUCRATIC PROCESS OF DISASTER RECOVERY" - KEN DONNELL

"THANK YOU FOR HELPING "THE COMMUNITY" FORGE A PATH THAT POTENTIALLY HAS LONG TERM MEANINGFUL CHANGES THAT MIGHT SAVE THIS PLACE." - LEILA LEVI

"THIS TEAM BRINGS THE PARTNER WE NEED TO NOT ONLY GO FORWARD, BUT TO SET A COURSE FOR LONG-TERM THRIVING" - TANYA WATTENBURG KOMAS

PHASE 0 PURPOSE AND BACKGROUND

In late Summer of 2021, the Dixie Fire ravaged Northern California, burning nearly 1 million acres of land and leveling towns throughout five counties in the Indian Valley and beyond.

Greenville, CA was one of the most heavily impacted areas, with approximately 75% of the town's structures destroyed by the fire. Greenville's historic Main Street and central business district, and over 100 homes were burned in the fire. Extensive damage was also experienced in Canyondam, Indian Falls, and Warner Valley. Impacts have been felt across the region, even in communities where structural damage was minimal, with substantial impacts to the timber and tourism industries that are the lifeblood of the regional economy. These impacts have been further exacerbated by the ongoing pandemic, rising construction costs, and demand for labor outpacing capacity across nearly every sector.

Prior to redevelopment occuring in these communities, the Dixie Fire Collaborative and the Funders Roundtable secured a consultant team to assist with preliminary community engagement and project scoping for a long term planning and visioning effort. The purpose of this initial Phase 0 work was to:



- Conduct preliminary research and community conversations to listen first and foremost, define community needs, and outline the right process to meet them.
- 2. Build relationships and establish trust within the community and with the DFC.
- 3. Advance a "short term win" task to make meaningful progress on a critical issue.

PHASE 0 TASKS & SCHEDULE



RESEARCH & ANALYSIS

The team reviewed a variety of documents provided by FEMA and Plumas County. A detailed list of takeways are provided in the Appendix. The following are a few highlights:

- Key demographics that have the higher vulnerability to hazards: Senior households, Persons with disabilities, Farmworkers, Homeless
- Plumas County has over 15 nationally recognized Firewise Communities, with more seeking recognition.

- An analysis of the qualitative data reveals four major themes of health concern for Plumas County residents:
 - lack of transportation options;
 - lack of specialty care locally;
 difficulty identifying and accessing resources;
 - lack of activities that create social connection (for youth and seniors).
- There is a significant shortfall of at least 2,199 housing units in the County that are affordable to Low Income households.



DOCUMENTS REVIEWED

Zoning and Development Standards

Community Profile Data

Local Hazard Mitigation Plan

Firewise Communities Map

Community Wildfire Protection Plan

- US Census Bureau Quick Facts for Plumas County
- Employment Development Department, Plumas County Profile
- 2020 Plumas County Community Health Assessment
- HUD Market at a Glance Report

2021 Point in Time Report

Plumas County Housing Study May 2020

2022 Business Assessment

DFC Community Listening Session Notes

Greenville damage assessment map based on data supplied by FEMA.

COMMUNITY ENGAGEMENT

Prior to workshop planning for the Phase 0 effort, the consultant team engaged the DFC in a community network assessment exercise to determine which groups would be most and least impacted by decisions made during the process, and which groups had the greatest and least impact. Based on this assessment, we were able to identify a number of groups with minimal influence who would be highly impacted (outlined in red above). Those will be the priority groups to target for engagement in subsequent phases of the recovery planning process.





For the Phase 0 work effort, the team facilitated a series of community conversations and interviews during an intensive on-site workshop in April 2022. The primary goal of these initial engagement activities was to begin building relationships and establishlishing trust between the community and the team. Events and participation at the workshops included the following:

Focus Groups

Community

Friday, 4/8:

Meet with County				
Officials				
-	7 participants from			

County - 6 DFC members

Museum/Rotary - 3 DFC members

Downtown Tour

3 participants

Community Listening

2 participants online

- 30 participants in

from

Session

person

Saturday, 4/9:

Business Brunch

- 16 participants from local business community
- 5 participants from streetscape committee 2 participants from IVTSA
- Why Plan - 2 participants from Maidu Presentation - 33 participants in person
 - 14 participants online
 - **Open Discussion** Sessions - 10 participants from 25-35

Dinner with Community Leadership - 12 participants from DFC

and local businesses

Community

- 33 participants

Dinner

15 participants in other

yr old group

groups

WHAT WF'VF HFARD

- Opportunity to rebuild not just buildings, but the economy and community together
- Broad and shared interest in a visioning effort as long as it doesn't hinder short term recovery efforts
- Desire to integrate Maidu community into the process and outcomes
- Interest in cooperative and community models for food, energy, business clusters, arts/culture etc. (and increased independence from local utilities)
- Preservation of the roots of Greenville (legacy buildings, front porches, significant third-places, community centered designs)
- Desire to attract residents and commerce, and support/retain local families and youth
- Interest in refreshing the local governance model
- Expand the range of Indian Valley's messaging and economic influence
- Build back in a more resilient and fire-resistance way
- Strong aversion to chain businesses
- Process should include Chester, Canyondam, Warner Valley, and Indian Falls

HOUSING STUDY

Preliminary research and guidance were developed as the start of a living document to assist residents who are looking to rebuild their homes post-fire. The initial draft of this study can be found in the appendix of this report and includes the following content:

An overview of housing typologies that are relevant to the community, including:

- Single Family (Detached)
- Duplexes
- Triplexes and Small Scale Multi-Family
- Mixed and Live-Work
- Co-Housing
- Accessory Dwelling Units (ADUs)
- Cabins

Construction Methods:

- Site Built/Stick Built
- Factory Built, including Modular, Panelized, and Manufactured (Mobile) Homes
- Tiny Homes
- RVs

Construction Process:

- Introduction to Building Codes, including Planning, Building, and Energy codes
- Utility Requirements
- Guidance for those building with Pre-Approved Plans

Glossary:

• Introducing terminology that may be confusing to residents unfamiliar with the building process

Sections currently in development for future versions of the document include:

- Introduction to Fire Preventative Building Strategies and Materials
- Introduction to home financing models
- Site Analysis for Short-term Housing
- Suggested Community Design Guidelines



NEXT STEPS

The Phase 0 work effort began to establish both interest and momentum for a larger long range visioning and planning effort. The benefits of this continued work will include efficiences in rebuilding efforts as well as community and social capacity building. A long range visioning process will help Indian Valley reinvent itself and rebuild more resiliently.

RECOMMENDATIONS

- Establish a regular schedule for continued community workshops with the consultant team (every other month?)
- Establish a strategy to reach out to groups not represented so far. Ranchers, youth, low-income, owners, renters, parents, etc. Figure out how to meet them where they are.
- Extend outreach and visioning to include Chester, Canyondam, Warner Valley, and Indian Falls
- Continue messaging about the value of a shared community vision.
- Outline realistic timeframes for visioning, rebuilding, etc.
- Accelerate guidance on aligning vision with short-term housing development
- Begin working on common definitions and values around resilience, community, and culture





APPENDIX

01 RESEARCH & ANALYSIS SUMMARIES

02 COMMUNITY FEEDBACK

03 HOUSING STUDY

01 RESEARCH & ANALYSIS

Documents Reviewed:

Zoning & Development Standards	Employment Development Department, Plumas County Profile	
Community Profile	2020 Plumas County Community Health Assessment	
Local Hazard Mitigation Plan	HUD Market at a Glance Report	
Firewise Communities Map	2021 Point in Time Report	
Community Wildfire Protection Plan	Plumas County Housing Study May 2020	
US Census Bureau Quick Facts for Plumas County	Business Assessment	

County Health

An analysis of the qualitative data reveals four major themes of concern for Plumas County residents:

- lack of transportation options;
- lack of specialty care locally;
- difficulty identifying and accessing resources;
- lack of activities that create social connection (for youth and seniors).

Recent studies have brought to light both the significant gap between the health of rural and urban populations. People living in rural areas are more likely to die from heart disease, cancer, unintentional injury, chronic lower respiratory disease, and stroke than people living in urban or suburban areas. Unintentional injury deaths are approximately fifty-percent higher in rural areas than in urban areas, in part due to greater risk of death from motor vehicle crashes and opioid overdoses.

They are also more at risk for negative health outcomes due to challenges in rural areas such as slower workforce development, lack of infrastructure and community preservation, and less economic growth.

Rural communities face multiple barriers to consistently accessing high quality healthcare services. These include an insufficient number of primary care providers (PCPs) practicing in these areas and limited access to specialty care, including general surgery.

County Housing

Mobile homes is the second largest housing type in the County after single-family detached structures, at 14% of all residential structures. This is much higher than the statewide mobile rate of 4%.

There is a clear shortage of smaller units for small households, and an oversupply of larger units.

The Plumas County median sale price of single-family detached homes decreased by 8.7% from \$263,000 in 2016 to \$240,000 in 2019.

Most likely due to COVID-19 impacts, a review of recent vacation home postings show that many of these homes are transitioning from weekly leases to lower priced and longer-term leases. This presents a potential opportunity to open up the rental market to more middle and lower income households by increasing the overall rental stock available to local residents.

There is a significant shortfall of at least 2,199 units in the County that are affordable to Low Income households (2,593 eligible households vs 324 existing HUD subsidized units). There were 13,893 total units per the 2018 Plumas County Housing study.

County Hazards

Key demographics that have the higher vulnerability to hazards:

Senior households, Persons with disabilities, Farmworkers, Homeless

Hazard Mitigation Plan Goals

Goal #1: Minimize loss of life and injuries and protect property and the environment from natural hazards.

Goal #2: Reduce losses and provide protection for critical facilities, infrastructure, and services from hazard impacts

Goal #3: Minimize the loss of agricultural and natural resource productivity (foundation of rural economy) from natural hazards

Goal #4: Increase community awareness, education, preparedness, and self-reliance to natural hazards

Goal #5: Increase communities' ability to mitigate hazards and be prepared for, respond to, and recover from a disaster event in Plumas County

Goal #6: Minimize life safety issues, property loss, environmental damages, and economic impacts associated with wildfires, the #1 natural hazard of concern in Plumas County

Goal #7: Minimize the effects of climate change on natural hazards in Plumas County

Mitigation Strategies:

- Understory fuel treatments
- Shaded fuel breaks
- Home ignition defensible space zones at least 100ft around structures
- Update building standards
- Eliminate wood roofing
- Road and access standards

Wildland Urban Interface/Intermix

Plumas County has over 15 nationally recognized Firewise Communities, with more seeking recognition.

The HMPC noted that in the WUI areas, there has been increased difficulty in obtaining home insurance and the cost of insurance premiums. Some residents have experienced cancellations of their policies due to catastrophic and recent wildfires occurring throughout California which has reduced the risk tolerance of many insurance companies.

In Plumas County, past wildfires have caused damages to the County. The County has suffered loss of structures, loss of tax revenue, high costs to battle fires, and loss of lives. The HMPC has noted that both developed and undeveloped areas are at risk. Loss of industrial timberlands, grazing lands, agricultural crops may occur as a result of wildfire. Roads, bridges, telecommunications and high voltage transmission lines are also at risk to wildfire.

Potential losses from wildfire include human life, structures and other improvements, natural and cultural resources, quality and quantity of water supplies, cropland, timber, and recreational opportunities. Economic losses could also result. Smoke and air pollution from wildfires can be a severe health hazard. In addition, catastrophic wildfire can create favorable conditions for other hazards such as flooding, landslides and mudflows, and erosion during the rainy season.

Hazard	Likelihood of Future Occurrence	Priority Hazard
Avalanche	Highly Likely	Ν
Climate Change	Likely	Y
Dam Failure	Unlikely	Y
Drought & Water shortage	Likely	Y
Earthquake	Occasional	Y
Floods: 1%/0.2% annual chance	Occasional/ Unlikely	Y
Floods: Localized Stormwater	Highly Likely	Υ
Landslide, Mudslide, and Debris Flow	Likely	Y
Levee Failure	Unlikely	Y
Pandemic	Likely	Y
Severe Weather: Extreme Heat	Highly Likely	Y
Severe Weather: Heavy Rains and Storms	Highly Likely	Y
Severe Weather: High Winds and Tornadoes	Highly Likely/ Unlikely	Y
Severe Weather: Winter Storms and Freeze	Highly Likely	Y
Tree Mortality	Likely	Y
Volcano	Unlikely	N
Wildfire	Highly Likely	Y

PLUMAS COUNTY - LOCAL HAZARD MITIGATION PLAN, PRIORITY HAZARDS

02 COMMUNITY FEEDBACK

"The meetings hosted by Tyler Pew with Sera Designs of Portland Oregon, to discuss the re-building of Greenville CA, were a "breath of fresh air" for a community which has been devastated by wildfire, and often frustrated by the tedious bureaucratic process of disaster recovery. The team from Sera design really seemed to listen to us, and really seemed to process our comments towards greater clarity and potential action. I look forward to follow up meetings, and hope that we will be as impressed with our future work with Sera designs as I was with the meetings held last April."

Ken Donnell owner - Donnells MusicLand & MiniFlex Microphones



"I loved the group that formed after the larger meeting to flush out what was most important. What came up was that the citizens of the whole county is at risk because the majority of our addresses are wrong, so emergency responders cannot save us in an emergency. I would say that 1/2 of our group was in danger because the county has our addresses wrong. That was a major result from the collaboration...

We spoke about the "community" not understanding what the differences are between "culture" and "community" and how that places the ability for the "community" to move forward in a way that can make changes to save this community.

Those are profound results that only a group with a wider and more educated view could have provided. Thank you for helping "the community" forge a path that potentially has long term meaningful changes that might save this place."

Thank you, Leila Levi Genesee Farm & Retreat

"A small, rural town facing a disaster of this magnitude, with strong people dedicated to recovery and going forward, can do part of the hard work alone. This team brings the partner we need to not only ao forward, but to set a course for long-term thriving. This team's extraordinary professional and caring guidance, demonstrated in initial visits, is our opportunity to collectively develop our vision, our North Star, that will guide housing, businesses, economic development, community cohesion, protection of cultural heritage, fund raising, and so much more. Enthusiastic projects are needed and happening all around us, building trust, hope, and the beginnings of normalized commerce. This momentum together with defining our vision and the path within it will take time... this is how we get to thriving."

- Tanya Wattenburg Komas



"I really enjoyed my meeting with the group with Streetscape and IVRPD. They were good listeners and weren't fazed to hear that Streetscape had big plans to landscape the landscaping areas with Cal Trans. They enjoyed hearing about our plans and wrote down ideas from us and IVRPD. They assured us that they wanted to help compliment what we were already doing and to offer their knowledge from their wealth of experiences doing different things. It was a positive meeting and I felt good about them."

-Marsha

"For the Greenville meetings, I didn't really get to hear much of the content on account of being in the kitchen, but I'll throw in my two cents anyway! Thank you for providing us with a job cooking. Those gigs really helped us out with rent and keeping things going, and even more than that I missed cooking for the valley so much; it was a huge boost to be able to put out some plates for everyone. Judging by the response, I feel like having meals available was a pretty big deal for people. I've been without a stove at home now for a little over a week, so I suddenly have a deeper appreciation for what a hot meal means right now!! I am glad to know the meetings will keep providing meals as it works out. People need it.

One thing I could tell about the meetings even from the kitchen is that you all kept to the timeline really well. Often, generally speaking, meetings can go over time. Totally understandable, but it's good to keep to a schedule. Especially in our case now. With the weight of the subject matter, the fact that people are physically and emotionally exhausted...it's important for people to know that the meetings will end on time. People can get worn out, but since you all keep it pretty punctual, I feel like people will be confident to return. So high-fives to whoever is writing the schedule and acting as the time keeper :)

The meeting at the golf course, that one I attended as a business owner. Very good meeting, and the best part was seeing people I hadn't seen in a while who are around and trying to do something in the community. It was extremely helpful just to go around and hear who everyone is and a brief description of what they're up to. Some of those folks I see on a pretty regular basis with mutual projects, but many I hardly ever see. For me, I've now got a bigger mental list of who is doing what, which resources are available through our fellow community members, and I know where to go for resources or ideas.....and also I know what to promote! Again, I knew what ventures several people were working on already, but I learned much more about what's going on, who is still here, and what they are trying to do."

- Mary Shero

Dixie Fire Recovery GUIDE

A resource for residents of Plumas County impacted by the Dixie Fire

Prepared by OpensScope Studic

Volume 1.0 May 17, 2022

INTRODUCTION

the process of rebuilding a home. information included in this document aims to support residents in navigating their homes and community in the aftermath of the 2021 Dixie Wildfire. The This document is intended to support residents of Plumas County as they rebuild

there may be important parts of the process not currently outlined here. This to help plan your project. This is currently a living document, and as such, rebuilding a home, and the options available to consider at each stage. document will be updated based on community needs and feedback. However, please note that it is not a replacement for hiring a professional This document will be a helpful first step to understanding the process of



CONTENTS

I. HOUSING OPTIONS

Introduces possibilities to consider when planning to build a home

Sections

- Housing Types Overview outlines various housing types that residents may want to consider when rebuilding.
- Housing Production - introduces various construction or fabrication planning to build a new home. options for homes, and highlights important factors to consider when

II. HOUSING CONSTRUCTION PROCESS

Covers topics that will become familiar throughout the process of building a home.

Sections:

- Introduction to Codes provides a basic overview of codes which regulate what can be built.
- Building with Pre-Approved Plans - introduces the process of building decisions not included in the pre-approved plans. from pre-approved building plans, and important requirements and
- Filing for a Building Permit explains the process of obtaining a building permit in Plumas county.

III. GLOSSARY

IV. RESOURCES



HOUSING TYPES OVERVIEW

SINGLE FAMILY (DETACHED)

by the Residential Building Code in most parts of California. The building code categorizes this type of housing as R-3, and it is regulated A free-standing residential building intended to be occupied by one family unit.

Why you may want to consider a Single Family Home:

- Most familiar residential type for most homeowners in California
- Most prevalent residential type allowed by zoning
- Feasible to add an accessory dwelling unit (ADU) to the same lot

LOCAL PRECEDENTS: SINGLE FAMILY HOMES



438 Main Street, Greenville, CA [Google Maps, 2009]

Parsonage of Methodist Episcopal Indian Church, Greenville, CA. [Burke Library Archives, 1912-1953]

DUPLEXES

Building Code in most parts of California. is considered occupancy type R-3, and they are regulated by the Residential A building containing two independent units. In the building code, a Duplex

Why you may want to consider a Duplex:

- Ability to rent out the second unit can provide rental income
- independence. Option to have a multi-generational home while maintaining some
- Community connection to neighbors in other unit
- . is owner occupied Duplexes are allowed statewide in single family zoning if the property

Documented by Missing Middle Housing | Berkeley, CA EXTERNAL DUPLEX PRECEDENT: STACKED DUPLEX

Stacked Duplexes are typically 2 story detached structures containing two units stacked vertically. This example shows a typical condition with two separate entrances both facing the street. Stacked Duplexes maintain the appearance of a small-tomedium sized single family house, while allowing for independent living spaces that share walls, reducing costs and preserving outdoor space. Residences of this type can easily be built to fit many different local styles.



TRIPLEXES AND SMALL MULTIFAMILY

there are 5 or more units it would become an investment property and require jurisdiction of the California Building Code, not the Residential Code. Properties of less than 5 units can be financed with a residential mortgage, like a house. If building code, and treated like an apartment building. These fall under the A building with three or more units is considered occupancy type R-2 in the A building with three ("triplex") or more ("multifamily") independent units. a commercial loan.

Why you may want to consider Small-Scale Multi-family housing:

- For people who want an investment property, three and four unit which typically has a lower interest rate and is easier to qualify for than buildings allow the owner to carry a conventional residential mortgage a commercial loan.
- Ability to rent out additional units can provide rental income
- Community connection to neighbors in other units

Documented by Missing Middle Housing | Alameda, CA EXTERNAL SMALL MULTIFAMILY PRECEDENT: COTTAGE COURT

Cottage Courts are clusters of 5-10 small, typically 1 story residential units around a shared courtyard. The proximity of the homes enhances community while preserving surrounding

undeveloped landscapes.



MIXED USE AND LIVE-WORK

with commercial, institutional, cultural, or entertainment spaces. Live-work Mixed Use buildings serve multiple purposes, typically pairing residential units wide variety of occupations. are not necessarily serving the general public. This could potentially cover a buildings are geared more towards home-based businesses where people

on the second floor if the entire first floor is commercial use (Plumas County are constrained by local zoning, typically to town centers that are zoned as government-backed, or short term). Potential sites for Mixed Use development Mixed Use buildings are typically financed with a Mixed-Use loan (commercial, Core Commercial (C-1) in Plumas County. This zone allows for dwelling units Code Sec. 9-2.1902).

Why you may want to consider a Mixed-Use building:

- Small scale mixed-use development create a downtown district with a classic small town America feel
- Connects residents with local businesses, supporting the local economy while creating a more walkable and livable community
- Option for business owners to live on-site, reducing their costs and commutes

LOCAL PRECEDENT: MIXED USE







Hunters Ace Hardware [Eastman, Jervie Henry. At Greenville, Calif. University of California, Davis. General Library. Dept. of Special Collections, 1946]

Prince Concepts | Detroit, MI | 2017 EXTERNAL LIVE-WORK PRECEDENT: TRUE NORTH DETROIT

9-unit live/work community built with quonset huts built as part of a neighborhood redevelopment project 2 miles from downtown Detroit. The site includes both live/work apartments as well as a private Yoga Studio, a gallery, and an apartment style hotel room.



CO-HOUSING

other spaces in the residence). co-living (where each resident has an independent bedroom, and shares all communes (where residents typically share a set ideology and property), or kitchens, laundry facilities, or porches. Co-Housing is not to be confused with Housing Communities consisting of a series of private dwelling units that all have access to some shared spaces, like communal lounges, workshops,

locate financing. as cooperative/mutual housing associations when they are able to successfully pursuing a mortgage. Sometimes co-housing communities can be organized legally classified as condominiums to meet the expectations of lenders when rather than relying on external property managers. Most in America are Most Co-housing communities are independently managed by residents

Why you might want to consider Co-Housing:

- Sharing resources and spaces can allow you to get more than you could afford individually
- ۰ Balances community with privacy (like a traditional village)
- single family or suburban-style development cannot. This enables a culture of care (childcare and eldercare) and combats isolation. Creates a stronger community by connecting people in ways that
- Creates a community where people can share skills in addition to space

Porcupine, SD | Ongoing EXTERNAL CO-HOUSING PRECEDENT: THUNDER VALLEY CDC

Lakota operated CDC serving the Pine Ridge Reservation. The Regenerative Community Development includes single family homes (3 groups of seven homes each), a 12-unit apartment complex, and shared community building. Of the 21 single-family homes, 15 were set aside for low income families. Some of the buildings were constructed by their Workforce Development Program participants.



ADUs

lot and/or the size of the unit. California State ADU laws make it possible to to the primary residential unit(s), usually because of their placement on the intended to make use of underutilized space on a site. ADUs are subordinate a separate entrance. In Plumas County, ADUs are limited to 1,200 square feet add ADUs to single family homes, backyards, or within existing buildings with building, sometimes referred to as a "in-law unit" or "granny flat." ADUs are An Accessory Dwelling Units (ADU) is a residential unit added to an existing (Plumas County Code Sec. 9-2.201.1).

Why you might want to consider adding an ADU to your property:

- Excellent way to generate additional income off of the space you have on your property
- Adds rental capacity to Plumas County, supporting the economy by accommodating seasonal labor or short-term renters
- Creates additional space to host guests, family, etc.
- Ability to have a multi-generational household on one property with a greater degree of privacy

OpenScope Studio | San Mateo, CA | 2019 **EXTERNAL ADU PRECEDENT:** HEART GLADUR ADU PROTOTYPES

These ADU plans have been prereviewed in select San Mateo County jurisdictions, enabling homeowners to save time and money when building an ADU. The designs offer a range of floor plans that demonstrate how ADUs can integrate with a variety of different lots and backyard sites to

add an additional unit.



CABINS

Cabins are simpler structures with limited utility capacity, or totally offgrid. They are most often intended as seasonal residences. Many Plumas County residents lost cabins in the fire that they may want to rebuild. However, residents with lots that were previously zoned for other types of buildings, like single family, cannot build a cabin there.



HOUSING PRODUCTION

SITE BUILT

the changes and pay an additional amount for that work (a "change order"). and hire subcontractors as needed to complete the work. Typically, general Site Built houses (AKA "stick built") are fully constructed on your property. unforeseen conditions are encountered, you typically would have to approve contractors provide a bid for the entire project up front. If changes are made, or This involves getting bids from general contractors, who manage the project

Benefits:

- Traditional construction method that many homeowners are familiar with. most
- You see the entirety of the construction process unfold before your eyes.
- Built to your specifications.
- Site-specific

- typically preventing some work from being committed Construction is seasonal in Plumas County, with bad winter weather
- Materials stored outside during construction can warp, mold, etc
- timeline of construction compared to some other construction methods they can begin constructing other portions of the house, extending the Home builders have to wait for the foundation to be completed before
- ۰ Material cost can be higher than off-site methods, depending on where contractors source materials
- ۰ and the distance they must commute each day of on-site work Potentially higher labor costs, depending on availability of contractors

FACTORY BUILT HOMES

PREFABRICATED HOMES

factory built: for final assembly. There are two types of assembly methods that can be pieces at an off-site facility before being transported to the home's property A factory built (AKA "factory built" or "system built") home is pre-fabricated in

PREFABRICATED MODULAR

transported to the site and assembled. While prefabricated modular homes series of three-dimensional pieces ("modules") at a factory before being Prefabricated Modular homes (AKA "system built" homes) are be much more difficult to transport over long distances or to remote locations. can be assembled more quickly once they arrive at your property, they can built as a

PREFABRICATED PANELIZED

than Prefabricated Modular homes. locations. However, delivering everything as flat panels leaves slightly more include the roof, wall panels, and floor systems. Fabricating the home as assembly work for the on-site portion of construction, taking slightly longer flat panels makes delivery to your property simpler, especially to remote A house where the exterior is pre-fabricated as flat panels at a factory before being transported to the site and assembled. Prefabricated pieces typically

Benefits:

- home's pieces begins off-site while the foundation is laid on-site Faster to construct than Site Built homes, since the fabrication of the
- ٠ Factory fabrication of the home can help control:
- material costs
- labor costs
- quality (since materials are stored indoors during prefabrication)

- Can be difficult to transport over long distances or to remote locations
- Some builders may require payment in full before the home is built
- Customization is limited, compared to a site-built home

MANUFACTURED (MOBILE) HOMES

manufactured home can be separate from the land it sits on. move them somewhere else in the future, and also means ownership of a concrete piers in place of a permanent foundation. Thus, it is possible to permanent steel structure as part of the floor. This allows them to be set on Manufactured Homes (AKA "Mobile Homes") are built in a factory with a

Since Manufactured Homes are built to preemptive Federal "HUD" standards, have Fire Sprinklers unless required by local ordinance (Plumas County does not manufactured homes are exempt from the required installation of Residential to triple wide units (over 2,000 square feet, with three or more bedrooms). They are available as single wide (up to 1,200 square feet, with 1-2 bedrooms) a local ordinance requiring sprinklers for manufactured homes).

of the housing stock in 2019 vs. 4% statewide. Unlike many municipalities, manufactured homes are allowed in all zones of Plumas County (Plumas This type of housing is very common in Plumas County: it made up 14% County Code Sec. 9-2.412), so long as the manufactured home.

- Is certified under National Mobile Home Standards of 1974 (Meets HUD Standards) Construction and Safety
- Is installed on a Foundation
- Meets the snow load requirements of that zone (load requirements vary throughout the county)

Benefits:

- Quality of manufactured homes is much higher than in previous decades. strict HUD standards. Any manufactured home constructed since 1976 is required to meet Prior to 1976, there were no standard building codes for mobile homes.
- Potentially lower material costs, since factories source materials in higher bulk quantities

- Traditional financing is not available for these types of units
- These homes typically do hold or gain value like a stick built home
- Typically not as energy efficient as a site built home
- Less room for customization than a site built home

ALTERNATIVES

TINY HOUSES

A small house, typically under 600 square feet. Tiny Houses come in two main categories with different foundational structures. The regulations and standards around each are different, but otherwise these may appear very similar.

TINY HOUSE ON WHEELS

THOWs are built on a trailer and can be moved. Since they are built on a trailer rather than a traditional foundation, it is possible to build a smaller home than local size minimums may require. A THOW must be registered with the California DMV and comply with American National Standards Institute 119.2 or 119.5 safety requirements. They must be moved by towing and cannot be self-propelled.



TINY HOUSE ON FOUNDATION

floor area of 120+ square feet, and 3) a net floor area of at least 70 square regulated by the California Building Standards Code, which requires tiny homes feet for all other living spaces, etc. to have 1) a ceiling height of at least 7 feet 6 inches, 2) 1+ room(s) with a gross THOFs are built on a foundation like a traditional site-built home. A THOF is

Benefits

- Low cost
- Offers an alternative lifestyle that some people prefer

- Small size
- Not easily extended or remodeled
- Lower energy efficiency

RVS (RECREATIONAL VEHICLES)

registered with the California DMV. less than 400 square feet of gross area. RVs are regulated by and must be Motor homes, Travel Trailers, Truck Campers, or Camping Trailers that contain

Benefits:

- Immediately Available
- Easy to move between sites

- Not an adequate solution for most beyond the first couple of years
- Value depreciates quickly like a vehicle, rather than gaining value with time like most homes
- ٠ It is not legal to park in many locations long-term.

2. HOUSING CONSTRUCTION PROCESS

INTRODUCTION TO CODES

BUILDING CODE

with health and safety issues. everything from the allowable size and number of exits to the way plumbing and electrical work must be installed. These codes are primarily concerned that govern the way buildings are designed and built. The codes cover Building codes include electrical, mechanical, plumbing and energy codes

of Regulations (Title 24), also referred to as the California Building Standards Plumas County Code (bit.ly/PlumasCountyCode)consists of the state building The California Building Code (CBC) and the California Residential Code. The Construction in the state of California is governed by the California Code code and local amendments. Code. The California Code of Regulations includes thirteen parts, including the

PLANNING CODE

single home, versus a duplex or apartments). the property line and the building), height limitations, reflectivity, and other Planning and Zoning regulations are focused on overall community impacts, or a store), and how intensely it can be developed (where you can build a (meaning where you can build houses, versus where you could build an office design considerations. Planning Codes are concerned with how land is used and involve requirements such as setbacks (the required distance between

SEPTIC SYSTEM REQUIREMENTS

septic leach field and the setbacks can be an impediment to developing a lot - especially if there is a well on site that needs to be at least 100' from the liquid waste flows into the ground). In some cases the required size of the dictates the required setbacks needed for the leach field (the area where The size of the system is determined by an engineer and the plumbing code In areas without a public sewer system, a private system needs to be built. edge of the leach field.

ENERGY CODE

ENERGY CODE BUILDING STANDARDS

This set of codes mandates energy use and the efficiency of new buildings. New and newly remodeled residential construction is required to meet the with more extreme weather require more insulation. be met. All buildings require insulation and a minimum amount of ventilation. codes. There are a mix of mandatory and prescriptive requirements that must A report needs to be generated showing that a new building meets these 2016 California Energy Efficiency Standards, sometimes referred to as "Title 24." Doors and windows are also regulated. The codes are climate specific, areas

PV PANELS

The to existing buildings. residential site." This mandate does family; or U-building, located on a a photovoltaic (PV) system as an rise residential buildings to have effect on January 1, 2020. It a building not apply to additions or alterations habitable stories or less; or R-3, single group: R-2, multifamily, with three a hotel/motel, that is occupancy building as: "A building, other than electricity source. The 2019 Energy requires all newly constructed low-Code defines a low-rise residential California Solar Mandate is code that went into



The PV System must be large enough to meet the estimated annual electricity decreased by as much as 25% if paired with an on-site battery storage system. the building's area and climate zone. The required size of a PV system can be demand of the building. Builders create an estimate for the property based on

EXCEPTIONS

- Properties that are significantly shaded or have a small enough roof
- building is restricted to less than 80 contiguous square feet because of ...scenarios where the effective annual solar access of the roof of a

shading by objects outside the dwelling"

- Buildings that were destroyed as a result of a disaster in an area in which 1, 2020. a state of emergency was proclaimed by the Governor before January
- Buildings that are connected to a Community Solar Project
- In Plumas County, there is an exemption to the solar mandate until 2023, December 30, 2022. but permits for construction would need to be submitted no later than

BUILDING WITH PRE-APPROVED PLANS

and it takes time before starting construction. building codes. However, this process can be daunting if you are unfamiliar, constructed in the community will meet the requirements of zoning and local municipality. The permitting process is intended to ensure that buildings Part of the process of building a home is getting approved for permits from your

For these reasons, you may want to consider building with pre-approved as the cost of this process Ultimately, this can reduce the time normally needed for permitting, as well municipal body to ensure conformity with codes and standards in advance. plans. These are building plans that have been reviewed by the governing

in order to receive your permit and begin construction. These decisions can will still need to make a variety of decisions and preparations with a builder help you make a pre-approved plan more personalized to your needs and pre-approved status, they are not complete and ready to build from. You While pre-approved plans have been developed to the right level to achieve desires as well.

sets ranging from 600 to 1800 square feet. Using pre-approved plans will reduce Beckwourth or Dixie fires are eligible to utilize pre-approved plans at this time. but any changes made to the plans will be reviewed at a separate rate. the cost of the normal plan review to about 20% of what it would be otherwise, The Plumas County Building Department currently has 10 pre-approved plan Only residents who are rebuilding a home lost within the perimeter of the

for full permitting In addition to the pre-approved plans, the following will be required to submit

- Site Plan
- Sprinkler Plans
- Solar Plans
- T-24 Energy Code Report
- An Engineering Set
- it may be the easiest way to meet the requirements and While it is not a requirement that you hire a licensed engineer, get

the engineering set approved, since these involve engineering set for your residential project. calculations. Some Architects may also be able to produce an complex

SITE PLANS

boundaries/property lines. \geq site plan must be drawn in accordance with an accurate survey of

A site plan must show:

- The size and location of new construction
- The size and location of existing structures on the site. Differentiate which are to stay on the site and which are to be demolished
- Distances from lot lines
- Established street grades
- Propose finished street grades
- applicable) Flood Hazard Areas, Floodways, and Design Flood Elevations (if

and department approval. The sheet must have a minimum of a 5" wide x 10" high blank area for notes

UTILITIES AND SEPTIC SYSTEMS

structure. You may need to install a new septic tank and/or leach field. to determine whether your existing system is suitable for the proposed new building is connecting to it. The Department of Environmental Health will need Septic Inspections are done by the Plumas County Department of Environmental Health. Your plans would need to show the existing system and how the new

electricity provided by the Plumas-Sierra Rural Electric Cooperative coordinated with Pacific Gas and Electric. Other parts of the county have In Greenville, water and sewer require coordination with the Indian Valley Other utility connections will need to be coordinated with the utility company. Community Services District, while electrical connections need to be

FILING FOR A **BUILDING PERMIT**

Plumas County - Single Family Permitting Requirements - bit.ly/PermitReqs

PRE-SUBMITTAL MEETING

to review preliminary drawings. This is an opportunity to ask questions and work process. can help you identify unanticipated requirements early in the plan preparation out any critical code issues prior to submitting your permit application, and recommended that you schedule a pre-submittal meeting with a Plans Examiner Prior to submitting your plans and building permit application, it is strongly

electronically. are typically scheduled as a face-to-face meeting in the Quincy Permit plan for each floor level, and preliminary cross-section(s). These meetings For the meeting, you should be prepared with a preliminary site plan, floor Center. However, phone meetings can also be arranged if drawings are sent



ADU

"Accessory Dwelling Unit" - a residential unit added to a site with an existing building. Sometimes referred to as a "in-law unit" or "granny flat."

CHANGE ORDER

"variation order" A written modification to a construction contract necessary when a change is made to the scope of work, contract sum, or contract timeline. AKA a

CONDOMINIUM

individuals A residential complex in which separate units are owned by different

DWELLING UNIT

A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation

HUD STANDARDS

Housing and Urban Development Regulations for certain types of structures set by the U.S. Department of

LEACH FIELD

The area where liquid waste flows into the ground as part of a septic system

A recorded boundary of a lot

A recorded boundary of a lot

PHOTOVOLTAIC SYSTEM

An electric power system designed to supply electric power via one or more solar panels combined with an inverter and other hardware

SETBACK

The distance by which a structure, parking area, or other development feature must be separated from a lot line easement, other structure, or development feature

ZONING

in certain areas Local laws and regulations that determine how land can and cannot be used



LOCAL RESOURCES

PLUMAS COUNTY - BUILDING DEPARTMENT - bit.ly/BuildingDept

PLUMAS COUNTY - PLANNING DEPARTMENT - bit.ly/PlanningDept

PLUMAS COUNTY GIS INTERACTIVE WEB MAP - bit.ly/PlumasGIS

This tool can help examine local parcels of land

PARCELQUEST - <u>bit.ly/ParcelQuest</u>

County GIS Interactive Web Map first. an Assessor's Parcel Number, you can obtain that number from the Plumas General and Historic Property Information. If you wish to search this system via

PLUMAS COUNTY - SINGLE FAMILY PERMIT REQUIREMENTS - bit.ly/PermitRegs

PRE-APPROVED PLANS

DIXIE FIRE COLLABORATIVE PRE-APPROVED PLANS - bit.ly/DixiePreAppPlans

Developed by LBK Engineering & Design (Ibkengineering.com)

PRE-APPROVED PLANS - bit.ly/UsingPreApp PLUMAS COUNTY BUILDING DEPARTMENT: INFORMATION ON USING

CODES

T-24 GUIDE - UC DAVIS - bit.ly/T24Guide

FINDING A BUILDER

NORTH STATE BUILDING INDUSTRY ASSOCIATION - bit.ly/NSBIA

professionals throughout Northern California Roseville, СA | Professional Organization with Ω directory Oť building

THE BUILDERS ASSOCIATION OF NORTHERN NEVADA - bit.ly/Thebann

builders in the region, primarily based out of Nevada Reno, NV | Professional Organization with a database of contractors and

CREDITS

ARCHITECTURE | URBANISM | IDESIGN PENSCO

Т

and Los Angeles specializing in smart solutions to complex design problems. OpenScope Studio is a full-service architectural practice based in San Francisco

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Produced in collaboration with SERA and the Dixie Fire Collaborative.

Housing Guide - Appendix I

Sections in Progress for Future Updates to the Housing Guide

Strategies Introduction to Fire Preventative Building Materials and

will include both regulatory minimums and best practices to exceed code for those interested in prioritizing investment in future fire safety now. throughout the document as a series of Fire Safety Best Practice call-outs. These steps Information has been gathered from Firewise guidelines that will be integrated

Introduction to Home Financing Models

help the community understand the basic differences between various financing Housing Associations. This may need to be coordinated with needs identified by disaster research covers Mortgages, Construction Loans, Community Land Trusts, and Mutual models, and what types of financing are available for each residential type. Current This section will supplement the current Housing Types Overview section. The goal is to case managers

Suggested Community Design Guidelines

impacted by the aesthetics of their community. The goal is to equip community historical districts, and wayfinding/signage. and values. Subsections may address housing, business, material and stylistic decisions, members with the understanding needed to build a community that reflects their history Plumas County to provide analysis and guidance to property owners and stakeholders This section will analyze the historic architectural characteristics of Greenville and

Site Analysis for Short-Term Housing

homeowners looking to rebuild their homes, rather than develop larger scale housing Masonic Lodge. This research may better serve the community as a separate Site Analysis will cover current efforts and potential options for short-term housing efforts document outside of the Housing Guide, which is currently targeting individual Creek Camp, Crescent Hotel, the Taylorsville Gas Station, the Forest Lodge, and the development in the community of Greenville. Currently identified sites include Copper

Answers to the Community's Questions

integrate community feedback wherever possible to simplify the process of rebuilding for everyone involved. Gaps in the document will be addressed as they are identified. The current version of the guide is intended as a starting point, and we hope to