

**CITY OF LOYALTON**  
**HOUSING ELEMENT**



**ADMINISTRATIVE DRAFT**  
*Adopted – June 16, 2015*

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## **1. HOUSING ELEMENT INTRODUCTION**

The Housing Element is an integral component of the City's General Plan. It addresses existing and future housing needs of all types for persons of all economic groups in the City. The housing element is a tool for use by citizens and public officials in understanding and meeting the housing needs in Loyalton.

The State of California ("State") has mandated a Housing Element as one of seven required elements of every General Plan since 1969. Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code sets forth the legal requirements of the Housing Element and encourages the provision of affordable and decent housing in all communities to meet statewide goals.

California Government Code § 65580 states the element shall consist of:

. . . An identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing.

The Housing Element must also contain a five-year housing plan with quantified objectives for the implementation of the goals and objectives of the Housing Element. The contents of the Housing Element must be consistent with all elements of the General Plan.

Meeting the housing needs established by the State of California is an important goal for the City of Loyalton. As the population of the State continues to grow and scarce resources decline, it becomes more difficult for local agencies to create adequate housing opportunities while maintaining a high standard of living for all citizens in the community. State law recognizes that housing needs may exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs. Recognizing policy limitations is critical, especially during this period of financial uncertainties in both the public and private sectors.

According to California Government Code Section 65583(b) (2) it is recognized that the total housing needs may exceed available resources and the communities' ability to satisfy the need. Under these circumstances, the quantified objectives need not be identical to the identified existing housing needs but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five-year time frame.

This Housing Element (2014-19) was developed in compliance with State General Plan law pertaining to Housing Elements.

## **1.1 Housing Element Purpose**

The State of California has declared that “the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.” Cooperation between government and private enterprise is essential to accommodate regional housing needs. Each Housing Element is developed by creating a dialogue within that particular community to determine the community goals and policies that should control in the provision of housing.

State Housing Element law requires an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs (California Government Code §65583).

The State Law requires the following:

1. Analysis of population and employment trends.
2. Analysis of the City’s fair share of the regional housing needs.
3. Analysis of household characteristics.
4. Inventory of suitable land for residential development.
5. Analysis of the governmental and non-governmental constraints on the improvement, maintenance and development of housing.
6. Analysis of special housing needs.
7. Analysis of opportunities for energy conservation.
8. Analysis of publicly-assisted housing developments that may convert to non-assisted housing developments.
9. Analysis of the housing stock and identification of any housing units that are in need of rehabilitation, or substantial repair.
10. Comprehensive program for implementation.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community as well as to set forth policies and schedules which promote preservation, improvement and development of diverse types and costs of housing throughout Loyalton.

Recent legislation pertinent to the preparation of the housing element and housing element law includes the following:

1. AB 1866 (Second Units),
2. SB 1087 (Water and Sewer Service Priority for Affordable Housing),

3. SB 2 (Local Planning and Approval for Emergency Shelters),
4. AB 2348 (Land Inventory Requirements),
5. AB 1233 (Provision of Adequate Sites for RHNP),
6. AB 2511 (promotes the development of affordable housing),
7. AB 2634 (requires analysis of population and employment trends for all income levels, including extremely low-income households),
8. SB 812 (requires analysis of housing needs for the developmentally disabled),
9. SB1087 (requires objectives, policies and standards for allocation of water and sewer services for affordable housing developments) and
10. SB 244 (requires review of disadvantaged communities within the City's Sphere of Influence).

This updated Housing Element has been prepared to respond to all of these changes in legislation.

## **1.2 Housing Element Organization**

Loyalton's Housing Element is organized into three sections as follows:

1. **Summary of Existing Conditions:**

This section includes an inventory of resources, housing costs and affordability, at-risk units, suitable land for development, and a section discussing constraints, efforts and opportunities.

2. **Housing Needs, Issues/Trends:**

This section includes a discussion of state issues and policies, regional housing policies, and Loyalton's Regional Housing Needs Assessment (RHNA) and housing issues.

3. **Housing Program:**

This section identifies housing goals, objectives, policies and programs. Funding sources are identified and schedules for implementation are set forth. In addition, a quantified objectives summary is provided.

### **1.3 Housing Element Relationship to Other Elements**

State law requires that "...the General Plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies..." Section 65300.5 of the Government Code states that the general plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of goals. The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the City.

This Housing Element will be part of the comprehensive Loyalton General Plan which was adopted in 2008. Pursuant to Government Code Section 65200.5, this Housing Element Update was reviewed and found to be internally consistent with other elements of the current 2008 General Plan.

### **1.4 Housing Element Citizen Participation**

Public participation in preparation of the Housing Element is required under Government Code Section 65588(c). This housing element was developed through the combined efforts of City staff, the City Council, and the City's consultant. Public input was received through a public workshop conducted on August 13, 2014. The City Council offered several comments, but no one from the public made comments.

Subsequently, a public hearing was conducted by the City Council on June\_\_\_\_, 2015. Notices were both e-mailed and sent through the U.S. mail to public agencies as referenced in Appendix A of this document. In addition, some organizations, that represent interests of low-income and special needs households, such as the Plumas County Community Development Commission and the Sierra Economic Development Corporation, were contacted during the preparation of this element as specified above.

To comply with Senate Bill 18, the City consulted the Native American Heritage Commission and various Native American Tribes on the City's list. No comments or requests for consultations were made by any of the tribes on the list.

The draft Housing Element has been available in City Hall and was posted on the City's website for review and comments.

The City will continue to engage the community through the adoption and implementation of the element. The City will make diligent efforts to engage the community in the progress of the housing element implementation, including specifically contacting developers, service providers and other community interests to gather comments, consider them and revise or adjust the housing element and programs as appropriate.

Further details of this Public Participation Program can be found in "Appendix A" of this document.

## **1.5 City of Loyalton Background**

The City of Loyalton is located in the eastern portion of Sierra County, in the northeast quadrant of the State of California. Loyalton is a General Law City, incorporated in 1901, and is the only incorporated city in Sierra County. The City covers approximately 225 acres, with an east-west width two-thirds of a mile, and a north-south width of one-half miles. Loyalton is governed by a five-member City Council, where one of members serves as Mayor.

The climate in Loyalton is characteristic of the eastern slope of the Sierra Nevada and is generally described as semi-arid. Summers are commonly dry, with moderate to high daytime temperatures and cool nights.

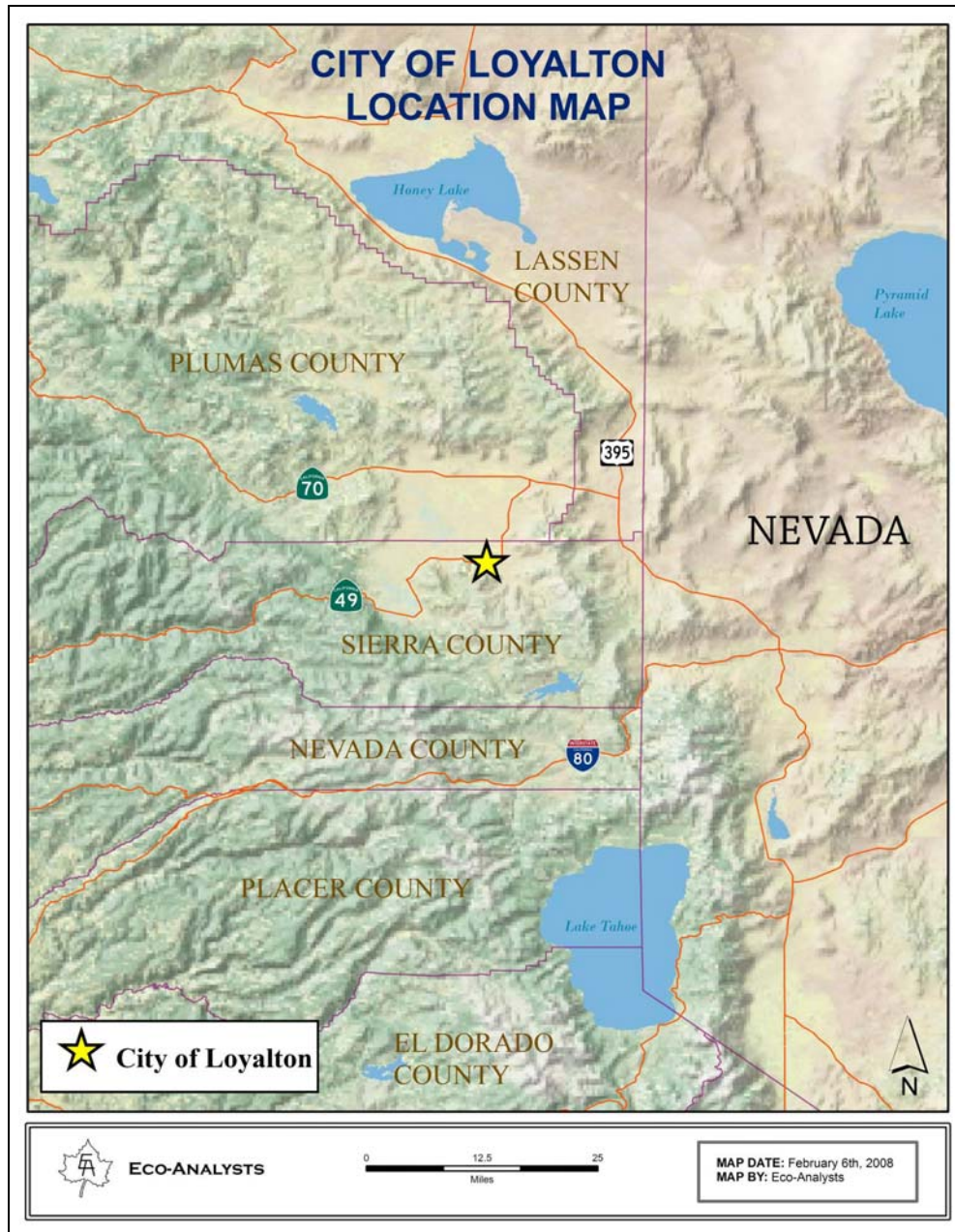
Winters are typically wet, with an average annual rainfall of approximately 25-30 inches per year. Almost all precipitation falls between November and May, most in the form of snow. Winter temperatures often fall below 32° F. Moderate to high winds occur during the summer months and strong down slope winds are not uncommon. Thunderstorms are also common during the summer.

Though Loyalton receives a fair amount of snowfall, Sierra County (and Loyalton) can be accessed year round. Highways 49 and 89 are well maintained and rarely close due to inclement weather.

Smithneck Creek is a central feature within the City. The Creek runs south to north dividing the City. The Creek provides essential recreational opportunities, but has also been the source of recurring flooding.

Agricultural lands surrounding the City are important both locally and have statewide significance. Conserving these lands is important in supporting continued economic development and maintaining the rural character and desirability of the City.





**Figure 1**

## **1.6 Housing Element Priorities for Loyalton**

The City of Loyalton has nine priorities for this Housing Element as follows:

1. To maintain and improve the quality of the existing housing stock and the neighborhoods in which it is located.
2. To provide for a choice of housing locations and types for all residents.
3. To encourage the construction of special needs housing including, but not limited to, domestic violence issues, senior housing, disabled housing, farmworker housing and homeless shelters.
4. To promote access to safe and decent housing for all economic groups.
5. To increase the availability of affordable housing for all households in Loyalton through public and private channels.
6. To manage housing and community development in a manner that will promote the long-term integrity and value of each new housing unit and the environment in which it is located.
7. To promote energy and water conservation activities in all residential neighborhoods.
8. To ensure that all housing programs are available without discrimination on the basis of race, color, religion, sex, national origin, ancestry, marital status, age, household composition, income, size, or any other arbitrary factor.
9. To ensure that adequate land inventory exists to allow for production of HCD's Regional Housing Needs Allocation for the City of Loyalton during this planning period (2014-2019).

## **1.7 Data and Methodology**

To understand the context of local housing in Loyalton, a review and analysis of the community's population characteristics and housing stock was performed. The primary data source for the 2014-19 Housing Element Update is the Sierra County Housing Element Data Package (2014 Data Package) prepared by HCD staff. Additional data sources include the U.S. Census Bureau (2010 Census, and 2008-2012 American Community Survey (ACS), California Department of Finance, California Employment Development Department, and other sources as noted in the document. Data from the 2007-2011 ACS and the 2008-2012 ACS are referred to as "2010" data. Due to the use of multiple data sources, there are slight variations in the total population and household numbers for 2010. However, these variations do not significantly affect the analysis and discussion of overall housing trends and changes.

## 2. SUMMARY OF EXISTING HOUSING CONDITIONS IN LOYALTON

### 2.1 Population

Based on the State of California's Department of Finance estimates, as of January 1, 2014, Loyalton had a population of 729 persons. Between 2000 and 2010, where there are actual Census population counts, the City experienced a decrease in growth between by 107 persons or 12.41 percent to 769 persons. Between 2005 and 2014, it is estimated that the population of the City declined further to a population of 729 as shown in the following table.

<b>1. SIERRA COUNTY AND LOYALTON POPULATION 2000 TO 2009</b>										
<b>Sierra County</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
<b>Loyalton</b>	876	878	866	848	842	769	753	749	734	729
<b>Balance of County</b>	2,616	2,597	2,565	2,515	2,516	2,471	2,429	2,429	2,381	2,360
<b>County Total</b>	3,492	3,475	3,431	3,363	3,358	3,240	3,182	3,178	3,115	3,089

State of California, Department of Finance, E-4 Population Estimates for Cities, Counties and the State, 2001-2014, with 2000 Benchmark. Sacramento, California, May 2014.

### 2.2 Employment

According to the 2010 Census, 362 or about 47 percent of the City's residents were considered employed and part of the civilian population (16 years and over). About 25 percent were employed in the educational services and health care sector. The next largest sector, construction, employed over 17 percent, while public administration employed over 12 percent and professional, scientific and management employed over 11 percent (refer to Table 2).

In Sierra County (2014), the unemployment rate was 7.7 percent, which was higher than the California average of 7.2 percent and higher than the U.S. rate of 5.8 percent.

<b>2. CITY OF LOYALTON EMPLOYMENT BY INDUSTRY 2010</b>		
<b>Industry</b>	<b>Number</b>	<b>Percent</b>
Agri/Fish/Forestry	10	2.8%
Construction	62	17.1%
Manufacturing	21	5.8%
Wholesale trade	6	1.7%
Retail trade	33	9.1%
Transportation and warehousing	26	7.2%
Professional, scientific, and management	43	11.9%
Educational services, and health care	90	24.9%
Arts, entertainment and recreation.	20	5.5%
Other services, except public administration	5	1.4%
Public administration	46	12.7%
<b>Total</b>	<b>362</b>	<b>100.0%</b>

Source: 2008-2012 American Community Survey from the 2010 U.S. Census

**2.3 Household Characteristics**

**2.3.1 Household Growth Trends**

Between 2000 and 2010 the number of households in the City decreased by 34 households or by one percent annually. The average household size in the City of Loyalton is 2.55 persons.

<b>3. LOYALTON HOUSEHOLD GROWTH TRENDS</b>				
<b>Year</b>	<b>Loyalton Households</b>	<b>Numerical Change</b>	<b>Numerical Change Per Year</b>	<b>Percentage Change Per Year</b>
2000	342			
2010	308	-34	-3.4 households/yr.	-1%/year

Source: 2000 Census, 2006 California Department of Finance, 2005

**2.3.2 Households by Tenure**

In the City of Loyalton, the owner rate increased over the 10-year period between 2000 and 2010. In 2000, 67 percent of ownership households increased to 73 percent in 2010. The number of renters in Loyalton significantly lowered from 106 to 83 during this same period. This reduction in renter households may have been a result of closing the lumber mill in 2006, which at that time may have been the largest employer in Loyalton.

<b>4. LOYALTON HOUSEHOLDS BY OWNERSHIP</b>				
<b>Year</b>	<b>2000</b>		<b>2010</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>Owner</b>	216	67.10%	225	73.00%
<b>Renter</b>	106	32.90%	83	27.00%
<b>Total</b>	<b>322</b>	<b>100.00%</b>	<b>308</b>	<b>100.00%</b>

Source: 2000 and 2010 US Census

### **2.3.3 Households Overpaying**

Households are considered to be overpaying if payment (rent or mortgage) is 30 percent or greater than household income. Overpayment is a significant problem for lower-income households as the proportion of their income going toward housing costs leaves less for other necessities. Housing overpayment can also have adverse effects on the local economy, since money going toward living expenses could otherwise support local businesses. While some higher-income households may choose to spend greater portions of their income for housing, the cost burden for some low-income households, especially large households, reflects choices limited by a lack of adequate affordable housing supply. Households that pay over 30 percent of their income towards housing are considered to be overpaying for housing. Overall, 36.7 percent of the households in the City of Loyalton are overpaying for shelter. Overpayment was most pronounced those households with incomes in the extremely low- to the middle range of very low-income. Over 80 percent of the 37 households in the City with annual incomes of less than about \$35,000 were paying more than 30 percent of their income for shelter.

Extremely low-income is defined as households with income less than 30 percent of area median income. The area median income in Sierra County is \$71,900. For extremely low-income households, this results in an income of less than \$21,100 for a four-person household or less than \$14,800 for a one-person household. Households with extremely low-income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance are considered extremely low-income households. At the same time, a minimum wage worker could be considered an extremely low-income household due to extremely low pay in relation to the cost of living.

**5. OVERPAYMENT BY HOUSEHOLD FOR LOYALTON**

Households by Income Category Paying in Excess of  
30% of Income toward Housing Cost  
Annual Median Income is \$71,800

Household	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Lower Income
<b>Ownership Households</b>	17	20	45	66	67	215	81
<b>Overpaying Owners</b>	15	9	7	1	8	40	31
<b>Percentage of Owners Overpaying</b>	89.5%	45.1%	16.4%	1.2%	11.9%	18.6%	38.4%
<b>Renter Households</b>	3	3	2	0	0	8	8
<b>Overpaying Renters</b>	3	3	2	0	0	8	8
<b>Percentage of Overpaying Renters</b>	100.0%	100.0%	9.7%	0.0%	0.0%	13.7%	31.3%
<b>Total Households</b>	19	23	64	89	77	273	107
<b>Total Households Overpaying</b>	18	12	9	1	8	48	39
<b>Percentage of Overpaying Households</b>	90.8%	53.3%	14.3%	0.9%	10.4%	17.6%	36.7%

To better understand the overpayment burden the State Income Limits are shown below:

6. STATE INCOME LIMITS FOR 2014 SIERRA COUNTY								
Income Category	Number of Persons in Household							
Area Median Annual Income: \$71,800	1	2	3	4	5	6	7	8
<b>Extremely Low</b>	\$14,800	\$16,900	\$19,000	<b>\$21,100</b>	\$22,800	\$24,500	\$26,200	\$27,900
<b>Very Low Income</b>	\$24,650	\$28,150	\$31,650	<b>\$35,150</b>	\$38,000	\$40,400	\$43,600	\$46,400
<b>Lower Income</b>	\$39,400	\$45,000	\$50,650	<b>\$56,250</b>	\$60,750	\$65,250	\$69,750	\$74,250
<b>Median Income</b>	\$50,250	\$57,450	\$64,600	<b>\$71,800</b>	\$77,550	\$83,300	\$89,050	\$94,800
<b>Moderate Income</b>	\$60,300	\$68,900	\$77,550	<b>\$86,150</b>	\$93,050	\$99,950	\$106,850	\$113,700

Source: State of California, Department of Housing and Community Development, Memorandum Official State Income Limits.

More information on Loyalton' s housing market the availability of existing housing to owners and renters and the cost of constructing new housing and affordability factors are discussed in more detail in Section 2.5.9 of this document.

### **2.3.4 Overcrowded Households**

The United States Census Bureau defines overcrowding as a housing unit in which more than one person occupies a room (not including kitchens and bathrooms). Units with more than 1.5 persons per room are considered severely overcrowded and indicate a significant housing need. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Between 1980 and 1990, the percentage of overcrowded households in California nearly doubled from 6.9 percent to 12.3 percent. However, this trend has been reversed as only 8.5 percent of California households were overcrowded in 2010. According to the 2010 Census, only 4 housing units or 1.3 percent (all of which are owner occupied) of the occupied housing stock was overcrowded. As compared to 2000, when there were 10 overcrowded housing units, the City has experienced a significant reduction in overcrowding over the last ten years.

<b>7. CITY OF LOYALTON OVERCROWDED HOUSEHOLDS</b>			
<b>Loyalton Households</b>	<b>Owners</b>	<b>Renters</b>	<b>TOTAL</b>
TOTAL HOUSEHOLDS	238	75	313
Total Overcrowded Households	4	0	4
1-1.5 Persons Per Room	4	0	4
1.5 or More Persons Per Room	0	0	0

Source: 2010 US Census

## **2.4 Loyalton Housing Stock**

### **2.4.1 Housing Units by Type**

According to the 2010 US Census, almost 95 percent of the housing units in the City of Loyalton were single-family of which only three of these units were attached. However, the housing stock did increase by 26 units between 2000 and 2010. The remaining three multiple family units in the City were removed and/or converted to single-family between 2000 and 2010. There was also a significant 39 percent reduction of mobile homes during this same period from 31 to 19 units. As presented in Table 8, the City has very limited housing options available.

<b>8. LOYALTON HOUSING UNITS BY TYPE</b>						
<b>Loyalton Housing Unit Type</b>	<b>2000</b>		<b>2010</b>		<b>Change</b>	
	<b>Number</b>	<b>Percent</b>			<b>Number</b>	<b>Percent</b>
Single Family-Detached	298	86.40%	349	94.07%	51	17.00%
Single family-Attached	13	3.80%	3	0.81%	-10	-77.00%
2-4 Units	3	0.90%	0	0.00%	-3	-100.00%
5+ Units	0	0.00%	0	0.00%	0	0.00%
Mobile Home	31	9.00%	19	0.81%	-12	-39.00%
<b>TOTAL</b>	<b>345</b>	<b>100.00%</b>	<b>371</b>		<b>26</b>	<b>7.50%</b>

Source: 2000 and 2010 US Census

### **2.4.2 Housing Stock Conditions**

According to the Laurin Associates housing condition survey conducted in May 2006, 54.9 percent of the housing units in the City of Loyalton are considered to be in sound condition and need no repairs. Of housing units in the City, 18.0 percent are considered to need minor repairs while 10.1 percent are in need of moderate repairs. 10.9 percent of the housing units are in need of substantial repair while 6.1 percent of the housing units are considered to be dilapidated. Overall, 45.1 percent of the housing units are in need of some kind of repair, and



28.1 percent of the housing units are in need of rehabilitation and the other 17.0 percent are considered too costly to rehabilitate and would instead need to be rebuilt.

<b>9. LOYALTON HOUSING CONDITIONS</b>		
<b>Housing Condition</b>	<b>Number of Houses</b>	<b>Percentage of Houses</b>
Sound	217	54.9%
Minor	71	18.0%
Moderate	40	10.1%
Substantial	43	10.9%
Dilapidated	24	6.1%
<b>TOTAL</b>	<b>395</b>	<b>100.0%</b>

Source: Laurin Associates Survey May, 2006

## **2.5 Special Housing Needs**

As noted in Government Code Section 65583(a)(6), within the overall housing needs assessments there are segments of the population that require special housing needs. Generally, these are people who are low income and have less access to housing choices. Groups of the population that require special housing needs include the elderly, disabled, female-headed households, large households, farmworkers, and the homeless.

### **2.5.1 Persons with Disabilities**

There are three types of disabled persons that are considered as having special housing needs as follows:

- Physically Impaired
- Mentally Disabled
- Developmentally Disabled

Each type is unique and requires specific attention in terms of access to housing, employment, social services, medical services and accessibility to housing. A disability is defined as a mental, physical, or health condition that lasts over six months.

In the City of Loyalton, 21.9 percent of the population is reported as having a disability according to the 2000 Census. Of those with a disability, 40.2 percent are employed while 59.8 percent are not employed. Seniors age 65 and over comprise 24.9 percent of the people with disabilities. Seniors age 65 and over are considered not employed.

Housing needs of disabled persons vary depending on the nature and severity of the disability. Physically disabled persons generally require modifications to the housing units such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, modified fixtures and appliances. If the disability prevents the person from the operation a vehicle, then access to services and public transportation are also important. People with severe physical and/or mental disabilities may also require supportive housing, nursing facilities or care facilities. Because disabilities vary, this group does not congregate toward a single service organization, making it difficult to estimate the number of individuals and their specific needs.

<b>10. LOYALTON PERSONS WITH DISABILITY BY EMPLOYMENT STATUS</b>		
	<b>Number</b>	<b>Percent</b>
Ages 5-64, Employed Persons with a Disability	74	40.2%
Ages 5-64, Not Employed Persons with a Disability	68	34.9%
Persons Age 65+ with a Disability	47	24.9%
Total Persons with a Disability	189	100.0%
Total Population (Civilian Non-institutional)	862	100.0%

Source: 2000 US Census

The disability-by-disability type should not be used to measure the percentage of the population that has a disability due to the fact that disabilities are not mutually exclusive; instead a person may have multiple disabilities and therefore would be counted twice. This difference between total number of disabilities tallied (329) and persons with disability by employment status (189) is 140. This difference can be attributed to persons having multiple disabilities.

Of the disabilities reported, the most frequently occurring type for those ages 5 to 64 is an employment disability while for those ages 65 and above it is a physical disability. Physical disabilities are the second most common type of disabilities for those ages 5 to 64; while for those ages 65 and above a go-outside-home disability is the next most frequent disability.

<b>11. LOYALTON PERSONS WITH DISABILITY BY TYPE</b>		
	<b>Number Disabled</b>	<b>Percent Disabled</b>
<b>Total Loyalton Disabled</b>	<b>329</b>	<b>100.0%</b>
<b>Total Disabilities for Ages 5-64</b>	<b>235</b>	<b>71.4%</b>
Sensory Disability	26	7.9%
Physical Disability	55	16.7%
Mental Disability	23	7.0%
Self-care Disability	16	4.9%
Go-outside-home Disability	27	8.2%
Employment Disability	88	26.7%
<b>Total Disabilities for Ages 65 and Over</b>	<b>94</b>	<b>28.6%</b>
Sensory Disability	25	7.6%
Physical Disability	32	9.7%
Mental Disability	10	3.0%
Self-care Disability	7	2.1%
Go-outside-home Disability	20	6.1%

Source: 2000 US Census (Persons may have more than one disability.)

Persons with a disability category includes persons with developmental disabilities. "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual." This term includes mental retardation, cerebral palsy, epilepsy, autism, and disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature. Those categorized as disabled due to mental disorder or developmental disability of some nature do not necessarily require physical improvements to housing. Social Services organizations offer assistance with medical attention and counseling for those in need of these types of services.

While the Census reports on mental disabilities, which include developmental disabilities, it does not identify the subpopulation that has a developmental disability. The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities. They are defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code, so the data reflects a larger area than the City of Loyalton, however the majority of the population within the zip code resides in Loyalton. The DDS data indicates that approximately 6 developmentally disabled persons reside in zip code 96118.

<b>12. LOYALTON PERSONS WITH A DEVELOPMENTAL DISABILITY BY AGE</b>					
Zip Code	0-17	18-41	42-61	62+	Total
96118	1	5	0	0	6

Source: HCD Data Package, 2014 \*Data for the zip code also includes unincorporated areas adjacent the City

Severe physical or mental disability often prevents individuals from working, limits their opportunities for job advancement, and thereby limits their income, which results in the cost of housing being a greater concern. Many of the disabled rely solely on Social Security Income, which would typically place them within extremely low- to very low-income categories with market-rate housing unaffordable to these households. New multi-family housing is subject to state and federal design requirements for disabled accessibility and is required to provide some units specifically designed to be accessible by those with disabilities.

Senate Bill 520 (SB 520) prohibits any local governmental agency from enacting ordinances that prohibit or discriminate against any residential development or emergency shelter because of the method of financing or the race, sex, color, religion, ethnicity, national origin, ancestry, lawful occupation, familial status, disability, or age of owners or intended occupants of the residential development of the emergency shelter. Section 4 of this element identifies programs and policies to accommodate the need for accessible housing. By providing programs that facilitate supportive multi-family or single-family housing for the disabled in any residential zone, the City of Loyalton will comply with SB 520. The City has updated the Zoning Code (May, 2014) to include new Article 12.08.27, Reasonable Accommodation, to provide a procedure for persons with disabilities seeking equal access to housing to receive relief from constraints imposed from City zoning laws and other land use regulations, policies and procedures (refer to Appendix F, Zoning Code Revisions).

## 2.5.2 Seniors

Elderly persons often age in-place; living in housing that is too expensive for their fixed incomes or structurally does not accommodate specific needs for assistance. Even though senior citizens may have difficulty living in their own home, they often do not have the option of mobility that is afforded to other segments of the population. They commonly have to leave their home/community and relocate away from family and friends once they do find a suitable unit. The purpose of this section is to determine the housing needs for all segments of the elderly community. The senior population is defined as persons over the age of 65 years.

According to the 2010 US Census, 26.8 percent of Loyalton's households were above the age of 65. Over 23 percent of the households age 65 and above were renters. Senior renters are somewhat dependent on the quantity of housing options depending on their income.

<b>13. LOYLATON HOUSEHOLDERS AGE AND OWNERSHIP STATUS</b>			
<b>Householder Age</b>	<b>Owners</b>	<b>Renters</b>	<b>Total</b>
15-24 years	8	0	8.1
25-34 years	3	20	23
35-64 years	163	35	198
65-74 years	48	15	63
75+ years	16	5	21
<b>TOTAL</b>	<b>238</b>	<b>75</b>	<b>313</b>

Source: 2010 US Census

There are some services and facilities available for senior citizens in Loyalton. The following is a list of the current services and facilities that exist:

### 1. Care Facilities:

There is one skilled nursing facility, Eastern Plumas Health Care Loyalton Campus, in the City that is licensed to care for 39 patients. The administrator stated that the beds are designated for the disabled or seniors who need long term assistance. The facility operates with approximately 3 vacancies per month.

The nearest additional facility is in Portola, approximately 23 miles from Loyalton. The facility offers a variety of physical and speech therapy services, adjacent medical care, and entertainment activities for the residents. Skilled nursing is not identified in the zoning ordinance and a policy of the City will be to amend the zoning ordinance to identify and allow this type of housing without a conditional use permit.

### 2. Senior Housing:

The City of Loyalton does not have any senior designated housing. However just outside the city limits is Sierra Valley Senior Apartments; an independent, affordable senior apartment

complex for use by residents of Loyalton, that was constructed in 1998 with USDA financing. The City extends water and sewer services to this complex. Because of its close proximity to Loyalton, Sierra Valley Senior Apartment residents are really part of the Loyalton community. Also there are a variety of in-home care giving options provided as referenced in the Services Section below.

3. Services:

The Loyalton Senior Center provides a variety of services to the senior population, including lunches served during weekdays, counselling services, information assistance and referral services. In home services, such as care to seniors and disabled is provided by the Nevada Sierra Regional In Home Support Services Public Authority located in Truckee, CA. Similar services are also provided by the Western Sierra Residential Center, located in Downieville, CA.

The Sierra County Social Services Department, through the Area 4 Agency on Aging, provides senior protective services, including money management, counselling, and out of home placement, maintains an office in Loyalton. They promote citizen involvement in planning and delivering programs and services necessary to ensure maximum independence and dignity for older individuals and functionally impaired adults in Loyalton and Sierra County.

The Agency provides information regarding the following: health insurance counseling, employment or volunteer opportunities, congregate or home-delivered meals, lists of senior centers, adult day care, homemaker, chores, home health or personal care services, telephone reassurance, friendly visitation, energy assistance, senior housing, legal assistance, need to reach ombudsmen programs that help resolve complaints involving long-term care facilities, or have elder abuse questions, we can help.

4. Transportation:

Senior Citizens of Loyalton, Inc. operates a transportation service for senior citizens in the Loyalton area. SCL operates a 3 passenger handicapped accessible van and transports both within the City of Loyalton as well as occasional trips to Reno, Truckee, Sacramento and other areas for medical service, shopping and other needs. This service is offered only for seniors.

**2.5.3 Large Families**

Large families are defined as households with more than five persons. In the City of Loyalton, 2.1 percent of the owner households are considered to be large families. There are no large renter households in Loyalton. In some circumstances, where the housing market does not meet large household housing needs, overcrowding can be a result of the lack of adequate housing.

14. LOYALTON HOUSEHOLD SIZE BY OWNERSHIP STATUS						
Household Size	1-4 Persons		5+ Persons		Total	
	Number	Percent	Number	Percent	Number	Percent
<b>Owner</b>	209	92.9%	16	2.1%	225	73.1%
<b>Renter</b>	83	100%	0	0%	83	26.9%
<b>TOTAL</b>	<b>292</b>		<b>16</b>		<b>308</b>	
Source: 2010 US Census						

#### 2.5.4 Farmworkers

The State of California defines seasonal farm laborers as those who are employed fewer than 150 consecutive days by the same employer. The State differentiates between local and migrant seasonal farm laborers in terms of their residence—whether they reside close enough to the job sites so that they can return to their permanent homes each night. The housing needs of permanent farm workers are no different from those of other employment groups and consist of housing that is affordable in relation to income, meets acceptable housing standards, and is reasonably accessible to the site of employment. Seasonal or part-time farm workers who do not leave the area and have to seek year-round residency in the area have similar needs; but their income is likely to be considerably less than year-round employees, and these individuals may require subsidized housing or employer-based housing. Seasonal migrant workers typically have even less income available for housing because of their need to minimize expenses to meet off-season needs. As a result, migrant farm workers may seek housing in a labor camp or may rent an available and inexpensive unit (which may be shared among several workers). If such housing is not available, migrant farm workers may resort to substandard shelters—ranging from vehicles to tents or other forms of temporary shelter. Because migrant farm workers desire to reside near the work sites, most farm worker housing should be provided in these unincorporated areas, farm workers with reliable transportation could reside within the City limits.

The Census groups "Agriculture, Forestry, Fishing and Hunting, and Mining" are lumped together. Consequently, there is no method for separating farmworkers from other employment groups to determine that actual number of farmworkers living in Loyalton. Based on the 2010 Census, there were 10 workers reported in Loyalton as being employed in this broad employment category. This represents about 2.7 percent of the City's employment force. Therefore, farmworker housing needs are not significant in Loyalton.

No parcels in the City are used for growing agricultural crops. However, the agricultural area around Loyalton creates a demand for both permanent agriculture workers and seasonal farm workers. Agriculture in Sierra County is dominated by cattle ranching with very limited acreage devoted to crops. Based on the 2012 County Agricultural Commission Report, Sierra County ranks 56 of 58 in gross value of agricultural production in California. This report indicates that over 99 percent of the agricultural product in Sierra County is cattle related with only 35 acres devoted to crop production. Farms with a year-round operation have historically provided on-site

housing for their employees. There are no formal migratory labor housing facilities in Sierra County or Loyalton.

The Zoning Code was recently updated (May 2014) to define farmworker housing and allow it in residential districts in Loyalton and treated the same as other residential development. As noted in Section 3 of this document) there are over 10 acres of vacant land in these residential zoning districts that should provide sufficient inventory for future farmworker housing for typically very low and extremely low income households. This would include permanent housing for farm workers and their families.

The recent Code revision removes governmental constraints to the production of future potential farmworker housing. However, most farmworkers in the area are employed in unincorporated areas and their immediate housing needs should be addressed by Sierra County, where most of the employment demand is located.

### **2.5.5 Single Parent Households**

*Single Parent Households:* Single Parent Households have special needs in that they require services, such as child-care if they are to be working, and often need special health care and nutritional assistance when their incomes are such that they cannot afford to take care of their children. Female heads of households are of even more of a concern as they generally maintain less incomes than male heads of households. In 2010, 23 households (10.8 percent) of families that have children, were single headed parent households. All of these households consisted of female-headed households.

Single-parent households can benefit from the programs administered by the Sierra County Social Services Department. These programs include the administration of the federal CalWORKs program, the countywide food stamp program, On-The-Job-Training program, as well as County Medical services and child protective services.

Battered women with children comprise a sub-group of female-headed households that are especially in need. The Sierra County Social Services Department, located in Downtown Loyalton, administers an Adult Protective Service program for victims of physical and/or mental abuse where people can obtain information regarding assistance including shelter in the event they find themselves homeless.

<b>15. FEMALE-HEADED HOUSEHOLDS IN LOYLATON</b>		
<b>Householder Type</b>	<b>Number of Households</b>	<b>Percent of Households</b>
Female Headed Householders	23	10.8%
<i>Female Heads with Own Children</i>	7	3.3%
<i>Female Heads without Children</i>	5	2.3%
Total Householders in Loyalton	213	100.0%
Female Headed Householders Under the Poverty Level	7	3.4%
Total Families Under the Poverty Level in Loyalton	206	100.0%

### **2.5.6 Extremely Low Income**

Households in the extremely low-income category have special housing needs because they are unlikely to find market-rate housing that is affordable at any price. This section outlines the number and percentage of extremely low-income households and actions the City may take to better serve them. Extremely low-income (ELI) households may be homeless or in danger of being homeless because of their inability to find appropriately priced housing. The extremely low-income category focuses on those households that make up less than 30 percent of the area median income, which equates to \$21,100 or less for a family of four.

Over 18 percent of all households in Loyalton are paying more than 30 percent of their income towards housing expenses. About 18 people in Loyalton with annual incomes of less than \$21,100 were paying more than 30 percent of their income for shelter. That constitutes over 90 percent of this extremely low-income category. Because of these cost burdens, extremely low-income households may require specific housing solutions, including subsidies, housing with supportive services, shared housing, and/or single-room occupancy units.

The homes of the ELI residents who own their homes are very likely to be in extremely poor condition. The City currently has 19 housing units in mobile home parks. The majority of the renters with incomes below the poverty line live in these parks. Several of these residents are expected to be living on welfare.

For extremely low and very low-income families who need rental assistance, the Section 8 Rental Assistance program provides a limited number of housing vouchers to those that qualify and are accepted into the program. Vouchers, in the form of direct payment to the property owner are provided to tenants to fill in the financial gap between what they can afford to pay and the market rate of the rental unit. The Plumas County Community Development Commission and Housing Authority, located in Quincy, administers this program for Sierra County, including the City. They indicated that 3 families in Loyalton are being served by this program (2014). There is a waiting list of at least 25 families in Loyalton for this program. The waiting list has been closed due to funding constraints. This all indicates there is a strong demand for housing subsidies for extremely low-income families in Loyalton.

There currently is no publically assisted or public financed housing located in Loyalton's jurisdictional boundaries. However, the Sierra Valley Senior Apartments, located at 100 Hill Street, is a public housing project, and is located adjacent to the City. This complex provides 48 rent restricted units to a number of seniors in the Loyalton community. Lower income seniors in need of this type of housing, are often referred to this project by the City. Those who live at this apartment complex, become part of the Loyalton community, as they have to travel through town to get to their homes and, due to its proximity to the City, they use City services and facilities. Program 1-3-2c of this Plan provides that the City encourage Sierra County to negotiate an extension to the affordability rental restrictions with the property owner that are due to expire on October 1, 2018. Also, to reduce constraints to the production of housing for lower income families in Loyalton, including those with extremely low incomes, the City amended the Zoning Code in May, 2014 to include the following (refer to Appendix F, Zoning Code Amendment Excepts):



1. To comply with AB 1866, provided for secondary dwellings as allowed in all residential zoning districts.
2. To comply with SB 2, allow emergency housing shelters in R-2 Zoning Districts.
3. To comply with SB 2, allow transitional and supportive housing in all residential zoning districts subject to the same standards and other residential uses.
4. Allow manufactured housing in residential zoning districts.
5. Provided for Single Room Occupancy units in R-2 and commercial zoning districts.

### **2.5.7 Homeless Population**

Homeless individuals, generally in the extremely low-income category, include, but are not limited to victims of domestic violence, persons with mental illness, persons suffering from addiction, families with single heads-of-household, and unaccompanied minors. Homeless also include individuals who have purchased parcels of land, but are unable to afford site improvements or a home (and are often found living year-round in tents, small trailers, or other permanent camp-type arrangements). The homeless do not include individuals imprisoned or otherwise detained pursuant to an Act of Congress or a State law (U.S. Code Section 11302).

For the purposes of the housing needs analysis, a person is considered homeless who lacks a fixed, regular and adequate nighttime residence; and an individual who has a primary nighttime residence that is:

1. A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing);
2. An institution that provides a temporary residence for individuals intended to be institutionalized; or
3. A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for people.

Discussions with the Sierra County Sherriff's Office confirm that there are no permanently homeless people in Loyalton, due primarily to cold weather in the winter. However, there are occasionally some transient homeless that travel through Loyalton during the summer months in the order of between 3 and 5 persons per year.

There are no permanent emergency shelters in Sierra County available to homeless people. However, due to inclimate weather in Loyalton, there does not appear to be a demand for these facilities. However, to reduce constraints to the development of homeless shelters (per SB 18) the City updated the Zoning Code (in May, 2014) to allow emergency shelters in the R-2 District and allow transitional and supportive housing in all zones that allow residential subject to the same standards as other residential uses.

This update also allows Single Room Occupancy units in C-1 Zoning Districts. Program 1-3-1 provides City support of efforts to provide housing for extremely low income families. Program 6-2-1 targets promotion of the production of workforce infill housing in Loyalton. Program 6-1-1 provides assistance to those in need of rental housing subsidies (Section 8 Housing Vouchers).

Program 1-3-4 reserves water and sewer capacity for the future development of low income housing in the City.

### **2.5.8 Disadvantaged Unincorporated Communities**

Senate Bill 244, signed into law on October 7, 2011, requires that the General Plan identify and address needs of disadvantaged communities located within the City's Sphere of Influence, "fringe areas" outside the City's jurisdictional boundaries (unincorporated areas). Under Local Agency Formation Commission (LAFCO) Cortese-Knox-Hertz Code Section 56033.5, a disadvantaged community is defined to mean inhabited territory (12 or more registered voters), or as determined by LAFCO policy, that constitutes all or a portion of a "disadvantaged community," which is defined in the Water Code (§79505.5) to be "a community with an annual median household income (MHI) that is less than 80 percent of the statewide annual median household income.". There are no disadvantaged communities within Loyalton's Sphere of Influence. Therefore, the City is not required to further analyze or update the Housing or Land Use Elements of the General Plan as provided in SB 244.

### **2.5.9 Availability of Affordable Housing**

Housing affordability, for the purpose of housing element analysis, is a function of two primary factors:

1. The proportion of total income a household is able to reasonably be expected to expend on housing costs and still meet other essential needs (e. g., the "overpayment" threshold); and
2. The cost of available housing, in the form of mortgage payments and taxes for owner occupants or monthly rent.

Section 2.3.3 of this document on households overpaying for housing explained how various household income categories were developed ranging from extremely low to above moderate income. This analysis of housing affordability considers the affordability level for all very low-income and low-income households as 30% of gross income. The affordability level for moderate- and above-moderate-income households was assumed to be 35 percent of gross income.

The determination of housing affordability within each defined income category is based on a household's annual income and the number of persons in that household. Table 6 (Section 2.3.3 on Households Overpaying) provides the annual income limits for each income category for households of various sizes. Affordability of housing for each income category is typically based on income limits for a four-person household. *(Note: These income levels have been established by the State Department of Housing and Community Development (HCD) as limits for qualification for certain state programs and do not necessarily reflect household incomes within the City of Loyalton).*

Table 16 identifies the income range and corresponding affordable monthly payment for each income category.

<b>16. HOUSING AFFORDABLE BY INCOME IN LOYLATON</b>		
<b>Household Income Level (four people)</b>	<b>Annual Income Range</b>	<b>Affordable Monthly Payment</b>
Extremely Low Income	0 - \$21,100	Up to \$580
Very Low Income	\$21,101 – \$35,150	Up to \$965
Low Income	\$35,151 - \$56,250	Up to \$1,545
Moderate Income	\$56,251 – \$71,800	Up to \$1,975
Above Moderate Income	\$86,150 and above	At least \$2,370
Based on Area Median-Income of \$57,900 for a 4-person household and based on 30% of gross income for low- and very low-income households; 35% of gross income for moderate- and above moderate at-income households. Source: California Department of Housing and Community Development 2014 Income Limits		

Table 17 provides examples of typical wages in Loyalton (Sierra County Region) for several common occupations. These occupations are representative of jobs available in and around Loyalton. It should be noted that mean annual earnings for each occupation are based on full-time employment and do not reflect what a part-time worker, such as those employed in the retail, restaurant, and fast food industries, would earn annually. Wage data is provided to assist in a comparison of a household's earnings with typical housing costs in the City.

<b>17. TYPICAL WAGES BY OCCUPATION IN LOYLATON</b>		
<b>Occupation</b>	<b>Mean Hourly Wage</b>	<b>Mean Annual Earnings</b>
Administrative Services Manager	\$36.05	\$74,912
Loan Officer	\$34.00	\$70,710
Medical Assistant	\$15.58	\$32,400
Preschool Teacher	\$13.65	\$28,390
Teacher	\$39.31	\$81,750
Office and Administrative Support Worker	\$13.44	\$27,950
Retail Salesperson	\$13.92	\$28,950
Source: State of California Employment Development Department (2014) for Northern Mountain Region		

*Owners:* Appendix B, which consists of a four year assessment of all home sales in Loyalton between 2009 and 2013, indicates the average cost of a home is about \$66,000. Based on this

a average sales price a household with a 10 percent down payment would pay a monthly mortgage of about \$465 and would, therefore, need to have annual income of around \$16,740, based on a 30 percent front-end or loan-to-income ratio and a conventional 30-year mortgage taken out at a 7 percent interest rate, with 1.25 percent property tax and 0.5 percent mortgage insurance. This income requirement would make housing affordable to households in the Very Low Income and in some cases Extremely Low Income households. This calculation assumes that the household could provide a 10 percent down payment and does not have a large outstanding consumer debt (i.e. credit cards, revolving loans, or car loans).

*Renters:* Based on the monthly rental rates given in Table 18 and the HUD affordability standard of rent plus utilities being equal to 33 percent of gross income, a household would need to earn approximately \$19,800 a year to afford a mid-priced apartment. Therefore, apartments can be made available to extremely low income households in Loyaltan. House rentals range between \$750 and \$1,000 a month requires an annual gross household income of between \$27,000 and \$36,000 depending on the size of the house. Therefore, house rentals can be made available to Very Low to Low Income households. The least costly rentals in Loyaltan are mobile homes which rent for an average of \$275 per month which requires a gross annual income of at least \$9,900. Mobile homes, therefore, are affordable to Extremely Low and Very Low Income Households.

<b>18. RENTAL HOUSING CHARACTERISTICS IN LOYLATON</b>			
<b>Housing Type</b>	<b>Number of Units</b>	<b>Average Monthly Rent</b>	<b>Qualifying Income (33% of Income)</b>
Mobile Homes	15	\$275	\$9,900
Multiple Family Homes	3	\$550	\$19,800
Single Family (two bedroom)	22	\$750	\$27,000
Single Family (three bedroom)	19	\$1,000	\$36,000
Total	59	NA	NA

Source: 2010 U.S. Census and Survey conducted on December 5, 2014 by Price Consultant Services (refer to Appendix B)

**A. New Construction – Market Rate Affordability**

**A.1. Purchase**

No large-scale residential development has occurred in the City on which an analysis of new construction affordability could be based. Also, no new infill housing was built during the 2009-14 planning period. However, in discussions with several local housing contractors and based on estimated fees, a new infill single-family house in Loyaltan would cost approximately \$191,402 to construct (Refer to Table 20). Based on a ten percent down payment, with a seven percent fixed rate 30 year mortgage, the monthly cost of a new single family unit would be about \$1,300 per month. The current market monthly rental rate for a single family house is about \$1,000. Consequently, there currently is no profit incentive to build single family rental housing in Loyaltan. Exceptions to this would be the construction of housing by non-profit housing

developers. Habitat for Humanity, a non-profit affordable housing development agency, for example, could construct lower income ownership houses in the City. This program requires future lower-income owners to cooperate in constructing their own homes on lots that have been donated to the agency at greatly reduced costs so they are able to afford their own homes. A typical house for this program, if the land and labor is donated, would be about \$105,000. At this lower monthly production cost, lower income households could afford to purchase new single family housing in Loyalton.

**A.2. Multiple Family Construction**

The City did not experience any multi-family residential development within the 2009-14 planning period. However, based on further discussion with local building contractors and estimated fees for new apartment development, a typical cost was developed for comparative purposes. Table 19 indicates that if a market multiple family complex was constructed in Loyalton it would cost \$117,870 to build one unit (within a four unit complex). Monthly rental rates of at least \$1,400 would be necessary to recoup this investment. Although Loyalton has a very limited multiple family housing market, typical rents for existing units are about \$550. Consequently, there is currently no profit incentive for the development of new market rate multiple family units in Loyalton. Any meaningful construction of new multiple family housing in Loyalton would have to be subsidized to be made available to lower income households.

<b>19. LOYALTON MINIMUM CONSTRUCTION COST COMPONENT ANALYSIS</b>		
Housing Cost Component	Single-Family Home 1,400 sq.ft.	Multi-Family Unit 750 sq. ft.
Lot or Pad Cost (includes fees a-e)	\$40,000	\$15,000
a. Building Permit Review Fees	\$250.00	\$250.00
b. Building Permit Fees	\$2,500	\$1,500
c. City Administrative Fee	\$60.00	\$60.00
d. City AB 1600 Fees	None currently	None-currently
e. Encroachment Permit	\$150.00	\$150.00
f. School Mitigation Fees	None currently	None currently
g. Sewer Connection Fees	\$1,650	\$1,650
h. Water Connection Fees	\$1,560	\$1,560
Unit Construction Cost	\$120,000	\$85,700
Marketing/Real estate Com.	\$9,232	\$4,500
Building's Salary/Profit	\$18,500	\$7,500
<b>Total Unit Cost</b>	<b>\$191,402</b>	<b>\$117,870</b>

### **A.3. Assisted Housing Developments**

Affordable housing is typically provided through government funding of rental housing. Rental restrictions on this level of affordable housing is normally applied to assure rental rates are maintained at an affordable level. The Housing Element must disclose the City's supply of this type of housing and report the status of any of this assisted housing development as to whether or not it is at risk of converting to market rate housing. The City of Loyalton does not have any assisted housing development.

### **3. LOYALTON HOUSING NEEDS, ISSUES AND TRENDS**

#### **3.1 Regional Housing Needs Assessment - RHNA**

Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted household growth by different income categories. It is also recognized as the number of units that would have to be compensated for anticipated demolitions and changes to achieve an "ideal" vacancy rate. Construction needs are derived from the Sierra County population and household growth projections. The income group proportions are then applied toward the construction need, which results in a goal for the number of housing units to be developed by income group within the City of Loyalton.

The RHNA distributes the future housing need by four income categories:

- extremely low income (less than 30 percent AMI)
- very low income (30% to 50 percent of the area median income)
- low (51 to 80 percent)
- moderate (81 to 120 percent)
- above moderate (more than 120 percent)

In 2014, the median income for a four-person household, according to HUD, in Sierra County was \$71,800. State Law requires quantification of the needs of Extremely Low Income individuals and families in Housing Elements. The table below breaks down various income levels by income groups:

<b>20. INCOME GROUPS – SIERRA COUNTY 2014</b> County Median Income \$71,800		
<b>Income Groups</b>	<b>% of Median County Income</b>	<b>Income Range 4 person household</b>
Extremely Low	Below 30%	\$ 21,100 and below
Very Low	35.1% to 50%	\$21,101 to \$35,150
Low	50.1% to 80%	\$53,151 to \$56,250
Median Income	100.0%	\$71,800
Moderate	80.1% to 120%	\$71,801 to \$86,150
Above Moderate	120.1%+	Over \$86,151

State of California, Department of Housing and Community Development, Memorandum Official State Income Limits

For the period 2014 to 2019, the City of Loyalton has been allocated a need to provide new housing units. The specific need by income group is depicted in the following table.

<b>21. REGIONAL HOUSING ALLOCATION(2014-2019) – CITY OF LOYALTON</b>		
<b>Income Group</b>	<b>RHNA Number</b>	<b>Current Need</b>
Extremely Low Income*	0	0
Very Low Income*	1	1
Low Income	1	14
Moderate Income	1	1
Above Moderate Income	1	1
<b>TOTAL</b>	<b>4</b>	<b>4</b>

\* Sierra County Regional Housing Need Allocation Plan provides for 1 Very-Low income unit for the 2014-19 planning period. Very-low income has been further divided into the Housing Element to include Very Low Income and Extremely Low Income. Therefore, the City has allocated this to 1 unit of Very Low income and no units for Extremely Low Income which meets the minimum requirement by State Law.

### **3.2 Available Land to Accommodate Future Housing Needs**

#### **3.2.1 Analysis of Zoning that Facilitates Development for Lower Income Housing**

##### **General Plan**

Residential growth areas and densities are among issues and policies addressed in the 2008 General Plan (including the 2008-13 Housing Element Update). Residential densities are specified for each residential land use designation, and the 2008 General Plan provides for a wide range of residential densities. Single-family detached housing densities range from four to six dwellings per acre. Multifamily densities, including but not limited to, attached and zero lot line types, are up to 20 units per acre. The General Plan (being updated concurrently with this Housing Element Update) includes programs to accommodate future housing growth needs (refer to Appendix F). Several programs in this Plan have been implemented to address future housing growth needs for a range of income levels. Figure 2 presents the City’s General Plan Land Uses including various areas designated residential use and development. With adoption of the Housing Element Update, the Land Use Element will be updated to address higher density needs within the Medium Density Residential land use designation to make the General Plan fully consistent with the Zoning Code. In accordance with California Government Code Section 65583, the City’s default density standard in the Medium Density Residential land use designated properties (outside the 100 Year Floodplain) is a minimum 16 units per acre. Consequently, new criteria in Medium Density Residential has been revised from 12 to 16 units per acre. Applying this to existing vacant land in this area will assure future higher default density mandates by the State of California are complied with by the City of Loyalton.

In accordance with California Government Code Section 65589.7, the Health and Safety Element has been amended to prioritize and reserve future water and sewer service for lower income households.

## **Zoning**

Title VIII of the Loyalton Zoning Ordinance sets forth the zoning provisions for the City. The Ordinance was last amended in May 2014 to address housing related State statutes and to implement (refer to Appendix G). The California Department of Housing and Community Development (HCD) reviewed the draft Zoning Code Amendment document and found it to comply with State Housing Law. To further reduce constraints to developing future housing, and more affordable housing, amendments to the Zoning Code include:

- Defining supportive and transitional housing and allowing these uses under the same provisions as other housing within various residential zoning districts.
- Defining emergency housing and allowing it by right in R-2 Zoning District.
- New provisions for Single Room Occupancy development.
- Defining secondary dwelling units and allowing them by right in the R-1, Single Family Residential Zoning District.
- Defining manufactured housing and allowing these by right in the R-1, Single Family Residential Zoning District.
- Added new section to allow density bonuses.
- Added new section addressing reasonable accommodation.

***The 2014 Zoning Code for the City of Loyalton includes the following descriptions:***

### ***5-1 “R-1, Single Family Residential” or “PD, Planned Development”***

*This Residential Zone will allow up to 7 residential units per gross acre. Development standards have been added to this district that includes allowances to varied building setbacks and lots widths, which should result in allowing a greater variety of building designs and densities. However, some additional design requirements have been added, such as varied façade, fencing and driveway designs to improve the appearance of new residential structures. These additional design provisions are not expected to significant effect the production of new housing,*

### ***5-2 R-2 Multiple Family Residence District***

*This zone permits a variety of residential development based on minimum density standards specified in the General Plan. In areas located outside the 100 Year Floodplain, minimum density is 16 units per acre. Development guidelines have been added to enhance the appearance of future residential development including considering minimum roof pitch, minimum roof overhangs, providing patio covers, and screening of HVAC units. None of these multifamily development standards are*



expected to constrain the development of affordable housing, because housing providers typically meet, or exceed, these minimum standards.

### 5-3 Commercial Land Use Designation (CC)

The Commercial Land Use Designation includes high activity land uses. These include retail, service, repair and storage uses. New provisions were added to encourage housing, such as mixed use, single room occupancy, multiple family and single family housing as allowed.

## LOYALTON GENERAL PLAN 2008 LAND USE DESIGNATIONS DIAGRAM

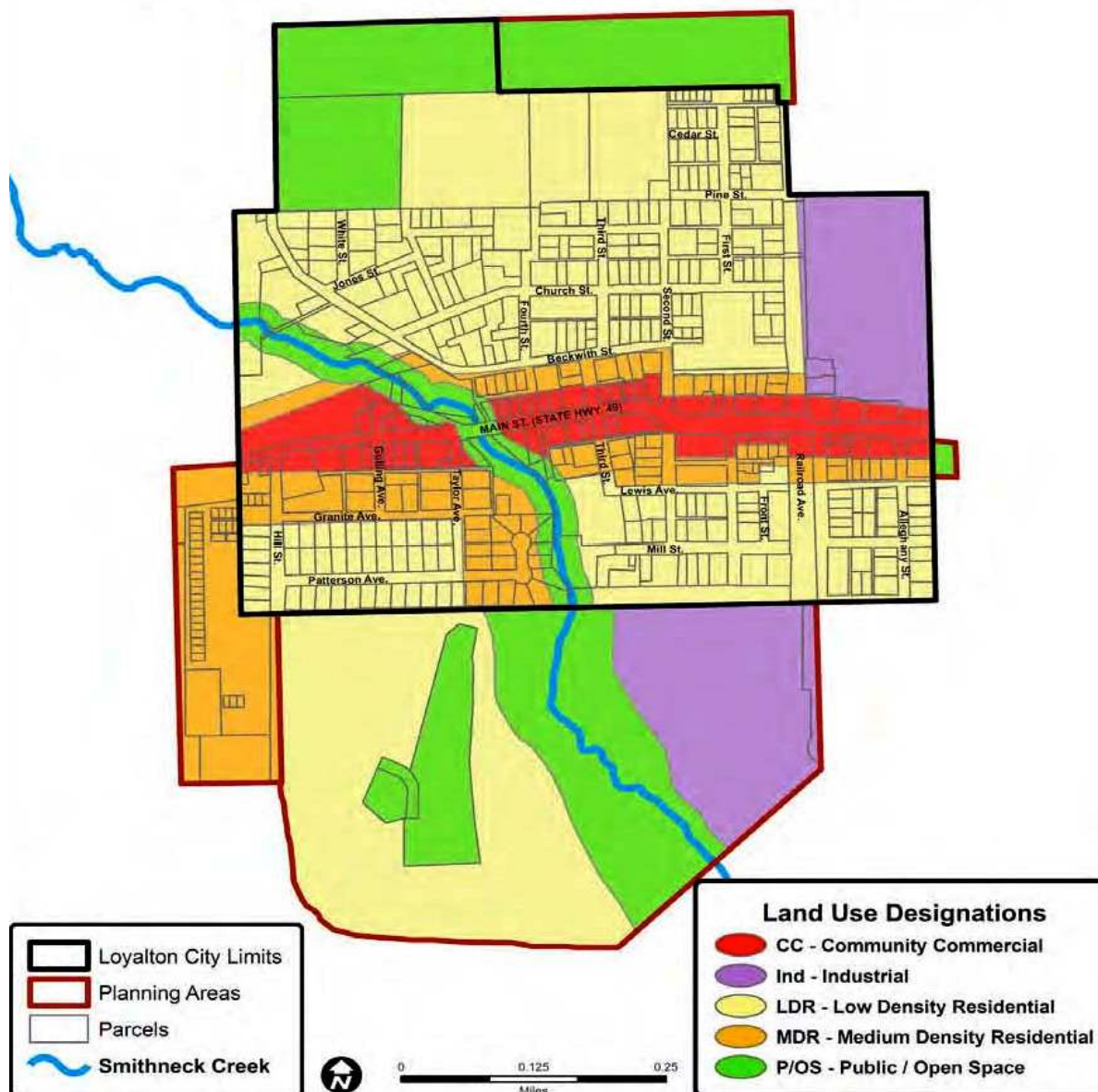


Figure 2

### **General Development Policies Relating to All Residential Land Use Categories**

*Residential growth areas and densities are among issues and policies addressed in the General Plan. Residential densities are specified for each residential land use designation, and the 2008 General Plan provides for a wide range of residential densities. Single-family detached housing densities range from four to six dwellings per acre. Multifamily densities, including but not limited to, attached and zero lot line types, are up to 20 units per acre.*

*Planned Development districts will allow for the use of special design criteria for maximum utility of the site and to allow maximum design flexibility within density limitations. These limitations will be determined by the City using acceptable planning practices and standards. Within these project areas special residential development such as clustering and density transfers are encouraged. Planned development areas are allowed in all the residential districts with a conditional use permit.*

*The City's development standards are applicable to residential zoning districts. Development standards include, but are not limited to, building height, yard setbacks, lot area, site plan review, parking space requirements, and parkland requirements. These requirements were adopted through the public hearing process at City Council meetings and reflect the minimum standards thought necessary for protection of the public.*

*When a developer proposes a housing development, State Law requires that the City provide incentives for the production of low-income housing. In accordance with California Government Code Section 65915, the City of Loyalton provides density bonuses to qualified residential projects as described in the Zoning Code.*

#### **3.2.2 Analysis of Suitability: Physical and Environmental**

The City will continue to meet with the development community to ensure that the available multifamily land is sufficient to meet market demand, will monitor zone change requests, will monitor demand at the time of the Annual Update as required by the Governor's Office of Planning and Research (OPR), and will initiate zone changes, including annexations, as necessary to meet demand. In addition the City will make sure that the Low and Very low-income housing needs are monitored and met.

The City will encourage universal design which is an approach to the design of products, services and environments to be useable by as many people as possible regardless of age, ability or circumstance. Universal design strives to be a broad-spectrum solution that helps everyone, not just people with disabilities. Moreover, it recognizes the importance of how things look. Examples of universal design are as follows: smooth ground surfaces of entranceways, without stairs; wide interior doors and hallways; lever handles for opening doors rather than twisting knobs; light switches with large flat panels rather than small toggle switches.

#### **3.2.3 Availability of Infrastructure /Adequate Sites**

The City of Loyalton can supply water and sewer services to all areas within the City limits. According to the General plan Land Use Element; the City of Loyalton has enough water and sewer existing capacity to accommodate the City's regional housing needs allocation. In

accordance with California Government Code Section 65589.7, the Health and Safety Element has been amended to prioritize and reserve future water and sewer service for lower income households. With exception of some lands located within the 100-Year Floodplain, there are no environmental constraints such as wetlands or contamination that would inhibit developers from building on the parcels identified in a vacant land survey that was conducted in 2014. The area is immediately adjacent to the Smithneck Creek is within a designated Federal Emergency Agency (FEMA) floodplain. This floodplain could be a special flood hazard area that is inundated by a 100-year flood. The use of the land within the 100-year flood plain is regulated by standards that require all dwelling development to be above the predicted flood elevation.

The parcels identified in the vacant land survey are characterized by flat or hilly land, and in some areas, some grading may be required. In addition none of the identified parcels fall under the provisions of the Williamson Act. The vacant parcels identified in the Vacant Land Inventory (Figure 3) are of general parcel size, can accommodate the densities of the designated zoning, and are suitable for development.

State law requires that the City provide an adequate number of sites to allow for and facilitate production of the City's regional share of housing. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites." Under State law (California Government Code section 65583[c] [1]), adequate sites are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels. The California Department of Housing and Community Development, in its guidelines that interpret State law (Housing Element Questions and Answers, Question #23) states that:

*The locality's sites are adequate if the land inventory demonstrates sufficient realistic capacity at appropriate densities and development standards to permit development of a range of housing types and prices to accommodate the community's share of the regional housing need by income level. A two-part analysis is necessary to make this determination:*

*The locality's sites are adequate if the land inventory demonstrates:*

- 1. There is realistic development capacity of suitable land, which is or will be served by facilities and infrastructure, accommodate the locality's total new construction need by income group over the next five years;*
- 2. That these available sites appropriately zoned (considering local development standards and land costs) for a variety of housing types (single-family, multifamily, mobile homes, etc.) and at appropriate densities to facilitate the development of housing to meet the locality's regional housing need by income level category, including the need for very low- and low-income households.*

Residential sites identified in this section meet the criteria listed above, and are within the definition of "adequate sites," in accordance with State law as discussed below.

As noted in Figure 3, there are three parcels comprising a total 0.76 acres (33,106 square feet) identified as R-2, Residential Multiple Family, that are shown to be located outside the 100 Year Floodplain. Parcel No. 017-083-008 (0.71 acres) contains mixed zoning with 0.46 acres zoned

C-1-Commercial and 0.25 acres zoned R-2. Based on the default density of Medium Density Residential in the General Plan for these R-2 Zoned sites, at least 12 multiple family dwelling units would be expected to potentially be developed in Loyalton. The RHNA for this level of housing is two units. Since these parcels are located outside the 100-Year Flood Plain, these properties would not be constrained to be developed at this minimum density.

<b>22. CURRENT RESIDENTIAL ZONING CATEGORIES AND USEABLE DENSITY City of Loyalton</b>		
<b>Zoning Category</b>	<b>Density</b>	<b>Density Per Acre</b>
R-1	Low	7 units per acre
R-2	Medium Low	16 to 20 units per acre
C-1	Low to Medium Stand Alone or Mixed Use	7 units per acre

Source: City of Loyalton Zoning Ordinance

# City of Loyalton Vacant Land Inventory

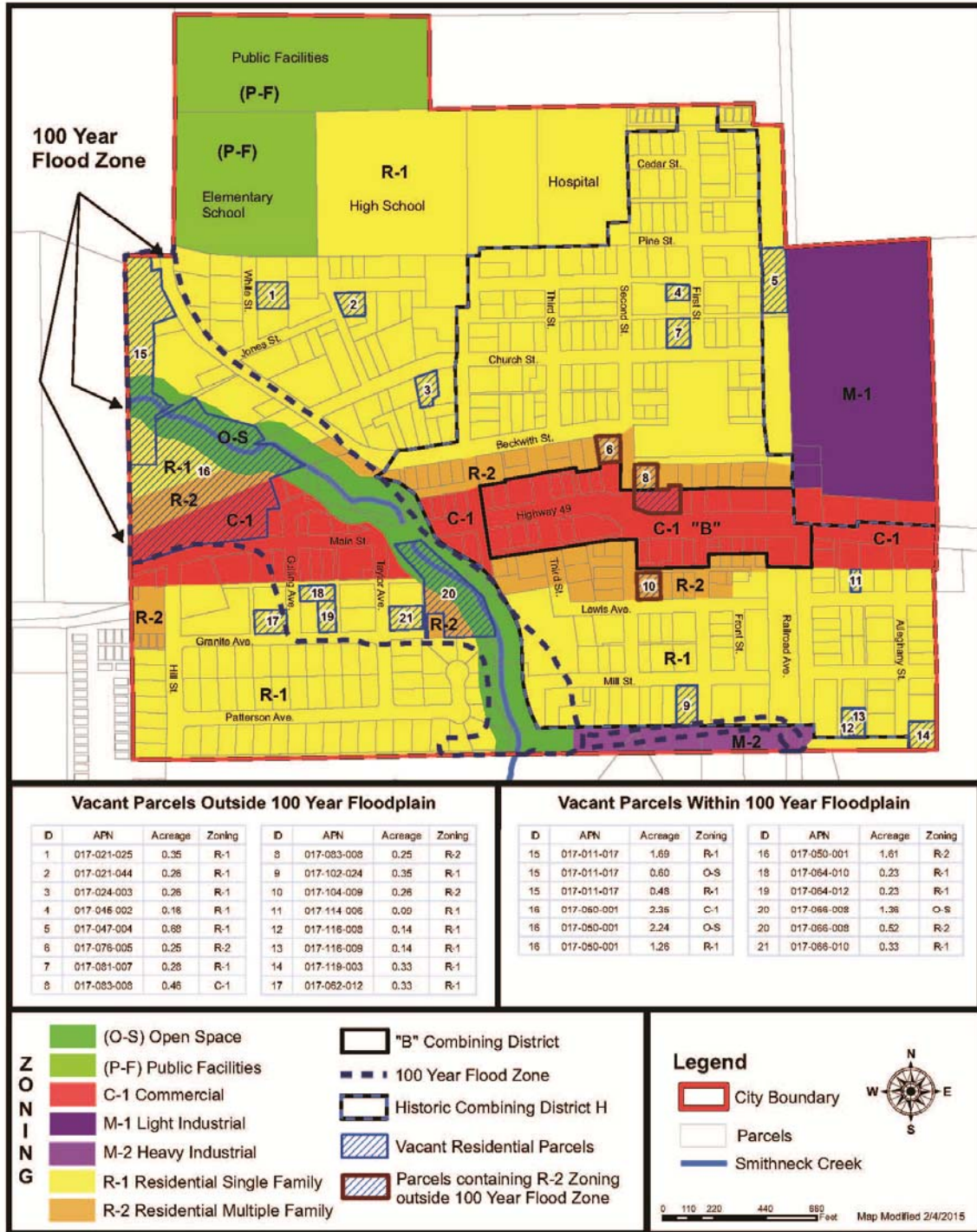


Figure 3

### **3.2.4 Analysis of Sites and Zoning that Facilitates Housing for Farmworkers and Homeless**

All sites that are residentially zoned (R-1 and R-2) could accommodate housing for farmworkers. Also, sites zoned R-2 could accommodate emergency housing facilities (allowed use in the R-2).

Additionally, according to the Sierra County Sheriff's Department, due to the inclement weather in the winter there are no permanent homeless persons in the City. The Officer stated that local churches and the regional Salvation Army provide services to these people and they do have shelter at night.

### **3.2.5 Analysis of Realistic Capacity and Available Land by Zoning**

The City has 9.96 acres of vacant land that can currently accommodate a maximum of 94 dwelling units with a potential and likely development yield of 53 dwelling units (refer to Table 24). The first three parcels referenced in Table 24 are zoned R-2 with no substantive development constraints. Based on the General Plan default density requirements for these parcels, they should generate 12 units of higher density dwelling units which are potentially affordable by low income households. This exceeds the Regional Housing Needs Allocation for 2014-19 of one Very Low and one Low income housing unit. The remaining 41 dwelling units shown in Table 21 that are either R-1 Zoned or are R-2 Zoned-located in the floodplain, are shown to be allocated to Moderate and Above Moderate income households. This exceeds the two units identified as needed in the Regional Housing Needs Allocation for Moderate and Above Moderate Income households. This potential and likely development yield was based on an analysis conducted on each of the 21 residentially zoned vacant parcels in the City related to development expectations based on zoning and General Plan regulations and an evaluation of various development constraints for each of the parcels, such as parcel size, location within a floodplain, whether or not the parcel has mixed zoning, and applying a reasonable development. Table 23 cross references each of the parcels identified in Figure 3 which shows all vacant residentially zoned parcels. These conclusions also don't take into consideration other potential development of future residential dwellings, such as mixed use development of residential with commercial in commercially zoned areas and the potential of developing single occupancy units in commercial zones.

23. City of Loyalton Vacant Land Inventory and Unit Development Capacity									
No.	Parcel No.	General Plan Land Use Designation	Zoning	Acres	Density Range	Unit Potential and Maximum Density	Unit Potential and Likely Density	Development Constraints	Potential Affordability by Income Level
6	17-076-005	Med. Dens. Res	R-2	0.25	16-20	3	2	None	Low Income
8	17-083-008	Med. Dens. Res	R-2	0.25	16-20	6	5	None	Low Income
10	17-104-009	Med. Dens. Res	R-2	0.26	16-20	6	5	Other portion of 0.68 acre site is zoned commercial	Low Income
16	17-050-01	Med. Dens. Res	R-2	1.61	4-20	32	16	Within AE 100 year floodplain.	Mod.-Above Mod.
1	17-021-25	Low Dens. Res.	R-1	0.35	1-6	2	1	Small barn located on site and is used for horse care.	Mod.-Above Mod.
2	17-021-044	Low Dens. Res.	R-1	0.26	1-6	2	1	None	Mod.-Above Mod.
3	17-024-003	Low Dens. Res.	R-1	0.26	1-6	2	1	None	Mod.-Above Mod.
4	17-045-002	Low Dens. Res.	R-1	0.16	1-6	1	1	None	Mod.-Above Mod.
5	17-047-004	Low Dens. Res.	R-1	0.68	1-6	4	2	Next to Railroad tracks	Mod.-Above Mod.
7	17-081-007	Low Dens. Res.	R-1	0.28	1-6	2	1	None	Mod.-Above Mod.
9	17-102-024	Low Dens. Res.	R-1	0.35	1-6	2	1	None	Mod.-Above Mod.
11	17-114-006	Low Dens. Res.	R-1	0.09	1-6	1	1	Extremely small lot	Mod.-Above Mod.
12	17-116-008	Low Dens. Res.	R-1	0.14	1-6	1	1	Small lot	Mod.-Above Mod.
13	17-116-009	Low Dens. Res.	R-1	0.14	1-6	1	1	Small lot	Mod.-Above Mod.
14	17-119-003	Low Dens. Res.	R-1	0.33	1-6	2	1	None	Mod.-Above Mod.
15	17-011-017	Open Space	Open Space	0	0	0	0	Mixed Zoning with a portion of #17 below	0.60 Acres NA
15	17-011-017	Low Dens. Res.	R-1	1.69	1-6	10	5	Mixed Zoning. Within AE 100 year floodplain with creek traveling though the site.	Mod.-Above Mod.
15	17-011-017	Low Dens. Res.	R-1	0.48	1-6	3	1	Mixed Zoning. Within AE 100 year floodplain with creek traveling though the site.	Mod.-Above Mod.
16	17-050-001	Low Dens. Res.	R-1	1.26	1-6	8	3	Mixed Zoning. Within AE 100 year floodplain with creek traveling though the site.	Mod.-Above Mod.
16	17-050-001	Open Space	Open Space	0	0	0	0	Mixed Zoning with a portion of #16	2.24 Acres NA
16	17-050-001	Commercial	C-1	0	0	0	0	Mixed Zoning with a portion of #16	2.35 Acres NA
17	17-062-017	Low Dens. Res.	R-1	0.33	1-6	2	1	None	Mod.-Above Mod.
18	17-064-010	Low Dens. Res.	R-1	0.23	1-6	1	1	Within AE 100 year floodplain.	Mod.-Above Mod.
19	17-063-012	Low Dens. Res.	R-1	0.23	1-6	1	1	Within AE 100 year floodplain.	Mod.-Above Mod.
21	17-050-001	Low Dens. Res.	R-1	0.33	1-6	2	1	Within AE 100 year floodplain.	
<b>Total:</b>	<b>21</b>	<b>n/a</b>	<b>n/a</b>	<b>9.96</b>	<b>n/a</b>	<b>94</b>	<b>53</b>	<b>n/a</b>	<b>n/a</b>

### **3.3. Analysis of Constraints to Housing Production**

The provision of adequate and affordable housing is constrained by a number of factors. This section assesses the various markets, governmental, non-governmental and environmental factors that may serve as potential constraints to housing development and improvement in Loyalton.

#### **3.3.1 Land Use Controls**

The General Plan is the primary land use control document. This policy document not only establishes the location and amount of land that will be allocated to residential development, but also establishes the intensity of development (in terms of unit densities and total number of units) that will be permitted. While nearly all components or elements of the General Plan contain goals and policies that influence residential development, it is the Land Use Element that has the most direct influence.

The zoning guide establishes and controls the type, location, and standards of residential development in the City. The zoning regulations serve to protect and promote the health, safety, and general welfare of the community residents and also implement the goals and policies of the general plan.

The City of Loyalton Residential Development Standards does not contain any unduly restrictive provisions. Building height, setbacks, lot areas, parking requirements, and design guidelines are generally within the range of other similar sized cities in the State. None of these development standards or guidelines is expected to constrain the development of affordable housing, because housing providers typically meet, or exceed, these minimum standards.

The maximum height allowed in the City's residential districts is 45 feet for multifamily zones. This height limit is consistent with height limits of other similarly sized cities and will allow for the maximum allowable densities to be built in the multifamily zone. The maximum lot coverage allowed in multifamily zones is 70 percent, which allow for a builder to take advantage of the maximum allowable densities while still maintaining the overall feel of the City of Loyalton. Front, side and rear yard setbacks are also required of all residential development, but include allowed variation to encourage streetscape visual interest. Parking standards require two parking spaces for all single-family, duplex and mobile home development per dwelling unit and a reduction to 1.5 spaces for studio apartments. Also, single occupancy units, newly introduced to the Zoning Code in 2014, requires one space per unit.

The City of Loyalton Development Standards does not contain any unduly restrictive provisions. Building height, setbacks, lot areas, and parking are generally within the range of other small cities in the state. Also, development design can take advantage of the Planned Development regulations of the Zoning Code which allows for variations to various minimum development standards enable to maximize density. None of the development standards or guidelines in the Zoning Code is expected to constrain the development of affordable housing, because housing providers typically meet, or exceed, these minimum standards.



Properties located generally along the Highway 49 corridor are within the Historic Combining District (see Figure 3). All residential projects which don't fully comply with the use and development standards of the Zoning Code and are within this Historic District are subject to an administrative review by the City Council. There has been very limited use of this process. The administrative review process has been designed to take no more than 30 days to complete. It was not used during the 2009-14 Housing Element Planning Cycle. Projects generally comply with the Zoning Code unless the buildings or grounds have historic significance. Therefore, this regulation does not constrain residential development.

Properties located within the AE 100 Year Floodplain, per FEMA, generally located along both sides of Smithneck Creek, are located within the Flood Fringe Combining District. All projects located in this district are subject to administrative review by the City Council to assure compliance with Chapter 19.01 of the Municipal Code regarding Floodplain Management. If the project complies with Chapter 19.01, then the administrative review process is not applicable. This administrative process was not used during the 2009-14 Housing Element Planning Cycle. The administrative review process has been designed to take no more than 30 days to complete.

The City is updating Chapter 19.01, concerning floodplain management, to comply with more recent FEMA mapping and regulations. However, the regulations have not changed substantively from the perspective of new housing development. Generally, the floor elevation of development within this district must be constructed three feet higher than normal ground elevation (above base floodplain elevation). This three foot taller construction design is considered somewhat of a constraint on new development. Therefore, minimum density requirements for R-2 zoned properties that are also located within this Flood Fringe Combining District is not subject to the minimum default density requirement of 16 units per acre. This constraint has been expressed in the development capacity analysis for future residential development in Table 23.

<b>24. LOYALTON DEVELOPMENT STANDARDS</b>			
	<b>LDR (R-1)</b>	<b>MDR (R-2)</b>	<b>CMU (C-1)</b>
Density Range	4 to 6 unit per acre	16 to 20 units per acre	8 to 12 units per acre
Setbacks Front Side Rear	*15 Feet 5 to 10 Feet 10 Feet Variations allowed	*20 Feet 5 to 10 Feet 10 Feet	20 Feet 5 to 10 Feet 10 Feet
Lot Coverage	None	*70 Percent Maximum	50 Percent Maximum
Minimum Building Size	*1,000 sq-ft	None	None
Minimum Lot Size*	None	*6,000 sq. ft.	6,000 sq-ft
Parking	2 per unit	1.5 studio and 2 per other type of multiple family unit	1 per unit
Height Maximum	*30 Feet	*45 Feet	60 Feet
Flood Mitigation			
Historic Preservation	Administrative review by City Council if property is located in H Combining District	Administrative review by City Council if property is located in H Combining District	Administrative review by City Council if property is located in H Combining District
Design Guidelines	*Form Based Guidelines for roof structures, garages, lighting, and landscaping	*Form Based Guidelines for roof structures, garages, patios, lot design, lighting, and landscaping	None
Mixed Use	None	None	Maximum two dwellings with commercial use allowed by right.

\*Planned Development provisions of the Zoning Code allow variations to standards to add more flexibility in developing higher density residential developments that are consistent with the General Plan.

Source: City of Loyaltan Zoning Ordinance

### **3.3.2 Codes and Enforcement**

Compliance with Building Code standards often adds to the cost of construction, but is seen as necessary to protect the health, safety and welfare of the citizens. Compliance results in greater construction costs up front but ensures that the buildings retain their structural integrity. The City of Loyaltan does not have any amendments to its building codes that might diminish the ability to accommodate persons with disabilities. However, the City's Zoning Code, updated in 2014, includes a new section on reasonable accommodation which allows staff to approve variations to design to accommodate persons with disabilities and persons with developmental disabilities.

The City of Loyalton recently adopted the 2014 Uniform Building Code (UBC), Uniform Housing Code, and the Uniform Code for the Abatement of Dangerous Buildings. New structures must conform to the standards of the UBC.

### **3.3.3 On/Off-site Improvement Standards**

Costs associated with site improvements are an important component of new residential development costs. Site improvements costs are applied to provide sanitary sewer and water service to a project, to make necessary transportation improvements, and to provide other infrastructure to the project.

Developers of new residential projects are required to construct all onsite streets, sidewalks, curb, gutter, and may be required to contribute fair share contribution on off-site improvements that the development may impact, such as affected portions of an offsite arterial.

Curbs, gutters and drainage facilities direct storm and runoff water out of residential developments. City roadways are required to be paved. Pavement creates an all-weather roadway, facilitates roadway drainage, and reduces dust. It also produces a high-speed circulation system and facilitates relatively safe traffic movement. Roadways are classified by the City according to traffic needs. They are as follows:

- Traditional Local Street 2 twelve foot lanes with curb, gutter and sidewalk
- Special Local Street with a 40 feet right-of-way
- Collector – 2 lanes, with a 60 feet right-of-way
- Minor Arterial Street – 2 lanes, 96 foot right-of-way

Arterials and collectors are designated on the General Plan according to existing and projected needs. Developers of larger subdivision projects are responsible for the development of roadways associated with the residential project. However, infill development of a residential project may result in very limited or no development of roadways or other off-site improvements.

Development of and connection to municipal water and sewer services are required as a condition of approving tract maps. Water service is necessary for a constant supply of potable water. Sewer services are necessary for the sanitary disposal of wastewater. These off-site requirements allow for the development of much higher residential densities.

### **3.3.4 Fees and Exactions**

The City of Loyalton collects fees from new development projects to cover the costs of planning review and processing permits, which includes plan checks and inspection fees. Further discussion of the development permit and approval processing is provided in the next section.

A variety of development impact fees are often assessed on new residential projects that include City controlled fees such as water and sewer hook-up fees and non-City controlled fees (such as school impact fees and utility connection fees).

The various planning review and processing fees, development impact fees, and utility service connection fees collectively can add significant costs on housing Table 25 illustrates the

different Planning Fee Deposits the City incorporates into the development process. Table 19 provides an estimate of the anticipated costs for construction of a single family and multiple family dwelling unit in Loyalton.

<b>25. LOYALTON PLANNING AND DEVELOPMENT FEE DEPOSITS</b>	
<b>Fee Category</b>	<b>Fee Deposit</b>
Appeal	\$500
EIR	\$5,000
Environmental Review	\$1,200
General Plan Amendment	\$3,000
Tentative Parcel Map	\$1,500
Tentative Map	\$2000
Variance	\$500
Zone Change	\$2,000
Source: City of Loyalton	
Note: The above figures are fee deposits and do not necessarily represent the total cost of processing an action before the City.	

### **3.3.5. Processing and Permit Procedures**

The development review and permitting process is utilized to receive, evaluate, and approve new development applications. The development review and permitting process ensures that new residential projects reflect the goals and policies of the General Plan and meet the intent and requirements of the zoning code.

Applications for development permits are made in writing to the Planning Department. Applications vary depending on the permit being requested. In addition, some planning applications require public hearings. Various development review activities, such as general plan amendments, rezones, and specific plans require the preparation of an environmental document (i.e., environmental impact report, mitigated negative declaration, or negative declaration) before a project can be approved.

The requirement to prepare an environmental document can substantially lengthen the development review process, sometimes taking a year, or longer to obtain project approval. On average, however, development permits are processed in less than three months. Overall, the development permit approval processing in Loyalton does not create any unnecessary delays or increases to the cost of housing. Table 26 shows the development plan review process for proposed residential projects.

Total processing time for residential development projects, including multiple family units is estimated to be one to three months. Additional time required for any other entitlements such as CEQA review, may increase the time necessary for processing. Additional coordination required between other agencies, such as with the County, may account for increased processing times.

## 26. LOYALTON TIMELINES FOR PERMIT PROCEDURES

Type of Approval or Permit	Typical Processing Time
Variance	Minimum of 30 Days
Zone Change	Minimum of 60 days
General Plan Amendment	Minimum of 90
Site Plan Review	30 Days to 3 Months
Tentative and Parcel Maps	60 Days to 3 Months
Initial Environmental Study	Minimum 60 Days
Environmental Impact Report	Minimum 6 months
Source: Sierra County Building Department, City of Loyalton	

Single-family housing is allowed by right in all residential zoning districts and within the C-1 Commercial Zoning District. Multiple family housing, such as duplexes and apartments and townhouses are allowed by right. Mobile homes are permitted in all residential districts. Second Units are allowed by right in all residential zoning districts and Single Room Occupancy Units are allowed in the C-1 Commercial Zoning District (refer to Table 27). Transitional and supportive housing is allowed by right with the same development standards as other residential uses within all residential zoning districts. Emergency housing is allowed by right, subject to limited regulations, in compliance with State Housing Code, in the R-2 Multiple Family Residential District (refer to Table 27).

<b>27. LOYALTON HOUSING TYPES PERMITTED BY ZONING DISTRICT</b>			
<b>Housing Types Permitted</b>	<b>R-1</b>	<b>R-2</b>	<b>C-1</b>
Single Family Attached	P	P	P
Single Family Detached	P	P	P
Multifamily (2+ Units per Structure)	X	X	X
Mobile Homes	P	P	X
Second Units	P	P	
Farmworker Housing	P	P	X
*Emergency Shelters	X	P	X
*Single Room Occupancy	X	X	P
*Transitional and Supportive Housing	P	P	X
Source: City of Loyalton Notes: P = Permitted Use C = Conditional Use Permit X = Not Permitted *Emergency Shelters is housing with minimal supportive services, for homeless persons that is limited to occupancy of six months or less by a homeless person. Single Room Occupancy is a small residential room designed to provide living facilities for one person. Transitional and/or Supportive Housing is defined as interim housing helping families move from homelessness to self-sufficiency by providing short-term housing (usually two years) at extremely low rent to qualified families.			

### **3.3.6 Constraints on Persons with Disabilities**

In the General Plan, the City of Loyalton shall conscientiously and specifically implement and monitor compliance with Section 65583 (a) (4) and Section 65583 (c) (3) of the Government Code in the review of its General Plan, zoning ordinances, development codes, construction and reconstruction regulations, and in the development and rehabilitation of multifamily and single family homes.

Supportive, transitional, multifamily, or single-family housing for the disabled and persons with developmental disabilities is allowed in all zones that allow residential uses subject to the same development/design requirements for residential development.

### **3.3.7 Constraints on Special Needs Housing**

Persons with special needs include those who are disabled, persons with developmental disabilities, persons in residential care facilities, farm workers, persons in need of transitional shelter or transitional living arrangements, and single-room-occupancy units. The Housing Element must analyze potential and actual constraints upon the development, maintenance, and improvement of housing for these groups. The County must also demonstrate efforts to remove constraints to housing for these groups, and provide reasonable accommodations for housing designed for those with special needs. The County's provisions for these housing types are discussed below.

#### A. Housing for Person with Disabilities

##### SB 520 – Government Constraints and Persons with Disabilities

State Planning and Zoning Law requires a housing element to make adequate provision for the housing needs of all economic segments of the community, to include, among other things, an analysis of the special housing needs of the disabled, including those with developmental disabilities, and a program to address, remove constraints to, and promote housing to accommodate the disabled. The following is a discussion that supplements the governmental constraints section above.

#### B. Siting and Concentration Requirements

As discussed above, the City has analyzed its land use, zoning and building code provisions and processes to determine what accommodations and constraints exist to housing production for persons with disabilities, including those with developmental disabilities. Individuals within this special needs group may reside in residential or community care facilities units in any zoning district that allows residential uses. Some may choose to reside in a licensed residential community care facility designed for occupancy by or with supportive services for persons with disabilities. The zoning ordinance does not differentiate between related and unrelated persons in the occupancy of residential units. Pursuant to state law, the zoning ordinance allows group homes of six or fewer persons by right in all residential zoning districts that permit single-family residences. The zoning ordinance includes no restriction as to minimum distances between residential care facilities.

#### C. Special Accommodations for Persons with Disabilities

The City recognizes that access to a residence can require special accommodations for persons with physical disabilities that limit their mobility, particularly when the access features are retrofitted to existing units. A zoning ordinance provision, which allows open porches, platforms or landing places and the associated ramps to encroach into setback areas facilitates external retrofits for access. (Note: a building permit is not required for access ramps when the platform or landing height does not exceed 30 inches.) The Code also requires all new multi-family development projects to incorporate reasonable accommodation design standards into new development project design. These provisions do not discriminate between physical or developmental disabilities.

#### D. Americans with Disabilities Act Requirements

The City reviews projects for compliance with the Americans with Disabilities Act (42 U.S.C. § 12101 et seq), which specifies that a number of the residential units in new multi-family construction of three or more apartments or four or more condominiums must be accessible or adaptable.

#### E. Residential Care Facilities

Pursuant to state law, the City allows group homes for six or fewer individuals by right in all residential zone districts.

#### F. Emergency Shelters, Transitional and Supportive Housing

California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.”

Pursuant State law (SB 2), jurisdictions with an unmet need for emergency shelters are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters. The City’s recently updated zoning code allows emergency shelters in the R-2 (Multiple Family Residential District, These sites are centrally located in the City (4 parcels containing a total of 1.27 acres (refer to Figure 3, Vacant Land Inventory)). This zoning district permits emergency shelters by right subject only to similar residential standards (building height limits, lighting, landscaping, etc.). These properties are located in an area where access, transit, jobs and needed services are available in close proximity; such as shopping in the downtown.

Transitional and supportive housing are defined in the Zoning Code which considers these facilities as residential uses of property subject only to those restriction that apply to other residential dwellings of the same type in the same zone. In accordance with SB-2, these housing uses are allowed in all residential zoning districts.

#### G. Farm Worker Housing

Farm Worker Housing is defined as housing configured to accommodate a maximum of 36 beds in group quarters or up to 12 individual units designed for use by a single household that complies with the State of California program standards for farmworker housing. The term also includes employee housing that may allow housing for six or fewer individuals. The City’s R-2 District allows farmworker housing by right.

#### H. Single-Room-Occupancy

Single-room-occupancy units (SRO)’s consist of small studio-type efficiency living units designed to provide living facilities for one person. The recently updated zoning code allows by right SROs in the C-1, Commercial District.

### **3.3.8 Building Codes**

The City Building Department administers building code and enforcement services. The City regularly adopts updated versions of the Uniform Building Code (UBC) as it becomes available. The City is currently using the 2011 UBC for implementation. The City will need to consider further updates to the 2013 UBC and potentially the 2015 “Green” Building Code. This most recent UBC has significant enhancements, such as required water conservation/storage, landscaping, and other provisions, that result in significant costs to residential construction.



### **3.3.9 California Environmental Quality Act**

The California Environmental Quality Act (CEQA), as mandated by the State of California, requires the City to review projects that undergo discretionary review, such as a residential subdivision, to undergo exhaustive review for environmental impacts. These reviews can include requiring preparations of Environmental Impact Reports and cause a project to either not be economically feasible or denied based on the level of impacts discovered. This would be considered a major constraint to larger residential development projects. Regulations by the State and Federal Governments addressing impacts on biological resources, for example, can be a significant constraint to future residential development (refer to Section 3.10 regarding biological resources). However, for the several small residential infill sites identified in this Housing Element, not located in the floodplain, residential development here would be considered exempt from CEQA and, therefore, would not be considered a constraint to development.

### **3.3.10 Biological Regulations**

Two laws related to the protection of Biological Resources are the Federal Endangered Species Act and the California Endangered Species Act. The Federal Endangered Species Act (ESA) is administered by the U.S. Fish and Wildlife Service. This Act applies to impacts to federally listed species, or to habitat occupied by federally listed species. ESA Section 9 forbids specified acts that directly or indirectly harm listed species. Section 9 also prohibits “taking” any species of wildlife or fish listed as endangered. These restrictions apply to all Federal agencies and to all persons subject to United States jurisdiction. The California Endangered Species Act (CESA) is a State program similar in scope and nature to the federal ESA, but focused on plant and wildlife species identified as threatened and endangered within the State of California. The California Department of Fish and Game administers the CESA regulations. Both the U.S. Fish and Wildlife Service and California Department of Fish and Game have regulations to protect wildlife resources. Special permits are required for the alteration, dredging, or activity in any lake or stream, as well as other activities that may affect fish and game habitat. Both agencies also regulate impacts to sensitive plant and animal species. Future development in Loyalton potentially affecting wildlife habitat will be subject to the regulations of both of these Federal and State agencies.

Waters of the U.S. include a range of wet environments such as lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, and wet meadow. The U.S. Army Corps of Engineers (Corps) regulates discharge of dredged or fill material into waters of the U.S. under Section 404 of the Clean Water Act (CWA). In addition, Section 401 of the CWA (33 U.S.C. 1341) requires any applicant for a Federal license or permit to conduct any activity that may result in a discharge of a pollutant into water of the U.S. to obtain a certification that the discharge will comply with the applicable effluent limitations and water quality standards. Applying these regulations to future, more substantial residential development proposals could be considered a significant constraint. However, for the several small residential infill sites identified in this Housing Element, not located in the floodplain, residential development here would typically not require these permits, and therefore, would not be considered a constraint to development.

### **3.3.11 Housing Element Update**

The City is mandated by State Law to regularly update the General Plan Housing Element and often other elements of the General Plan to assure internal consistency. If the Housing Element

is not regularly updated, the City is precluded from access to a number of housing programs that can either improve the City's existing or expand its housing stock. Also, as there are no grants available to defray the cost of updating the Housing Element, the City is required to utilize resources to prepare these updates instead of potentially using these resources to improve the City's housing stock, such as allocating funds towards a housing rehabilitation program. Due to mandated requirements to prepare the Housing Element, however, the benefit to the City for accessing housing grants probably exceeds the cost to the City in preparing Housing Element Updates.

### 3.3.12 Military Compatibility

Senate Bills SB 1462 and SB 1468 require that the General Plan disclose any land use conflicts with military air space, and/or training routes. In addition, the law requires disclosure of any military operations or installations within 1,000 feet of the City. Potentially, land use conflicts to these resources could constrain housing production. Based on mapping analysis conducted by the California Office of Planning and Research indicate there are no conflicts with military land or air uses in or around Loyalton. Please refer to Figure 4 below.



Figure 4

### 3.3.13 Density Bonus

The Zoning Ordinance has recently been amended which allows the City to grant a density bonus of up to 35 percent, or provide other incentives of equivalent financial value, if the developer agrees to construct at least 25 percent of the total units of a housing development for low- and moderate-income families. However, the City has never received an application for a density bonus. Providing this density bonus, however, does provide opportunities to develop higher density housing in the City which potentially could be made available to lower income households.

### **3.3.14 Construction Costs**

Many factors can affect the cost of building a dwelling or dwellings, including the type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, square footage, and structural configuration. According to the Building Valuation Data published by the Building Safety Journal, construction costs for a single-family home range from \$102 to \$140 per square foot. Multifamily units typically cost \$94 to \$137 per square foot. A reduction in amenities and the quality of building materials can result in lower sales prices. The cost of a 1,200 square foot single family home would range from \$122,400 to \$168,000. These estimates do not include the cost of the land. These costs are confirmed in Section 2.5.9 of this document which includes a complete analysis of new stick built housing costs in Loyalton (refer to Table 19).

Prefabricated factory-built or manufactured housing, which is permitted under the City's Zoning Ordinance, is a more cost effective alternative than the development of standard construction. These types of housing units are approved administratively by staff. The review is limited to determining compliance with parking, setbacks, coverage, height regulations in all residential districts (in accordance with State law). Cost can range from \$85,000 to \$132,000 for a mobile home purchase and installation. These estimates do not include the cost of land.

Although construction costs are a significant portion of the overall development cost, the City can do little to mitigate its impact. Because construction costs in Loyalton are similar to those in other parts of the area, the cost of construction is not considered a major constraint to housing production.

### **3.3.15 Site Improvements**

Site improvements are an important component of new development and include streets, water, sewer, and other infrastructure necessary to serve new development. Site Improvement Standards are regulated by the City's Design and Construction Standards. The City can reduce the cost of the improvements by assisting affordable housing developers in obtaining state and federal financing for their projects, providing density bonuses, and by deferring or reducing fees in exchange for long-term affordability of the assisted housing units.

### **3.3.16 Water Supply**

As more development occurs there will be an increased demand on groundwater resources. Based on the Department of Water Resources information on the Sierra Valley Groundwater Sub-Basin, groundwater recharge from winter precipitation far exceeds agricultural and municipal well extraction, so water supply is not a constraint to new residential development. Also, recent improvements to the City's water supply and distribution system has sufficient capacity to provide for additional housing growth as anticipated by the General Plan. Water supply and treatment facilities are not constraining factors to accommodating future development anticipated during the 2014-19 planning period. In accordance with Senate Bill 1087, the City will reserve water capacity for a minimum 2 equivalent dwelling units during the 2014-19 planning period as identified in Loyalton's Regional Housing Needs Allocation for Low Income households (refer to Policy 1-3-4 of this Document).

### **3.3.17 Wastewater Facilities**

The City provides wastewater treatment within the City. Recent improvements to the City's wastewater treatment system has sufficient capacity to provide for additional housing growth as anticipated by the General Plan. Wastewater supply and treatment facilities are not constraining factors to accommodating future development anticipated during the 2014-19 planning period. In accordance with Senate Bill 1087, the City will reserve wastewater capacity for a minimum 2 equivalent dwelling units during the 2014-19 planning period as identified in Loyalton's Regional Housing Needs Allocation for Low Income households (refer to Policy 1-3-4 of this Document)

### **3.3.18 Flooding and Drainage**

The area immediately adjacent to the Smithneck Creek is located within a designated Federal Emergency Agency (FEMA) floodplain. This floodplain is a special flood hazard area that maybe inundated by a 100-year flood zone. The use of the land within the 100-year flood plain is regulated by standards that require all livable development to be above the predicted flood elevation. The City requires developers to pay the entire cost of all on-site storm drainage facilities including underground storm drain pipelines, catch basins, detention basins, and other facilities that may be needed. In certain situations, the City requires that off-site improvements be constructed. However, for the several small residential infill sites identified in this Housing Element, for future multiple family residential development, not located in the floodplain, residential development here would not be considered a constraint to development.

### **3.3.19 Land Costs**

Another key component of the total cost of housing is the price of raw land and any necessary improvements. The diminishing supply of land available for residential construction combined with a fairly high demand for such development has served to keep the cost of land relatively high.

Higher land costs have resulted in homebuilders developing more high-priced homes in order to preserve profits. In Loyalton, residential land costs vary from \$3.00 to \$6.00 per square foot, depending on the size, location, and zoning of the property.

### **3.3.20 Impact Fees**

Development Impact Fees are commonly charged by other local governments to off-set the impact on services, such as traffic, fire and police facilities, recreation and City facilities and schools. These fees can have a significant impact on the overall cost of building housing. The City currently does not require payment of impact fees, however. Due to declining enrollment in the area, the school district does not charge impact fees either. There are a couple of policies in this Housing Element that discuss impact fees and that such fees need to be reduced for lower income housing in the event the City chooses to establish impact fees in the future.

### **3.3.21 Availability of Mortgage and Rehabilitation Financing**

The availability of financing also affects the ability to purchase or improve a home. Interest rates are determined by national policies and economic conditions, and local governments can do little to affect these rates. Jurisdictions can, however, offer interest rate write-downs and

deferred payment loans associated with state and federal grants in order to extend home purchasing opportunities to a broader economic segment of the population.

In addition, government insured loan programs may be available to reduce mortgage down payment requirements. Currently there are no programs in place that deal with First Time Home Buyers, or rehabilitation. The City should consider applying for funds from the State, so that implementation of such programs may occur.

### **3.3.22 Historical and Archaeological Resources**

The City has a rich historical history so alterations of existing buildings to accommodate residential use could undergo some additional review and costs associated with applying the US Department of Interior Secretary Standards for the Treatment of Historic Buildings. As noted in Section 3.3.1 of this document, the City has a historic preservation overlay district that may require some discretionary review of alterations to historic buildings. Also, there is some history of the Maidu and Washoe Indians who inhabited the Sierra Valley, so if archaeological resources are found on a particular residential building site, these resources would require mitigation. Also, the City's Open Space and Conservation Element of the General Plan requires that the City consult local Indian tribes in the review of development that requires discretionary approval through the California Environmental Quality Act (CEQA). These could be considered significant constraints to future residential development. However, for the several small residential infill sites identified in this Housing Element, for future multiple family residential development, not located in the floodplain, residential development here would be considered exempt from CEQA and, therefore, would not be considered a constraint to development.

### **3.3.23 Habitats**

The City's Plan Area supports a diverse assemblage of plant and wildlife species throughout several habitat types. Sensitive habitat areas in Loyalton contain valuable Biological Resources. If a future residential project is located within a sensitive biological habitat, it may not be feasible to develop, which is a constraint. As noted in Section 3.3.9 of this Element, additional environmental review is required for larger residential development. This could be considered a significant constraint to future larger scale residential development. However, for the several small residential infill sites identified in this Housing Element, for future multiple family residential development, not located in the floodplain, residential development here would be considered exempt from CEQA and, therefore, would not be considered a constraint to development.

### **3.3.24 Energy Conservation**

As residential energy costs rise, increasing utility costs reduce the affordability of housing. California in particular is currently experiencing energy problems; increased costs and decreased power availability have resulted in "rolling blackouts" across the state.

Though the City of Loyalton has mild summers, Loyalton's relatively cold winters make energy conservation particularly important. Energy conserving tactics are as follows:

Efficient land use patterns  
Building standards and materials

Code enforcement  
Rehabilitation programs

Energy conservation techniques should be focused on reducing the amount of energy being spent for heating and cooling through encouraging efficient energy design in new construction and retrofitting of existing development in the case of rehabilitation. Landscaping treatment around residential neighborhoods can increase the amount of shade available during the summer months, therefore decreasing indoor temperatures.

Unfortunately, the additional costs associated with energy conservation can increase the cost of housing. The City encourages energy efficiency and associated lower service costs and, as described in the General Plan, will be developing a public education program to increase public participation in energy conservation.

### **3.3.25 Fair Housing Constraints**

The provision of equal housing opportunities for all persons is an important goal of the Housing Element. The City addresses complaints regarding fair housing issues through its Planning Department. City staff monitors complaints and if necessary, refers fair housing matters to California Rural Legal Assistance, U. S. Department of Housing and Urban Development (HUD) and/or the California Department of Fair Employment and Housing in order to ensure that housing opportunities are open to all without regard to race, color, age, sex, religion, national origin, family status, or physical handicap and to apprise the general population regarding State and federal laws related to the provision of fair and equal housing opportunities for all.

## **4 LOYALTON HOUSING PROGRAM**

### **4.1 Loyalton Housing Progress**

Under State Housing Element Law, communities are required to assess their progress under their adopted housing programs as part of the five-year update to their housing elements. These results should be quantifiable where possible (e.g. the number of units that were rehabilitated), but may be qualitative where necessary (e.g. mitigation of government constraints). Although much has been accomplished in terms of completing revised policies the City did not experience any new residential development over the 2009-14 Housing Element Planning Cycle. Table 28 shows the RHNA goals and housing production accomplishments. Table 29 presents an overview of the 2009-14 Housing Element goals, objectives, policies and programs and status of progress. . The results compare with what was projected or planned in the Housing Element. Where significant shortfalls exist between what was planned and what was achieved, and the reasons for such differences.

**28. ACHIEVEMENT OF RHNA NEW CONSTRUCTION GOAL 2009-14  
CITY OF LOYALTON**

<b>Income Groups</b>	<b>2009-2014 RHNA Goal</b>	<b>2009-2014 Actual New Construction<sup>1</sup></b>	<b>Percent of Goal Achieved</b>
Extremely Low	2	0	0.0%
Very Low	2	0	0.0%
Low	4	0	0.0%
Moderate	4	0	0.0%
Above Moderate	9	0	0.0%
<b>TOTAL</b>	<b>21</b>	<b>0</b>	<b>0.0%</b>

Source: California Department of Housing and Community Development

**4.2 Achievement to Goals, Objectives, Policies, Programs  
Accomplishments / Results Status**

<b>29. 2008-14 ACHIEVEMENTS TO GOALS, OBJECTIVES, POLICIES, PROGRAMS</b>	<b>ACCOMPLISHMENTS/RESULTS STATUS</b>
<b>GOAL 1:</b> It is the Goal of the City of Loyalton to concentrate its efforts to increase the availability of permanent housing for all community residents	
<b>OBJECTIVE 1-1:</b> Seek assistance under Federal, State, and other programs for eligible activities within the City that address affordable housing needs.	
<b>POLICY: 1-1-1:</b> The City will maintain an inventory of vacant residential sites that will be updated annually.	
<b>PROGRAM 1-1-1:</b> The City staff will increase its coordination with the State HCD staff to apply for the funding that is made available through Proposition 1A. For example, in partnership with an interested for profit or non-profit developer, apply to the MHP (Multifamily Housing Program) program for the development of low-income housing. Finally, as affordable units are developed, apply for the Workforce Housing Rewards Program or the successor program.	<p><i>Accomplishments:</i> The City did not experience any new residential development during the 2008-14 Planning Cycle. The City maintains an updated vacant land inventory as part of the Housing Element update. There are only 21 parcels in Loyalton that can accommodate residential development. The City secured a HOME Grant for Housing Rehabilitation during this planning cycle, but was unsuccessful in funding any projects.</p> <p><i>Results:</i> The City continues to seek funding</p>

29. 2008-14 ACHIEVEMENTS TO GOALS, OBJECTIVES, POLICIES, PROGRAMS	ACCOMPLISHMENTS/RESULTS STATUS
	<p>to improve affordable housing availability and workforce housing. The City should collaborate with other agencies that provide housing assistance programs.</p> <p><i>Status:</i> HCD Workforce Housing funding is no longer available. The City should maintain this program as modified to seek other funding sources and to collaborate with other agencies to improve effectiveness.</p>
<p><b>POLICY 1-1-2:</b> Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state financing.</p>	
<p><b>PROGRAM 1-1-2:</b> Prepare a Project Information Pamphlet outlining City participation and incentives, housing needs from the Housing Element (or other market source), a definition of the State and Federal funding for which the City is willing to apply, and other pertinent information. Distribute the Pamphlet to local non-profit and for profit development groups, and regional agencies.</p>	<p><i>Accomplishments:</i> No information pamphlet was produced.</p> <p><i>Results:</i> As the City's housing program is very limited there been no capacity to prepare a pamphlet. Instead, this Housing Element Update can act as the information needed to provide technical assistance to the development community.</p> <p><i>Status:</i> Replace this program with outreaching the public and the development community with this updated Housing Element (refer to New Program 1-1-1).</p>
<p><b>POLICY 1-1-3:</b> Consider increased discretionary density bonus and/or an additional incentive that is higher than required by State Law or other incentives to projects providing affordable units (in addition to those required) to receive a density bonus under State law. This policy will be implemented by the following two programs:</p>	
<p><b>PROGRAM 1-1-3a:</b> Continue to implement the City's density bonus ordinance that offers increased discretionary density and/or an additional incentive to affordable housing developments that provide affordable units and to provide relaxed development standards or setback requirements for mixed-use developments (commercial or office uses must be on same site as housing) providing an affordable housing component. Update the City's existing density bonus ordinance to include the provisions of SB 1818 (Chapter 928, Statutes of 2004).</p>	<p><i>Accomplishments:</i> No new housing was development between 2008 and 2014.</p> <p><i>Results:</i> The City updated the Zoning Code to include new SB 1818 provisions in the Density Bonus ordinance.</p> <p><i>Status:</i> Continue this program of implementing the City's density bonus regulations.</p>



29. 2008-14 ACHIEVEMENTS TO GOALS, OBJECTIVES, POLICIES, PROGRAMS	ACCOMPLISHMENTS/RESULTS STATUS
<p><b>PROGRAM 1-1-3b:</b> Provide incentives (such as fast-tracking, waiver of permits, fee deferrals, or fee reductions) to developers who wish to develop multifamily housing in the CC zoning district.</p>	<p><i>Accomplishments:</i> No requests were received for fast-tracking, waiver of fees or other fee reductions between 2008 and 2014.</p> <p><i>Results:</i> The City updated the Zoning Code in 2014, which included new provisions for facilitating development review of multifamily housing. For example, newly established design guidelines in the Zoning Code articulate the City's design expectation for new multifamily housing. Therefore, development review can be streamlined as the City checks off project design consistency at a ministerial review level. Also, the City previously had an arrangement with Sierra County to administer the City's Building Permit process. The City recently changed this process so that it is all conducted by City staff to help facilitate the development review process. The City will need to monitor the efficiency and cost of this new process to make sure it does not hinder multiple family housing development in the future. The City does not currently charge development impact fees. The fees they charge defray the cost of providing the service so any fee reductions would impact other City services, such as street maintenance, and water and sewer infrastructure maintenance. If the City were to develop an impact fee program, it would consider fee waivers or reductions for affordable multifamily housing.</p> <p><i>Status:</i> Maintain a policy that if the City creates development impact fees in the future that a fee reduction program will be included for affordable multifamily housing (refer to New Program 1-1-3). The City should also implement the new Zoning Code to facilitate development review of multifamily housing and periodically monitors this program in seeking ways to further streamline the review process.</p>

29. 2008-14 ACHIEVEMENTS TO GOALS, OBJECTIVES, POLICIES, PROGRAMS	ACCOMPLISHMENTS/RESULTS STATUS
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**OBJECTIVE 1-2:** Provide home ownership opportunities whenever possible.

**POLICY 1-2-1:** Investigate programs that would assist first time homebuyers in purchasing their first home. This policy will be implemented by the following two programs:

**PROGRAM 1-2-1a:** Develop a First Time Homebuyers Program to provide down payment assistance to families in order to purchase a single-family home. Consider increasing the qualifying home price to keep pace with current sales statistics.

*Accomplishments:* The City did not develop a viable First Time Homebuyers Program during this planning period.

*Results:* The City secured a HOME Grant during the planning period for First Time Homebuyers and Housing Rehabilitation. However, the City was unable to utilize this funding due to the economic downturn and had to return the funding.

*Status:* The City has very limited resources to allocate towards developing a First Time Homebuyers Program. However, the City could seek assistance from other local agencies that have expertise in administering this program and further develop the program to be more effective in the future.

**OBJECTIVE 1-3:** Encourage the development of housing and programs to assist special needs persons.

**POLICY 1-3-1:** Assess the need for emergency shelters (This policy is included because as the City grows this will be a problem that will likely materialize and if steps are taken ahead of time, it is an issue that can be much more easily mitigated). This policy will be implemented by the following three programs:

**PROGRAM 1-3-1a:** Actively support efforts of homeless service providers who establish short-term bed facilities for segments of the homeless population including specialized groups such as the mentally ill, and chronically disabled. Identify potential land that can be used for a homeless or transitional shelter. In addition, Loyalton will offer incentives such as fast tracking the permit processes.

*Accomplishments:* The City did not experience development of an emergency shelter during this Planning Cycle.

*Results:* Due primarily to cold weather in the winter, there is very limited demand for a homeless shelter in Loyalton. However, there are occasionally some transient homeless that may need housing who occasionally travel through Loyalton during the summer months. Through the Zoning Code Update in 2014, the City did identify several sites in Loyalton that would allow establishment of an emergency shelter. Also, the City's new Zoning Code allows

29. 2008-14 ACHIEVEMENTS TO GOALS, OBJECTIVES, POLICIES, PROGRAMS	ACCOMPLISHMENTS/RESULTS STATUS
	<p>transitional and supportive housing in all zones that allow residential uses subject to the same standards as other residential uses.</p> <p><i>Status:</i> Modify this program that reflects recent changes to the Zoning Code.</p>
<p><b>PROGRAM 1-3-1b:</b> Institute Zoning Ordinance amendment in accordance with SB2 requirements stating that transitional housing and supportive housing shall be treated as a proposed residential use and subject only to those restrictions applicable to other residential uses of the same type in the same zone and the same type of structure. The City will designate R3 as the appropriate zoning district to accommodate emergency shelters by right; without a Conditional Use Permit or other discretionary action.</p> <p>The allowance for Single Room Occupancy hotels (SRO's) shall be encouraged and facilitated through identification of potential locations and through town assistance with grant writing for the development of SRO projects.</p>	<p><i>Accomplishments:</i> Zoning Code updated in 2014 to comply with SB2 and to allow Single Room Occupancies in commercial zoning districts.</p> <p><i>Results:</i> Completed Program</p> <p><i>Status:</i> Omit Program</p>
<p><b>PROGRAM 1-3-1c:</b> Institute Zoning Ordinance amendment to include manufactured housing as an approved alternative housing type, as per State of California requirements.</p>	<p><i>Accomplishments:</i> Zoning Code amended in 2014 to allow manufactured housing in accordance with State Housing Law.</p> <p><i>Results:</i> Program Completed</p> <p><i>Status:</i> Omit Program</p>
<p><b>POLICY 1-3-2:</b> Encourage the provision of housing to single individuals, working poor, homeless, disabled, senior citizens, and others in need of basic safe housing in areas near service providers, public transportation, and service jobs to prevent or reduce the incidence of homelessness by the following program:</p>	
<p><b>PROGRAM 1-3-2:</b> Implement incentives and reporting procedures that can be implemented to encourage and monitor the development of housing opportunities for</p>	<p><i>Accomplishments:</i> This program is vague as to specifics. The City has updated the Zoning Code to include incentives for developing housing for extremely low income</p>

29. 2008-14 ACHIEVEMENTS TO GOALS, OBJECTIVES, POLICIES, PROGRAMS	ACCOMPLISHMENTS/RESULTS STATUS
<p>lower income families including extremely low income.</p>	<p>families. These include allowing emergency housing shelters in R-2 Zones and allowing transitional and supportive housing in all zones that allow residential</p> <p>Subject to the same requirements as other residential uses. As noted in the rental market survey, there are a number of mobile homes in the City that rent for rates within the extremely low income household category.</p> <p><i>Results:</i> As the City is very small and the number of potential sites for future housing development is less than 20, developing report procedures and monitoring housing development opportunities is unwarranted. Periodic update of the Housing Element and annual reporting of housing.</p> <p><i>Status:</i> Replace Program with annual reporting and monitoring of housing.</p>
<p><b>POLICY 1-3-3:</b> Ensure that the City building codes and development ordinances comply with the provisions of SB 520 (Chapter 671 of the Government Code). The following three programs will implement this policy.</p>	
<p><b>PROGRAM 1-3-3a:</b> Revise zoning ordinance to allow State licensed group homes, foster homes, residential care facilities, and similar state-licensed facilities, to allow by right group homes with six (6) or fewer persons in any residential zone and allow with administrative approval group homes with greater than six (6) persons.</p>	<p><i>Accomplishments:</i> Zoning Code was amended in 2014 to include these State requirements.</p> <p><i>Results:</i> These housing uses are now allowed in all zones that allow residential subject to the same standards as other residential uses.</p> <p><i>Status:</i> Omit Program</p>
<p><b>PROGRAM 1-3-3b:</b> Revise Zoning Ordinance to increase the allowable density in the R3 District to 16 units per acre.</p>	<p><i>Accomplishments:</i> Zoning Code Updated in 2014 to apply minimum 16 units per acre density in R-2 Zoning District (R3 District deleted). Refers to density provisions of the General Plan. Concurrently with this Housing Element Update, the City's Land Use Element is being amended to reference this default density requirement.</p> <p><i>Results:</i> Minimum density in R-2 District will</p>

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	<p>be 16 units per acre default density upon City adoption of the Housing Element Update and related other General Plan amendments.</p> <p><i>Status:</i> Omit Program</p>
<p><b>PROGRAM 1-3-3c:</b> Regularly monitor the City's ordinances, codes, policies, and procedures to ensure that they comply with the "reasonable accommodation" for disabled provisions.</p>	<p><i>Accomplishment:</i> The Zoning Code was amended in 2014 include a new chapter addressing reasonable accommodation.</p> <p><i>Results:</i> The City should continue monitoring to assure compliance with reasonable accommodation policies and procedures from the Code (refer to Revised Program 1-3-2a). Also, a new program has been developed to insure that the City maintains compliance with American for Disabilities Act when reviewing and issuing building permits (refer to New Program 1-3-2b).</p> <p><i>Status:</i> Ongoing-continue monitoring</p>
<p><b>OBJECTIVE 2-1:</b> Provide the citizens in the City of Loyaltan with reasonably priced housing opportunities within the financial capacity of all members of the community.</p>	
<p><b>POLICY 2-1-1:</b> To preserve affordability, allow and encourage developers to "piggyback" or file concurrent applications (e.g., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements, where feasible after initial review. This policy will be implemented by the following three programs:</p>	<p><i>Status:</i> As presented in Section 2.59 of this Housing Element Update, current market rates for rentals in Loyaltan primarily fall within the low-income and very low-income household category. Mobile homes rentals are marketed at levels affordable to extremely low-income households. The average price of a house for ownership housing is also affordable to very low-income and in some cases extremely low income households. Based on current market trends there is no need to expand programs that preserve affordable housing. However, for new development, the "piggyback" application review process is an important part of creating new affordable housing. This policy, therefore needs to be revised (refer to New Policy 2-1-1).</p>

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<p><b>PROGRAM 2-1-1a:</b> Continue to offer the Standard Application package that is given to each developer, containing an explanation of the planning application permit process, and application form where all requested action for the project in regards to the planning department can be checked along with contact numbers, and a copy of the fee schedule.</p>	<p><i>Accomplishments:</i> The City assumed building permit processing within Loyalton; a service previously provided by Sierra County. A complete application package and fee schedule has been developed with the package.</p> <p><i>Results:</i> The recently established Loyalton Building Permit Process is working well by allowing the City to control permit review and processing. This has resulted in facilitated review and permit issuance.</p> <p><i>Status:</i> Omit Program. Package has been developed.</p>
<p><b>PROGRAM 2-1-1b:</b> Rezone two (2) parcels identified as 17.051-1 and 17091-10 to R-3 multifamily, which will allow at least 16 units per acre to accommodate multifamily renter and owner housing, by right, without a Conditional Use Permit or other discretionary action; the very low-income and low-income need of 24 units (16 units from the previous planning period and 8 units from the current planning period).</p>	<p><i>Accomplishments:</i> Zoning Code was amended in 2014. R-3 Zoning was replaced with R-2 Zoning. There are three parcels comprising a total 0.76 acres (33,106 square feet) identified as R-2, Residential Multiple Family, that are shown to be located outside the 100 Year Floodplain. Based on the new Code, which requires a minimum of 16 units per acre, 12 multiple family dwelling units can be produced (by right) without a Conditional Use Permit or other discretionary action. This exceeds the minimum two units of very-low and low-income criteria required under the 2014-19 RHNA.</p> <p><i>Results:</i> Regulatory constraints for producing future very low-income and low-income units have been eliminated in accordance with the intent of this Program. Consequently, the City does not need to consider rezoning additional land to comply with the RHNA or State Housing Law.</p> <p><i>Status:</i> Omit program.</p>
<p><b>POLICY 2-1-2:</b> Consider the impact on housing affordability of all regulations, fee changes, policies, and development projects. This policy will be implemented by the following two programs:</p>	

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<p><b>PROGRAM 2-1-2a:</b> To preserve affordability, provide incentives (e.g.- density bonus units, fee underwriting, fee deferral, fast-tracking, etc.) to developers of residential projects who agree to provide the specified percentage of units mandated by State law at a cost affordable to lower income families including extremely low income households. In addition, propose zoning and permit processing changes to further reduce housing costs and average permit processing time.</p>	<p><i>Accomplishments:</i> The Zoning Code was amended to revise density bonus provisions to comply with State Law. The City recently instituted a fast-track building permit process. The City has also established a new program to prioritize reservation of water and sewer hook ups for lower income housing.</p> <p><i>Results:</i> As noted in Section 2.5.9 of this Housing Element Update, the City's housing market is depressed to the extent that there is no financial incentive to construct new ownership or rental housing. Density bonuses and fast tracking of residential development is currently being implemented. The City's fees for new residential (excluding sewer and water fees) are approximately one percent of the total cost of constructing a dwelling unit. Therefore, offering reduced fees will not have not any substantive impact on the preservation of affordable housing.</p> <p><i>Status:</i> Omit this program.</p>
<p><b>PROGRAM 2-1-2b:</b> Annually review the Housing Element for consistency with the general plan as part of its general plan progress report as required by Government Code 65400.</p>	<p><i>Accomplishments:</i> City did not conduct annual reviews.</p> <p><i>Results:</i> Recognizing the need for affordable housing the City has updated the Housing Element. However, there have been changes in staff since 2008, so the annual progress report was left unattended. With this new Housing Element Update and interest in developing new housing programs, the City is more committed to completing and submitting the annual reports.</p> <p><i>Status:</i> This program has been revised and is shown as Program 1-3-2.</p>
<p><b>POLICY 2-1-3:</b> Encourage the development of second dwelling units to provide additional affordable housing opportunities by the following two programs:</p>	

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<p><b>PROGRAM 2-1-3a:</b> The City will actively encourage and promote the development/utilization of second dwelling units where appropriate in the design and construction of projects. The City shall produce an annual informational mailer identifying and promoting second units as an option, and shall post notices on the County's web site notifying residents about second units and that assistance is available to those wishing to pursue a second unit dwelling unit.</p>	<p><i>Accomplishments:</i> No information pamphlet was produced.</p> <p><i>Results:</i> As the City's housing program is very limited there preparing a pamphlet is not warranted. Instead, this Housing Element Update can act as the information needed to provide technical assistance to the development community.</p> <p><i>Status:</i> Replace this program with outreaching the public and the development community with this updated Housing Element (refer to New Program 1-1-1).</p>
<p><b>PROGRAM 2-1-3b:</b> Prepare an ordinance that implements Section 65852.2 regarding second units.</p>	<p><i>Accomplishments:</i></p> <p><i>Results:</i></p> <p><i>Status:</i></p>
<p><b>OBJECTIVE 2-2:</b> Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state housing programs/grants.</p>	
<p><b>POLICY 2-2-1:</b> Ensure that the development community (both non-profit and for profit) is aware of the housing programs and technical assistance available from the City.</p>	
<p><b>PROGRAM 2-2-1:</b> Publish the City's Housing Element and updates, Annual Action Plan and respective notices and have them available immediately upon request at the City Counter.</p>	<p><i>Accomplishments:</i> City has established a City Website for publishing Housing Elements and updates and other housing related notices and plans.</p> <p><i>Results:</i> The City's Website is utilized to disseminate public information on City Housing issues.</p> <p><i>Status:</i> Omit due to redundancy with other programs. Refer to New Program 1-1-1.</p>
<p><b>GOAL 3:</b> Provide and Maintain an Adequate Supply of Sites for the Development of New Affordable Housing.</p>	
<p><b>OBJECTIVE 3-1:</b> Provide information to for-profit and non-profit developers and other housing providers on available vacant land.</p>	



29. 2008-14 ACHIEVEMENTS TO GOALS, OBJECTIVES, POLICIES, PROGRAMS	ACCOMPLISHMENTS/RESULTS STATUS
<b>POLICY 3-1-1:</b> Monitor and update the inventory of vacant land.	
<b>PROGRAM 3-1-1:</b> Update the inventory of vacant land on an annual basis or as projects are constructed.	<p><i>Accomplishments:</i> This Housing Element Update includes a complete listing of vacant land in Loyalton.</p> <p><i>Results:</i> As referenced in the Vacant Land Map (Figure 3) and Table 23 of this document, there are only 21 vacant parcels on Loyalton consisting of 9.96 acres of which there is a likely future development scenario of 53 units. This exceeds the 2009-14 RHNA of 21 units and the 2014-19 RHNA of 4 units. As the City did not experience any residential growth over the entire 2008-14 period, it seems unwarranted to conduct annual updates to the vacant land inventory.</p> <p><i>Status:</i> Due to lack of housing development activity, revise Program to address updating the vacant land inventory on an as needed basis for the 2014-19 cycle (refer to Revised Program 3-1-1).</p>
<b>OBJECTIVE 3-2:</b> Continue to provide opportunities for mixed-use developments by following the two policies below:	
<b>POLICY 3-2-1:</b> Encourage developers and existing owners to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.	
<b>PROGRAM 3-2-1:</b> Require all Specific Plans and Development Agreements to establish land use policies, implementation programs, and funding responsibilities in proportion to the size of the project, to achieve the City's Housing Element Goals and Objectives.	<p><i>Accomplishments:</i> No Specific Plans or Development Agreements involving residential development were considered during the 2009-16 Cycle.</p> <p><i>Results:</i> Program should include more details on specific housing development targets.</p> <p><i>Status:</i> Revise Program to identify the need to incorporate affordable housing components into Specific Plans and Development Agreements.</p>
<b>POLICY 3-2-2:</b> To ensure the development of housing that has, to the extent possible, a support structure of shopping, services, and jobs within easy access.	

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<p><b>PROGRAM 3-2-2:</b> Continue to encourage development of well-planned and designed projects that support the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood by providing incentives such as allowing higher building densities, reduced parking requirements, reduced set-back and yard requirements, allow for a higher building height, and greater floor area ratios.</p>	<p><i>Accomplishments:</i> The City did not experience any new residential development during the 2008-14 Planning Cycle. The Zoning Code was updated in 2014 to provide more development and design flexibility allowing taller buildings, reduced set-backs and yard requirements, greater floor area ratios and higher densities.</p> <p><i>Results:</i> More flexible Zoning standards is expected to result in greater residential development opportunities.</p> <p><i>Status:</i> Omit program.</p>
<p><b>OBJECTIVE 3-3:</b> Encourage balanced growth by following the two policies below:</p>	
<p><b>POLICY 3-3-1:</b> Achievement of a balanced residential community through integration of low and moderate-income housing throughout the City, and the adequate dispersal of such housing to avoid over concentration in any particular neighborhood.</p>	
<p><b>PROGRAM 3-3-1:</b> Study affordable housing policies (AHP), which require: (1) a minimum percentage of each housing development to be affordable to low or moderate-income households; or (2) the payment of an in-lieu fee to be used to rehabilitate or acquire low-income housing.</p>	<p><i>Accomplishments:</i> The City did not experience any new residential development during the 2008-14 Planning Cycle. Therefore, there was no need to develop affordable housing standards or to require the payment of an in-lieu fee that would be used towards an affordable housing preservation program.</p> <p><i>Results:</i> As presented in Section 2.59 of this Housing Element Update, current market rates for rentals in Loyaltan primarily fall within the low-income and very low-income household category. Mobile homes rentals are marketed at levels affordable to extremely low-income households. The average price of a house for ownership housing is also affordable to very low-income and in some cases extremely low income households.</p> <p><i>Status:</i> Due to housing market trends and the lack of housing development activity in Loyaltan, revise Program to expand the City's Housing Rehabilitation Program to improve the preservation of affordable</p>

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	housing.
<p><b>POLICY 3-3-2:</b> Preserve and protect residentially zoned sites needed to accommodate residential development consistent with the City of Loyalton RHNA. This policy will be implemented by the two programs below:</p>	
<p><b>PROGRAM 3-3-2a:</b> Implement the minimum development densities established for each residential zoning district and prohibit development at a lower density. Undertake General Plan Amendments and Zoning Ordinance amendments to delete residential density references to “threshold” vs. “maximum” densities, retaining the higher end of each category as standard for development.</p>	<p><i>Accomplishments:</i> The Zoning Code was updated in 2014 to include requiring a minimum density of 16 dwelling units per acre in the R-2 (Multiple Family District) in accordance with the General Plan.</p> <p><i>Results:</i> Program implemented by prohibiting development at lower densities in the R-2 (Multiple Family Residential District).</p> <p><i>Status:</i> Omit program.</p>
<p><b>PROGRAM 3-3-2b:</b> Implement the provisions of AB 2292 (Dutra)-Section 65863 of the California State Government Code and prevent the down-zoning of a residential property used to meet the RHNA without a concomitant up zoning of a comparable property.</p>	<p><i>Accomplishments:</i> The Zoning Code was updated in 2014 to include requiring a minimum density of 16 dwelling units per acre in the R-2 (Multiple Family District) in accordance with the General Plan.</p> <p><i>Results:</i> Program implemented by prohibiting development at lower densities in the R-2 (Multiple Family Residential District).</p> <p><i>Status:</i> Omit program. Refer to New Program 3-4-1 regarding compensatory re-zoning requirements.</p>
<p><b>OBJECTIVE 3-4:</b> Provide a sufficient amount of zoned land to accommodate development for all housing types and income levels.</p>	
<p><b>POLICY 3-4-1:</b> Monitor the amount of land zoned for all types of housing and initiate zone changes if necessary. This policy will be implemented by the following two programs:</p>	
<p><b>PROGRAM 3-4-1a:</b> To ensure adequate sites are available throughout the planning period to meet the City’s RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and</p>	<p><i>Accomplishments:</i> Through the update of this Housing Element, the City monitored the amount of land zoned to ensure adequate sites were made available throughout the planning period.</p>

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<p>that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA.</p> <p>To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall.</p>	<p><i>Results:</i> The City did not experience any residential growth over the entire 2008-14 planning period, As referenced in the Vacant Land Map (Figure 3) and Table 23 of this document, there are only 21 vacant parcels on Loyalton consisting of 9.96 acres of which there is a likely future development scenario of 53 units. This exceeds the 2009-14 RHNA of 21 units and the 2014-19 RHNA of 4 units. The City did not experience any residential growth over the entire 2008-14 period, it seems unwarranted to conduct annual updates to the vacant land inventory.</p> <p><i>Status:</i> Omit this program as it is somewhat redundant to other programs involving monitoring and maintaining adequate sites. Refer to Revised Program 3-1-1 and New Program 3-4-1.</p>
<p><b>GOAL 4:</b> Preserve, Rehabilitate, and Enhance Existing Housing and Neighborhoods.</p>	
<p><b>OBJECTIVE 4-1:</b> Preserve existing neighborhoods.</p>	
<p><b>POLICY 4-1-1:</b> Protect existing stabilized residential neighborhoods from the encroachment of incompatible or potentially disruptive land uses and/or activities.</p>	
<p><b>PROGRAM 4-1-1:</b> Review as needed and appropriately modify City ordinances and policies to establish and/or maintain appropriate separations and buffers between residential and non-residential land uses.</p>	<p><i>Accomplishments:</i> Zoning Code was amended in 2014 to address appropriate separations and buffers between residential and non-residential uses.</p> <p><i>Results:</i> Program satisfied. To help meet RHNA goals of producing more moderate and above moderate income housing in Loyalton, the City needs to encourage development of this type of housing.</p> <p><i>Status:</i> Omit program. Refer to Revised Policy 4-1-1 and New Program 3-3-1 regarding developing a housing rehabilitation program to preserve and rehabilitate existing housing and neighborhoods. For encouraging more moderate and above moderate income housing in Loyalton, refer</p>

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	to New Program 4-1-1.
<p><b>POLICY 4-1-2:</b> Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs.</p>	
<p><b>PROGRAM 4-1-2a:</b> Apply for the Code Enforcement Grant Program (CEGP) to defer the costs of the code enforcement program.</p>	<p><i>Accomplishments:</i> The City continues to operate a limited Code Enforcement Program without grant funding support. Several dilapidated mobile homes, where were not safe to occupy, have been raised to address public health and safety needs.</p> <p><i>Results:</i> Based on the LaurIn Associates 2006 Housing Conditions Study, 28.1 percent of the City's 395 housing units are in need of rehabilitation and the other 17.0 percent are considered too costly to rehabilitate and would instead need to be rebuilt.</p> <p><i>Status:</i> Revise program. Funding from CEGP is no longer available</p>
<p><b>PROGRAM 4-1-2b:</b> Administer a housing inspection program through the City's Housing Authority and Sierra County Community Development Commission (SCCDC). Under the program, a code enforcement officer is designated to systematically/annually inspect all rental housing and apartments and to issue reports on conditions in violation of current Health and Safety Codes. Where necessary work is extensive, implement an established rehabilitation program to correct the deficiencies.</p>	<p><i>Accomplishments:</i> The housing inspection program is active for Section 8 housing program.</p> <p><i>Results:</i> The Section 8 housing inspection program is now being administered by the Plumas County Community Development Commission (PCCDC).</p> <p><i>Status:</i> Revise program to reflect that the PCCDC is administering the program.</p>
<p><b>POLICY 4-1-3:</b> Promote energy conservation activities in all residential neighborhoods.</p>	
<p><b>PROGRAM 4-1-3:</b> Work with the local energy provider to provide information on loans, grants, or other incentives that might be available for voluntary energy reduction; and to provide other relevant information on energy efficiency. Supply energy conservation awareness Pamphlets and other literature in all public meeting places.</p>	<p><i>Accomplishments:</i> The Continues to work with PG&amp;E and the Plumas County Community Development Commission on various energy programs which the City promotes.</p> <p><i>Results:</i> The Plumas County Community Development Commission (PCCDC)</p>

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	<p>provides a Home Energy Assistance Program to Loyalton residents that includes free home weatherization improvements and energy payment assistance to low income households. PG&amp;E also provides a 20% discount on energy rates to qualifying households too.</p> <p><i>Status:</i> Revise program to include more specific implementation on information dissemination.</p>
<p><b>OBJECTIVE 4-2:</b> Maintain, preserve and rehabilitate the existing housing stock in the City of Loyalton.</p>	
<p><b>POLICY 4-2-1:</b> Provide technical and financial assistance to eligible homeowners and residential property owners to rehabilitate existing dwelling units through grants or low interest loans. To the extent possible, housing rehabilitation funds should be used first to correct health and safety code violations. This policy will be implemented by the three programs below:</p>	
<p><b>PROGRAM 4-2-1a:</b> Continue to make available and aggressively market the City's rehabilitation revolving loan program in conjunction with SCCDC. Also apply for CDBG single-family housing rehabilitation funds. Rehabilitate 10 units during the five-year lifespan of the Housing Element.</p>	<p><i>Accomplishments:</i> The City does not have the capacity to effectively administer a housing rehabilitation program.</p> <p><i>Results:</i> The Plumas County Community Development Commission (PCCDC), however, does administer a housing rehabilitation program for Plumas County and has capacity to expand this program to Loyalton upon funding availability. The PCCDC administered a housing rehabilitation program for Loyalton in 1993 and 1994 which resulted in rehabilitation of seven houses in Loyalton.</p> <p><i>Status:</i> Omit program. Refer to New Program 3-3-1</p>
<p><b>PROGRAM 4-2-1b:</b> Coordinate housing rehabilitation programs with code enforcement efforts and combine both targeted and citywide participation.</p>	<p><i>Accomplishments:</i> Program is not feasible as it does not currently administer a housing rehabilitation program.</p> <p><i>Results:</i> If the City is able to obtain grant funding and develop a housing rehabilitation program (possibly through another agency with adequate service capacity), then this program should be coordinated with the City's Code Enforcement Program.</p>

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	<i>Status:</i> Revise program.
<p><b>PROGRAM 4-2-1c:</b> Develop a citywide program for exterior paint and cleanup of residential properties in targeted neighborhoods.</p>	<p><i>Accomplishments:</i> The City did not conduct a citywide program for exterior paint and clean up.</p> <p><i>Results:</i> This program addresses primarily aesthetic issues of the City's residential neighborhoods. It does not address major public health and safety concerns which are typically addressed through the code enforcement program. Although this would be a very positive program for the City to carry out, it is not a State mandated program. As the City needs to prioritize the City's needs based on very limited staffing and resources, the City will need to decline implementing this program for the next planning cycle.</p> <p><i>Status:</i> Omit this program.</p>
<p><b>POLICY 4-2-2:</b> Provide financial assistance to all eligible homeowners to rehabilitate existing dwelling units through low interest or deferred loans.</p>	
<p><b>PROGRAM 4-2-2:</b> Seek State and Federal grant funding and continue to promote program(s) to acquire and rehabilitate dilapidated and older single-family homes and apartments, and maintain these units.</p> <p>Pursue Key Federal Affordable Housing Funding Sources: Successful implementation of housing programs to create affordable housing depends on a community's ability to pursue additional funding sources. This program focuses on the three funding sources that are most pertinent to Loyalton:</p> <p>CDBG, HOME and RDA Programs (Section 515, Section 202, Section 514/516 and Section 523). These programs are explained below:</p>	<p><i>Accomplishments:</i> The City received a HOME Grant for housing rehabilitation in 2006. However, due to market conditions and limited service capacity for the City to administer the program, no funding was used for housing rehabilitation. The grant was disencumbered and all funding returned to the State.</p> <p><i>Results:</i> Grant funding was secured by the City during a major housing downturn so that housing rehabilitation was not attractive nor, in many cases, not feasible. Housing values fell to the extent appraised house values often would not meet State loan to value requirements. Now that housing values are starting to improve, establishing a new housing rehabilitation program seems more viable. As referenced is Program 3-3-1, the City needs to investigate the feasibility of</p>

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<p><u>Community Development Block Grant (CDBG):</u> The State Department of Housing and Community Development (HCD) administers the federal CDBG program for non-entitlement cities and counties. Loyalton is eligible to apply to HCD for CDBG funding.</p> <p><u>HOME:</u> Under the HOME program, HUD will award funds to localities on the basis of a formula that takes into account the tightness of the local housing market, inadequate housing, poverty, and housing production costs. HOME funding is provided to jurisdictions to assist either rental housing or homeownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. Also possible is tenant-based rental assistance, property acquisition, site improvements, and other expenses related to the provision of affordable housing and for projects that serve a group identified as having special needs related to housing. The local jurisdiction must make matching contributions to affordable housing under HOME.</p> <p>The State HCD administers the HOME program for non-entitlement jurisdictions and funding under the State is awarded on a competitive basis. Non-entitlement jurisdictions may apply for HOME funds in response to the Notice of Funding Availability. Each application is limited to \$1,000,000 in HOME funds.</p> <p><u>Section 515 Rental Housing Program:</u> The City is an eligible locality for RDA financing and the program has been well utilized in the City. More than 350 units in Loyalton are affordable to lower income households as a result of Section 515 Financing.</p> <p><u>Section 202 Homeownership Loan Guarantee Program:</u> This program provides direct loans for the purchase, relocation or rehabilitation of ownership housing to lower income households at interest rates as low as one percent. This program has been used in Loyalton to provide several units occupied by lower income buyers.</p> <p><u>Section 514/516 Farm labor Housing:</u> Section 514 provides loans and Section 516 provides grants to developers for farm labor and migrant farm labor housing. The City of Loyalton is eligible for Section 514/Section 516 funding and has used the project to</p>	<p>partnering with other providers of this type of housing service so that the City has capacity to market and provide the loans for a viable housing rehabilitation program.</p> <p><i>Status:</i> Omit this program and replace it with Program 3-3-1.</p>



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<p>provide affordable farm labor housing in Loyalton.</p> <p><u>Section 523 Mutual Self-Help Housing Program:</u>            Technical assistance and site grants are provided to homeowners who complete at least 65 percent of the work to build his or her own home through “sweat equity”. Once accepted into the Self Help program, each individual enrollee generally applies for a Single-Family Housing Direct Loan (Section 502).</p>	
<p><b>GOAL 5:</b> Provide Housing Free From Discrimination</p>	
<p><b>OBJECT 5-1:</b> Eliminate housing discrimination.</p>	
<p><b>POLICY 5-1-1:</b> Support the letter and spirit of equal housing opportunity laws. This policy will be implemented by the following four programs:</p>	
<p><b>PROGRAM 5-1-1a:</b> Acquire and maintain fair housing materials, including all pertinent resource, posters and information available through the California Department of Fair Employment and Housing (DFEH) and the U.S. Department of Housing and Urban Development (HUD) to educate on a variety of fair housing issues.</p> <p>Develop informational flyers and brochures that highlight</p> <ul style="list-style-type: none"> <li>(1) Disability provisions of both federal and state fair housing laws and</li> <li>(2) Familial status discrimination.</li> </ul> <p>The fair housing materials, pamphlets and flyers will be distributed at outreach events including school fairs, health fairs, and City sponsored events. Collaborate with service agencies to distribute educational materials.</p>	<p><i>Accomplishments:</i> The City has assembled and provides information at City Hall on fair housing.</p> <p><i>Results:</i> The City amended the Zoning Code to add a full section on Reasonable Accommodation. Through these regulations, the City is required to provide fair housing information at City Hall and to post on their website.</p> <p><i>Status:</i> Revise program to include posting fair housing information, including details on the City's Reasonable Accommodation regulations on the City's Website.</p>
<p><b>PROGRAM 5-1-1b:</b> Continue to refer all housing discrimination referrals to the City Planner who will work with the complainant and refer complaints to the State Fair Employment and Housing Commission.</p>	<p><i>Accomplishments:</i> The City did not receive any complaints from the public regarding housing discrimination during the 2014-19 planning cycle.</p>

29. 2008-14 ACHIEVEMENTS TO GOALS, OBJECTIVES, POLICIES, PROGRAMS	ACCOMPLISHMENTS/RESULTS STATUS
	<p><i>Results:</i> The City's recently adopted Reasonable Accommodation regulations establishes procedures for City review of housing discrimination complaints.</p> <p><i>Status:</i> Revise program to reflect the City's Reasonable Accommodation regulations.</p>
<p><b>PROGRAM 5-1-1c:</b> Annually evaluate whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities. The analysis will include a monitoring of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.</p>	<p><i>Accomplishments:</i> The Zoning Code was amended in 2014 to include a new regulations on Reasonable Accommodations. These regulations provide procedures to allow the Planning Director to grant exceptions to various building standards which could constrain housing accommodation for persons with disabilities and persons with developmental disabilities.</p> <p><i>Results:</i> The new Reasonable Accommodation regulations addresses all provisions of this program so annual review is not necessary.</p> <p><i>Status:</i> Omit program.</p>
<p><b>GOAL 6:</b> Encourage and Enhance Coordination</p>	
<p><b>OBJECTIVE 6-1:</b> Assist the Sierra County Community Development Commission to meet the growing demand for public housing units and rental assistance through the voucher programs.</p>	<p><i>Comment:</i> Section 8 rental assistance program is operated by the Plumas County Community Development Commission. Objective needs to be revised for clarification.</p>
<p><b>POLICY 6-1-1:</b> Continue to support the efforts of the Sierra County Community Development Commission in its administration of certificates and vouchers.</p>	
<p><b>PROGRAM 6-1-1a:</b> Work with the Sierra County Community Development Commission and use all the influence the City has to obtain more Housing Vouchers.</p>	<p><i>Accomplishments:</i> The Section 8 Housing Voucher Program for Loyalton is administered by the Plumas County Community Development Commission (PCCDC). There are currently 15 Housing Vouchers allocated to Sierra County, of which very few apply to housing rentals in Loyalton.</p>

29. 2008-14 ACHIEVEMENTS TO GOALS, OBJECTIVES, POLICIES, PROGRAMS	ACCOMPLISHMENTS/RESULTS STATUS
	<p><i>Results:</i>, Given the higher proportional number of lower income households in Loyalton as compared to Sierra County, the Voucher system should be revised to assist more Loyalton residents. However, the PCCDC administers this program for several other governments, such as Tehama, Lassen and Plumas Counties, with Tehama County having a much higher poverty rate than Sierra County. PCCDC bases its allocation of Section 8 housing funds on low income needs of the areas served. PCCDC utilizes specific criteria for allocation that cannot be revised through influence the City. The only option would be for the City to, somehow, cease its contractual relationship with PCCDC to provide this service and find service elsewhere. There are no other agencies in the region that could provide this service to Loyalton.</p> <p><i>Status:</i> Omit this program as unfeasible.</p>
<p><b>PROGRAM 6-1-1b:</b> Continue to work with SCCDC to qualify City residents for Section 8- housing assistance. Provide information on the availability of County programs to qualified residents.</p>	<p><i>Accomplishments:</i> The Section 8 Housing Voucher Program for Loyalton is administered by the Plumas County Community Development Commission (PCCDC). There are currently 15 Housing Vouchers allocated to Sierra County, of which very few apply to housing rentals in Loyalton.</p> <p><i>Results:</i> Although the voucher program is not expected to be expanded during the 2014-19 planning cycle, vouchers do become available when a participant either dies or relocates to a different area. PCCDC is currently accepting new applications for vouchers that are then placed on a waiting list. The City should continue to work with PCCDC to provide information on the availability of this program to qualified residents.</p> <p><i>Status:</i> Revise program to add reference to PCCDC's Section 8 program on the City's Website by August, 2015. Also, the City will be providing copies of the Sierra County</p>

29. 2008-14 ACHIEVEMENTS TO GOALS, OBJECTIVES, POLICIES, PROGRAMS	ACCOMPLISHMENTS/RESULTS STATUS
	Resource Guide to the public on the City Website and at City Hall. The Resource Guide includes a section regarding PCCDC's Housing Voucher Program (refer to Revised Program 6-1-1a).
<p><b>OBJECTIVE 6-2:</b> Maximize coordination and cooperation among housing providers and program managers.</p>	
<p><b>POLICY 6-2-1:</b> Reach out to non-profit corporations in the development of affordable housing.</p>	
<p><b>PROGRAM 6-2-1:</b> Work with Federal, State, nonprofit housing organizations, and/or other entities to provide new single-family and multifamily residential units for lower income families including extremely low income residents as needed. Specify procedures as part of Zoning Ordinance revisions to provide reasonable accommodation for persons with disabilities that allow for administrative approval of handicapped accessible features.</p>	<p><i>Accomplishments:</i> 1) The City continues to work with Federal, State, nonprofit housing organizations to encourage development of new housing for lower income families. 2) The City amended the Zoning Code in 2014 to include a new section on Reasonable Accommodation.</p> <p><i>Results:</i> 1) The City's housing development potential is very limited. As shown on Table 23 of this document, the City only has 9.96 acres of available residentially zoned land with a realistic development capacity of 53 dwelling units. The reality is the City has limited resources and attraction to market new affordable housing projects. Focus should be on smaller, self-help housing programs, such as Habitat for Humanity, which can realistically build infill houses for workforce families. 2) The City's Reasonable Accommodation regulations provides administrative approval procedures to allow exceptions to housing development standards to accommodate accessibility for persons with disabilities and persons with developmental disabilities.</p> <p><i>Status:</i> 1) Revise program to work with nonprofit housing organizations, such as Habitat for Humanity to realistically develop workforce housing. 2) Omit program section as the recently adopted Reasonable Accommodation regulations include procedures for accessibility.</p>

**4.2 Goals, Objectives, Policies and Programs:**

The objectives, policies and programs of the 2014-2019 Housing Element are presented in Table 30.

30. 2014-19 GOALS, OBJECTIVES, POLICIES, PROGRAMS	RESPONSIBILITY/FUNDING/TIMING
<p><b>GOAL 1:</b> It is the Goal of the City of Loyalton to concentrate its efforts to increase the availability of permanent housing for all community residents</p>	
<p><b>OBJECTIVE 1-1:</b> Seek assistance under Federal, State, and other programs for eligible activities within the City that address affordable housing needs.</p>	
<p><b>POLICY: 1-1-1:</b> The City will maintain an inventory of vacant residential sites that will be updated annually.</p>	
<p><b>NEW PROGRAM 1-1-1:</b> The City will post the Housing Element Update document on the City’s Website and will reference this as the City’s technical assistance for future affordable housing needs. This document includes the complete residential vacant land inventory. The City will also publish on the City’s Website other related housing information, such as Annual Action Plans and respective notices and have them available immediately upon request at the City Counter.</p>	<p><i>Responsibility:</i> Planning Director as requested by City Council. <i>Funding:</i> General Fund <i>Timeline:</i> The Housing Element will be updated with the vacant land inventory as required by State Housing Law.</p>
<p><b>POLICY 1-1-2:</b> Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state financing.</p>	
<p><b>PROGRAM:</b> Refer to Program 1-1-1</p>	
<p><b>NEW POLICY 1-1-3:</b> Provide incentives to develop more affordable housing.</p>	
<p><b>NEW PROGRAM 1-1-3:</b> In the event the City establishes development impact fees, a fee reduction program shall be established for affordable multiple family housing development.</p>	<p><i>Responsibility:</i> Planning Director. <i>Funding:</i> General Fund <i>Timeline:</i> Immediately</p>
<p><b>POLICY 1-1-3:</b> Consider increased discretionary density bonus and/or an additional incentive that is higher than required by State Law or other incentives to projects providing affordable units (in addition to those required) to receive a density bonus under State law.</p>	

30. 2014-19 GOALS, OBJECTIVES, POLICIES, PROGRAMS	RESPONSIBILITY/FUNDING/TIMING
<p><b>PROGRAM 1-1-4:</b> Continue to implement the City's density bonus ordinance that offers increased discretionary density and/or an additional incentive to affordable housing developments that provide affordable.</p>	<p><i>Responsibility:</i> Planning Director  <i>Funding:</i> General Fund  <i>Timeline:</i> Ongoing</p>
<p><b>OBJECTIVE 1-2:</b> Provide home ownership opportunities whenever possible.</p>	
<p><b>POLICY 1-2-1:</b> Investigate programs that would assist first time homebuyers in purchasing their first home. This policy will be implemented by the following two programs:</p>	
<p><b>PROGRAM 1-2-1:</b> Investigate the possibility of collaborating with other local agencies to secure grant funding and help provide a Homebuyers Down Payment Assistance Program to qualifying lower income families in order to purchase a single-family home in Loyalton. For example, the Plumas County Community Development Commission, located in nearby Quincy, provides a low-income housing rehabilitation program to Plumas County residents. Other housing services are provided to other communities in the vicinity, including Loyalton, such as an energy assistance program for low income families. With appropriate funding, such as from CDBG, this program could be expanded to include down payment assistance to Loyalton.</p>	<p><i>Responsibility:</i> City Council  <i>Funding:</i> CDBG and HOME  <i>Timeline:</i> Investigate possible collaboration with Plumas County Community Development Commission in 2015. Apply for CDBG funding in 2016. If awarded, provide down-payment assistance to three families by 2019.</p>
<p><b>OBJECTIVE 1-3:</b> Encourage the development of housing and programs to assist special needs persons.</p>	
<p><b>POLICY 1-3-1:</b> Assess the need for emergency shelters (This policy is included because as the City grows this will be a problem that will likely materialize and if steps are taken ahead of time, it is an issue that can be much more easily mitigated). This policy will be implemented by the following three programs:</p>	
<p><b>PROGRAM 1-3-1:</b> The City shall provide technical support, such as property and zoning information and grant application assistance to homeless service providers who establish short-term bed facilities for segments of the homeless population including specialized groups such as the mentally ill, and chronically disabled.</p>	<p><i>Responsibility:</i> City Council  <i>Funding:</i> General Fund to provide City Council and staff technical support in outreach efforts. Support homeless providers efforts to secure funding as needed.  <i>Timeline:</i> Ongoing</p>

30. 2014-19 GOALS, OBJECTIVES, POLICIES, PROGRAMS	RESPONSIBILITY/FUNDING/TIMING
<p><b>POLICY 1-3-2:</b> Encourage the provision of housing to single individuals, working poor, homeless, disabled, senior citizens, and others in need of basic safe housing in areas near service providers, public transportation, and service jobs to prevent or reduce the incidence of homelessness by the following program:</p>	
<p><b>REVISED PROGRAM 1-3-2a:</b> The City will ensure that residential development projects are consistent with the goals and policies of the General Plan. To the extent that the City has financial resources, a bi-annual evaluation of the General Plan will comprise the City's monitoring program for the Housing Element. This will include a review of progress toward achieving Housing Element objectives by the City and other responsible agencies and departments-meeting timing and funding commitments for implementing actions, as well as the number of housing units provided or other measurable indicators achieved for each established measure. This will include statutory reporting to the Department of Housing and Community Development regarding annual housing element reporting.</p>	<p><i>Responsibility:</i> Planning Director under direction of the City Council.</p> <p><i>Funding:</i> General Fund</p> <p><i>Timeline:</i> Begin in 2016 and then every other year thereafter.</p>
<p><b>NEW PROGRAM 1-3-2b:</b> The City will continue to ensure that all construction projects requiring building permits comply with the Americans with Disabilities Act (ADA) as provided by the Uniform Building Code. The City will assist property owners and contractors in complying with ADA requirements when retrofit or rehabilitation projects for public, residential or commercial structures.</p>	<p><i>Responsibility:</i> Building Department.</p> <p><i>Funding:</i> General Fund</p> <p><i>Timeline:</i> Ongoing.</p>
<p><b>NEW PROGRAM 1-3-2c:</b> There currently is no publically assisted or public financed housing located in Loyalton's jurisdictional boundaries. However, the Sierra Valley Senior Apartments, located at 100 Hill Street, is a public housing project, and is located adjacent to the City. This complex provides 48 rent restricted units to a number of seniors in the Loyalton community. Lower income seniors in need of this type of housing, are often referred to this project by the City. Those who live at this apartment complex, become part of the Loyalton community, as they have to travel through town to get to their homes and, due to its proximity to the City, they use City services and facilities. The affordability rental restriction for this project expires on October 1, 2018. The City will make efforts to work with Sierra County and the property owner to extend the affordable rental restriction so that this subsidized housing project will not convert to market rate rentals.</p>	<p><i>Responsibility:</i> Planning Director and City Council.</p> <p><i>Funding:</i> General Fund</p> <p><i>Timeline:</i> Send letter from City to Sierra County to encourage efforts by the County to extend Sierra Valley Senior Apartments affordable rental restriction by January, 2017.</p>

30. 2014-19 GOALS, OBJECTIVES, POLICIES, PROGRAMS	RESPONSIBILITY/FUNDING/TIMING
<p><b>POLICY 1-3-3:</b> Ensure that the City building codes and development ordinances comply with the provisions of SB 520 (Chapter 671 of the Government Code).</p>	
<p><b>PROGRAM 1-3-3:</b> Regularly monitor the City's ordinances, codes, policies, and procedures to ensure that they comply with the "reasonable accommodation" for disabled provisions.</p>	<p><i>Responsibility:</i> Planning Director under direction of City Council  <i>Funding:</i> General Fund  <i>Timeline:</i> Ongoing (refer to Program 1-3-2)</p>
<p><b>NEW POLICY 1-3-4:</b> Reserve capacity of City services to accommodate future affordable housing development.</p>	
<p><b>NEW PROGRAM 1-3-4:</b> In accordance with Government Code Section 6558.7, the City will assure priority sewer/water capacity is reserved for future low income housing development per RHNA for the 2014-19 period; 2 equivalent dwelling unit serves for very low and low income households. This program is reflective of new General Plan Land Use Policy RI-5 and new General Plan Health and Safety Element Policies WSI-5 and WWI-5</p>	<p><i>Responsibility:</i> Planning Director and City Engineer  <i>Funding:</i> General Fund  <i>Timeline:</i> Immediately through 2019</p>
<p><b>OBJECTIVE 2-1:</b> Provide the citizens in the City of Loyalton with reasonably priced housing opportunities within the financial capacity of all members of the community.</p>	
<p><b>POLICY 2-1-1:</b> Continue to monitor and revise the development review process as needed to the review of residential development projects.</p>	
<p><b>REVISED PROGRAM 2-1-1:</b> Continue to allow "piggyback" development application process whereby multiple applications are processed concurrently (e.g., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements, where feasible after initial review.</p>	<p><i>Responsibility:</i> Planning Director  <i>Funding:</i> Development Application Fees  <i>Timeline:</i> Ongoing standard practice.</p>
<p><b>REVISED POLICY 2-1-2:</b> Consider the impact on housing affordability of all regulations, fee changes, policies, and development projects. This policy will be implemented by the following two programs:</p>	
<p><b>PROGRAM:</b> Refer to Program 1-1-3</p>	
<p><b>REVISED POLICY 2-1-3:</b> Encourage the development of second dwelling units to provide additional affordable housing opportunities:</p>	



30. 2014-19 GOALS, OBJECTIVES, POLICIES, PROGRAMS	RESPONSIBILITY/FUNDING/TIMING
<p><b>REVISED PROGRAM 2-1-3:</b> The City will actively encourage and promote the development/utilization of second dwelling units where appropriate in the design and construction of projects. The City shall produce information identifying and promoting second units as an option, and shall post notices on the City's web site notifying residents about second units and that assistance is available to those wishing to pursue a second unit dwelling unit.</p>	<p><i>Responsibility:</i> City Council, Planning Director and other City staff</p> <p><i>Funding:</i> General Fund</p> <p><i>Timeline:</i> Ongoing</p>
<p><b>OBJECTIVE 2-2:</b> Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state housing programs/grants.</p>	
<p><b>POLICY 2-2-1:</b> Ensure that the development community (both non-profit and for profit) is aware of the housing programs and technical assistance available from the City.</p>	
<p><b>PROGRAM</b> Refer to Program 1-1-1</p>	
<p><b>GOAL 3:</b> Provide and Maintain an Adequate Supply of Sites for the Development of New Affordable Housing.</p>	
<p><b>OBJECTIVE 3-1:</b> Provide information to for-profit and non-profit developers and other housing providers on available vacant land.</p>	
<p><b>POLICY 3-1-1:</b> Monitor and update the inventory of vacant land.</p>	
<p><b>REVISED PROGRAM 3-1-1:</b> Update the inventory of vacant land whenever a new occupancy permit is issued for a new housing unit or on an annual basis (whenever there more than one housing unit constructed during the year). The vacant land inventory update, when prepared, shall be posted on the City's Website.</p>	<p><i>Responsibility:</i> Planning Director and City Clerk</p> <p><i>Funding:</i> General Fund</p> <p><i>Timeline:</i> Commencing January, 2016</p>
<p><b>OBJECTIVE 3-2:</b> Continue to provide opportunities for mixed-use developments by following the two policies below:</p>	
<p><b>POLICY 3-2-1:</b> Encourage developers and existing owners to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.</p>	
<p><b>REVISED PROGRAM 3-2-1:</b> Require all Specific Plans and Development Agreements to establish land use policies, implementation programs, and funding responsibilities in proportion to the size of the project, to achieve the City's Housing Element Goals and</p>	<p><i>Responsibility:</i> Planning Director and City Council</p> <p><i>Funding:</i> Development Fees that defray the City's costs for processing Specific Plans and</p>

30. 2014-19 GOALS, OBJECTIVES, POLICIES, PROGRAMS	RESPONSIBILITY/FUNDING/TIMING
Objectives. Projects that exceed ten housing units should incorporate an affordable housing component that is reflective of the current RHNA.	Development Agreements. <i>Timeline:</i> Immediate and ongoing.
<b>POLICY 3-2-2:</b> To ensure the development of housing that has, to the extent possible, a support structure of shopping, services, and jobs within easy access.	
<b>OBJECTIVE 3-3:</b> Encourage balanced growth by following the two policies below:	
<b>POLICY 3-3-1:</b> Achievement of a balanced residential community through integration of low and moderate-income housing throughout the City, and the adequate dispersal of such housing to avoid over concentration in any particular neighborhood.	
<b>NEW PROGRAM 3-3-1:</b> Investigate the possibility of collaborating with other local agencies to secure grant funding and provide a low income homeowners housing rehabilitation program for Loyalton. The Plumas County Community Development Commission (PCCDC), located in nearby Quincy, provides a low-income housing rehabilitation program to Plumas County. Other housing services are provided to other communities in the vicinity, including Loyalton, such as an energy assistance program for low income families. PCCDC has indicated an interest in exploring this opportunity with Loyalton. With appropriate funding, such as from CDBG, this program could be expanded to include Loyalton, for the purpose of providing low and/or deferred interest loans to low income homeowners for improving their homes.	<i>Responsibility:</i> City Council <i>Funding:</i> CDBG and HOME <i>Timeline:</i> Investigate possible collaboration with Plumas County Community Development Commission in 2015. Apply for CDBG funding in 2016. If awarded, provide funding for rehabilitating three houses by 2019.
<b>REVISED POLICY 3-3-2:</b> Preserve and protect residentially zoned sites needed to accommodate residential development consistent with the City of Loyalton RHNA.	
<b>PROGRAM</b> Refer to Program 3-1-1 regarding maintaining a vacant land inventory and Program 3-2-1 regarding inclusionary housing.	
<b>OBJECTIVE 3-4:</b> Provide a sufficient amount of zoned land to accommodate development for all housing types and income levels.	

30. 2014-19 GOALS, OBJECTIVES, POLICIES, PROGRAMS	RESPONSIBILITY/FUNDING/TIMING
<p><b>REVISED POLICY 3-4-1:</b> Monitor the amount of land zoned for all types of housing and initiate zone changes if necessary to assure no R-2 Zoned properties are downzoned without compensatory re-zoning of other property to achieve the minimum General Plan density requirements of 16 units per acre.</p>	
<p><b>PROGRAM</b> Refer to Program 3-1-1</p>	
<p><b>GOAL 4:</b> Preserve, Rehabilitate, and Enhance Existing Housing and Neighborhoods.</p>	
<p><b>OBJECTIVE 4-1:</b> Preserve existing neighborhoods.</p>	
<p><b>REVISED POLICY 4-1-1:</b> Protect existing stabilized residential neighborhoods by assisting low income homeowners to repair and rehabilitate their homes.</p>	
<p><b>PROGRAM</b> Refer to New Program 3-3-1 regarding establishing a housing rehabilitation program for Loyalton.</p>	<p><i>Responsibility:</i> City Council  <i>Funding:</i> CDBG and HOME  <i>Timeline:</i> Investigate possible collaboration with Plumas County Community Development Commission in 2015. Apply for CDBG funding in 2016. If awarded, provide funding for rehabilitating three houses by 2019.</p>
<p><b>NEW PROGRAM 4-1-1:</b> The City will encourage the production of market-rate rental and ownership housing for moderate- and above moderate-income households through its land development policies.</p>	<p><i>Responsibility:</i> Planning Director and City Council  <i>Funding:</i> General Fund  <i>Timeline:</i> Begin immediately for the production of two new moderate and above moderate income housing units in accordance with RHNA by June, 2019.</p>
<p><b>REVISED POLICY 4-1-2:</b> Maintain a code enforcement to address unsafe housing.</p>	
<p><b>REVISED PROGRAM 4-1-2a:</b> Continue to seek grant funding to support an enhanced Code Enforcement Program.</p>	<p><i>Responsibility:</i> Planning Director  <i>Funding:</i> General Fund  <i>Timeline:</i> Ongoing</p>

30. 2014-19 GOALS, OBJECTIVES, POLICIES, PROGRAMS	RESPONSIBILITY/FUNDING/TIMING
<p><b>REVISED PROGRAM 4-1-2b:</b> Maintain operation of a housing inspection program through the Plumas County Community Development Commission (PCCDC). Under the program, a code enforcement officer is designated to systematically/annually inspect all Section 8 rental housing and apartments and to issue reports on conditions in violation of current Health and Safety Codes. Where necessary work is extensive, implement an established rehabilitation program to correct the deficiencies.</p>	<p><i>Responsibility:</i> City and PCCDC  <i>Funding:</i> Section 8 Housing Program  <i>Timeline:</i> Ongoing</p>
<p><b>POLICY 4-1-3:</b> Promote energy conservation activities in all residential neighborhoods.</p>	
<p><b>REVISED PROGRAM 4-1-3:</b> The City will promote several current ongoing energy conservation programs offered to Loyalton residents, including the Home Energy Assistance Program and the free Home Weatherization Improvement Program (provided by the Plumas County Community Development Commission) and the Energy Rate Reduction Program (provided by PG&amp;E). Promotion will include posting these programs on the City Website, providing program brochures at City Hall to the public and at public meetings.</p>	<p><i>Responsibility:</i> City staff and City Council  <i>Funding:</i> General Fund  <i>Timeline:</i> Website posting and copies of information made available to the public at City Hall commencing August, 2015.</p>
<p><b>OBJECTIVE 4-2:</b> Maintain, preserve and rehabilitate the existing housing stock in the City of Loyalton.</p>	
<p><b>POLICY 4-2-1:</b> Provide technical and financial assistance to eligible homeowners and residential property owners to rehabilitate existing dwelling units through grants or low interest loans. To the extent possible, housing rehabilitation funds should be used first to correct health and safety code violations. This policy will be implemented by the three programs below:</p>	
<p><b>PROGRAM</b> Refer to Program 3-3-1</p>	
<p><b>REVISED PROGRAM 4-2-1:</b> If the City obtains grant funding and establishes a Housing Rehabilitation Program during this planning cycle, the rehabilitation program should be closely coordinated with the City's Code Enforcement Program.</p>	<p><i>Responsibility:</i> Planning Director and City Council  <i>Funding:</i> CDBG, HOME and/or USDA  <i>Timeline:</i> If the City is able to secure a grant in 2016, this program should begin funding in 2017 for three rehabilitated houses during the 2014-19 planning cycle.</p>

30. 2014-19 GOALS, OBJECTIVES, POLICIES, PROGRAMS	RESPONSIBILITY/FUNDING/TIMING
<p><b>POLICY 4-2-2:</b> Provide financial assistance to all eligible homeowners to rehabilitate existing dwelling units through low interest or deferred loans.</p>	
<p><b>PROGRAM</b> Refer to Program 3-3-1</p>	
<p><b>GOAL 5:</b> Provide Housing Free From Discrimination.</p>	
<p><b>OBJECT 5-1:</b> Eliminate housing discrimination.</p>	
<p><b>REVISED POLICY 5-1-1:</b> Support fair housing and equal housing opportunity laws.</p>	
<p><b>REVISED PROGRAM 5-1-1a:</b> Maintain fair housing information at the City for distribution to the public at City Hall and post this information on the City's Website. This includes details on the City's Reasonable Accommodation regulations.</p>	<p><i>Responsibility:</i> City Clerk  <i>Funding:</i> General Fund  <i>Timeline:</i> Posting information, including details on the City's Reasonable Accommodation regulations on the City's Website by August, 2015.</p>
<p><b>REVISED PROGRAM 5-1-1b:</b> Implement the City's Reasonable Accommodation regulations and procedures for addressing complaints regarding housing discrimination.</p>	<p><i>Responsibility:</i> Planning Director  <i>Funding:</i> General Fund  <i>Timeline:</i> Ongoing</p>
<p><b>GOAL 6:</b> Encourage and Enhance Coordination</p>	
<p><b>REVISED OBJECTIVE 6-1:</b> Assist the Plumas County Community Development Commission to meet the growing demand for public housing units and rental assistance through the voucher programs.</p>	
<p><b>REVISED POLICY 6-1-1:</b> Continue to support the efforts of the Plumas County Community Development Commission in its administration of certificates and vouchers.</p>	
<p><b>REVISED PROGRAM 6-1-1:</b> Post a link on the City's Website for the Sierra County Resource Guide and provide copies of the Guide at City Hall for public review. The Guide includes information on Plumas County Community Development Commission's Section 8 Housing Voucher Assistance Program serving Loyalton residents.</p>	<p><i>Responsibility:</i> City Clerk  <i>Funding:</i> General Fund  <i>Timeline:</i> Post on City Website by August, 2015</p>
<p><b>OBJECTIVE 6-2:</b> Maximize coordination and cooperation among housing providers and program managers.</p>	

30. 2014-19 GOALS, OBJECTIVES, POLICIES, PROGRAMS	RESPONSIBILITY/FUNDING/TIMING
<b>POLICY 6-2-1:</b> Reach out to non-profit corporations in the development of affordable housing.	
<b>REVISED PROGRAM 6-2-1:</b> Work with Federal, State, nonprofit housing organizations, and/or other entities that target smaller scale residential infill projects, such as Habitat for Humanity, to provide new single-family and multifamily residential workforce housing units for lower income families including extremely low income residents as needed.	<i>Responsibility:</i> Planning Director and City Council <i>Funding:</i> General Fund <i>Timeline:</i> Develop strategy to outreach to specialized non-profit developers by December, 2015. Develop at least two new workforce housing units by June, 2019.

### 4.3 Quantified Objectives

The purpose of this section is to establish quantified objectives to meet the City’s share of the Regional Housing Needs Allocation (RHNA). It is important to recognize the quantified objectives do not represent a ceiling on development, but rather a target goal based on needs, resources, and constraints.

The housing element process begins with the California Department of Housing and Community Development (HCD) allocating a region's share of the statewide housing need to Sierra Planning Organization (SPO) through what is known as the Regional Housing Need Determination. This determination is based on Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. SPO then further revised the allocations and developed the Regional Housing Needs Plan (RHNP). The RHNP identifies the number of dwelling units, including the number of affordable dwelling units, by income group, that Loyalton and Sierra County must accommodate for between June 1, 2014 and June 30, 2019. According to the RHNP Plan, 4 new housing units are allocated to the City of Loyalton (refer to Table 31). Two of the allocated housing units are intended to be developed at densities and prices affordable to very low- and low-income households.

Loyalton’s Housing Element must demonstrate how it will accommodate the production of these units—the City must show that there is adequate land properly zoned to accommodate its allocation of units and that barriers to the production of dwelling units are minimized or eliminated. The quantified objectives are shown below in Table 32 and they are based on what is financially feasible. The City of Loyalton has established quantified (numerical) objectives for several program categories to provide measurable standards for monitoring and evaluating program achievements. The quantified objectives for the City’s share of Sierra County’s future housing needs and housing construction differ because the housing objective is based on the City’s estimate of the number homes that will actually be constructed, rehabilitated, etc. and affordable to each income group. The future housing needs objective addresses the City’s ability to accommodate housing based on the availability of appropriately zoned vacant and underutilized land, with public services and facilities. These homes may or may not be built depending on market trends and the availability of funding assistance to developers of affordable housing.

<b>31. Regional Housing Needs Allocation 2014-19</b>	
<b>Income Group</b>	<b>Number of Units</b>
Extremely Low	0
Very Low	1
Low	1
Moderate	1
Above Moderate	1
<b>TOTAL</b>	<b>4</b>

<b>32. Quantified Housing Production Objectives (2014-19)</b>						
<b>Production Method</b>	<b>Household Income Affordability Levels</b>					
	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>TOTAL</b>
Regional Share	0	1	1	1	1	4
New Construction	5	1	1	1	1	4
Major Rehabilitation (Estimate CDBG rehab and major remodels)	0	1	1	0	0	2
Minor Rehabilitation (Estimate CDBG rehab and minor remodels)	0	1	1	0	0	2
Weatherization	0	3	2			5
Conservation Mobile Homes	2	2				4

# **City of Loyalton**

## **Housing Element 2014-19**

### **Appendix A**

#### **Public Participation Program**

**PUBLIC PARTICIPATION (ADDITIONAL INFORMATION TO BE COMPLETED AFTER CITY COUNCIL APPROVAL OF DOCUMENT)**

Public participation in preparation of the Housing Element is required under Government Code Section 65588(c). This housing element was developed through the combined efforts of City staff, the City Council, and the City's consultant. Public input was received through a public workshop conducted on August 13, 2014. The City Council offered several comments, but no one from the public made comments.

Subsequently, a public hearing was conducted by the City Council on June 16, 2015. Notices were both e-mailed and sent through the U.S. mail to public agencies. In addition, organizations that represent the interests of low-income and special needs households, or are otherwise involved in the development of affordable housing, were consulted during the preparation of this element as specified above.

To comply with Senate Bill 18, the City consulted the Native American Heritage Commission and various Native American Tribes on the City's list. No comments or requests for consultations were made by any of the tribes on the list.

The draft Housing Element has been available in City Hall and was posted on the City's website for review and comments.

The City will continue to engage the community through the adoption and implementation of the element. The City will make diligent efforts to engage the community in the progress of the housing element implementation, including specifically contacting developers, service providers and other community interests to gather comments, consider them and revise or adjust the housing element and programs as appropriate.

Please refer to all attachments.



## **CITY OF LOYALTON PUBLIC HEARING NOTICE**

**NOTICE IS HEREBY GIVEN** that the City of Loyalton will hold a public hearing during the City Council meeting on Tuesday, June 16, 2015, at 7:00 p.m. at the Loyalton Social Hall, located at 105 Beckwith Street, Loyalton, CA, to consider the following:

- **General Plan Amendment GPA 2014-01  
2014-19 Housing Element Update**

**Project Description:** 5-year update to the City's General Plan Housing Element; a policy document describing existing housing conditions, a review of resources available to facilitate new housing construction and a strategy that addresses goals, policies and programs for Clearlake's housing needs. This project also incorporates some amendments to the Land Use and Safety Elements of the General Plan to insure internal consistency throughout the General Plan.

All interested persons are invited to present testimony on the matter at the meeting, and/or submit written comments prior to the meeting. Copies of the draft document are available for purchase or review at City Hall at 219 Front Street, Loyalton, CA. Additional information may be obtained regarding this matter and you may also request an electronic version of the document by contacting City Planner, John Benoit, at (530) 458-0593 or by e-mail at [johnbenoit@surewest.net](mailto:johnbenoit@surewest.net)

The City of Loyalton does not discriminate in housing or employment on the basis of race, religion, sex, age, national origin, or disability. The location of the public hearing is fully accessible to mobility-impaired individuals.

In compliance with the Americans with Disabilities Act, the City of Loyalton encourages those with disabilities to participate fully in the public hearing process. If you require special accommodations in order for you to attend or participate in this public meeting process, please contact the City Clerk at (530) 993-6750 or by e-mail at [cityofloyalton@digitalpath.net](mailto:cityofloyalton@digitalpath.net) well in advance of the public hearing so that we may make every reasonable effort to accommodate you.

POSTED: June 8, 2015  
By: Kathy LeBlanc  
City Clerk

## **CITY OF LOYALTON PUBLIC HEARING NOTICE**

**NOTICE IS HEREBY GIVEN** that the City of Loyalton will hold a special City Council meeting on Wednesday, August 13, 2014, at 4:00 p.m. at the Loyalton Social Hall, located at 105 Beckwith Street, Loyalton, CA, to consider the following:

- **2014-19 Housing Element Update Workshop**

The purpose of the Housing Element, part of the City's General Plan, is to address existing and future housing needs for all Loyalton residents and economic groups. The City Council will be reviewing the current, 2009-14 Housing Element for any needed changes to update the document to reflect current conditions and needs and is seeking public input for these changes as the City kicks off an update as required by State Law for the next five year planning cycle.

All interested persons are invited to present testimony on the matter at the meeting, and/or submit written comments prior to the meeting. Copies of the draft document are available for purchase or review at City Hall at 219 Front Street, Loyalton, CA. Additional information may be obtained regarding this matter and you may also request an electronic version of the document by contacting City Planner, John Benoit, at (530) 458-0593 or by e-mail at [johnbenoit@surewest.net](mailto:johnbenoit@surewest.net)

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POSTED: August 4, 2014  
By: Kathy LeBlanc  
City Clerk

# CITY OF LOYALTON

## CITY COUNCIL STAFF REPORT

**MEETING OF:** August 13, 2014

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**Subject:** 2014-19 Housing Element Update Workshop

**From:** John Benoit, City Planner



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**Recommended Action:** Housing Element Update: No action taken at this time. Open up the meeting for public comment, consider any comments from the public and offer comments and recommended updates to the document.

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### **BACKGROUND:**

The Housing Element, one of seven State mandated elements that comprise the General Plan, is a policy document that provides an assessment of housing characteristics and needs in the community and establishes programs to improve housing to meet these needs. In accordance with California Government Code Sections 65580-65589, the Housing Element must be updated, generally, every five years. Loyalton's current Housing Element was approved by the State Department of Housing and Community Development ("HCD") for the period 2009-2014.

Also, for the City to access important grants, such as from the Community Development Block Grant Program, the City must have an up-to-date HCD-approved Housing Element. Consequently, the City is pursuing an update of the Housing element for the period 2014-19.

### **DISCUSSION/EVALUATION:**

#### **Background**

With each housing element cycle, HCD allocates projected housing unit needs for each County or Region of Counties to accommodate projected household growth needs for all household income levels. This is then further translated into distributions by the Sierra Planning Organization. The three critical income levels are Very Low, Low, and Moderate (affordable ranges). This allocation is called RHNA or Regional Housing Need Allocation. The current, 2009-2014 RHNA allocation for Loyalton is 12 affordable dwelling units. The current housing element identifies various sites throughout the City that are available for at least this many units for these income categories, in addition to the "Above Moderate Income" category.

The HNA allocation for the 2014-2019 Planning Cycle calls a five-year objective of 3affordable housing units (refer to Table 1 below).

**TABLE 1  
CITY OF LOYALTON REGIONAL HOUSING NEEDS ALLOCATION TARGETS**

Income Category (family of 3)	New Construction Need
Very Low (\$ 0-\$31,650/yr)	1
Low (\$31,651-\$50,650/yr)	1
Moderate (\$50,651-\$64,600/yr)	1
Above Moderate (over \$64,601/yr)	1
<b>TOTAL UNITS</b>	<b>4</b>

**Housing Element Update Public Workshop**

This workshop is being conducted for the purpose of obtaining input from the public and various affected public agencies on housing information and policies contained in the current 2009-14 Housing Element for update to the next 2014-19 planning cycle. This is also an opportunity to review any new information that needs to be updated regarding the City’s housing characteristics and future housing needs and to provide the City Council an opportunity to weigh in on the document and provide the staff/consultant team input on areas in the document that need to be changed to bring it current. Based on these comment, the Housing Element Update consultant, Gary Price, will prepare a draft update to the document.

**Related Zoning Code Amendments**

Concurrently with this Housing Element Update process, Zoning Code was updated to also include changes for compliance with State mandated housing law. Many of these changes also implemented a number of programs identified in the current Housing Element, so the City is in good shape to be completing the Housing Element Update.

**Other General Plan Actions:**

As addressed in the Zoning Code Update and the current Housing Element, the Land Use Element will require some updating to bring minimum higher density residential regulations into consistency with the new Zoning Code. This will include revising the Medium Density Residential Land Use Designation to allow up to 16 units per acre per State requirements. Other minor amendments are expected to be made to create an internally consistent General Plan.

### **Next Steps**

The Council will review the draft, updated housing element. This draft document will then be submitted to HCD for streamline review. Once HCD has reviewed the document and issues comments, the staff/consultant team will coordinate responses to comments and possible document revisions and coordinate a revised housing element draft. The City Council would then conduct a public hearing to consider the draft housing element update to adopt the Housing Element Update. The City would then send the document back to HCD for final approval.

### **ENVIRONMENTAL REVIEW:**

The housing element project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA). However, as a policy document, the initial determination would be that the City finds that the project will not have any potential for any significant environmental effect and, therefore would tentatively conclude that it would be exempt from CEQA in accordance with Sections 15061(b)(3) and 15062 of the CEQA Guidelines (General Rule). The Council and the public is welcome to offer staff comments on the potential environmental impacts the project might generate.

### **RECOMMENDED ACTIONS:**

Housing Element Update: No action taken at this time. Open up the meeting for public comment, consider any comments from the public and offer comments and recommended changes to the document.

### **ATTACHMENTS:**

1. Workshop Presentation Package
2. August 17, 2009, Letter from HCD Approving the 2009-14 Housing Element.
3. 2009-14 Housing Element.



**PUBLIC NOTICE:** The City of Loyalton is conducting an update to the 2009-14 Housing Element. The Housing Element, part of the City's General Plan, is a policy document that addresses existing and future housing needs for all Loyalton residents and economic groups. The State of California requires by law that the Housing Element be updated periodically, generally every four to five years. For this program, the City is updating the document for the 2014-2019 period.

The City conducted a public workshop on the Housing Element Update with the City Council on August 13, 2014. The City Council has also reviewed the Administrative Draft of the Housing Element document during their regular meeting of March 24, 2015. Between August, 2014 and June, 2015, the City has outreached to public agencies and the general public to obtain comments and any feedback concerning this update. The California Department of Housing and Community Development (HCD) conducted initial review of the Administrative Draft and issued a determination that the document is in compliance with all State housing laws. To further comply with State housing law, the City Council needs to adopt the Housing Element document and submit it to HCD for final certification. The Final Draft Housing Element document is now available for any final review and comment. Please refer to:

<http://www.cityofloyalton.com/upload/?action=listfiles>

to download and review the Final Housing Element Update document.

We are requesting any final comments that you have on the draft. Please submit any comments you have on this Final Draft Housing Element document to Kathy LaBlanc by June 10, 2015, at [cityofloyalton@digitalpath.net](mailto:cityofloyalton@digitalpath.net) or by mail to City of Loyalton, P.O. Box 128, Loyalton, CA 96118: Phone Number (530)993-6750 to arrange purchase of a hard copy or for questions.



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**PUBLIC NOTICE:** The City of Loyalton is conducting an update to the 2009-14 Housing Element. The Housing Element, part of the City’s General Plan, is a policy document that addresses existing and future housing needs for all Loyalton residents and economic groups. The State of California requires by law that the Housing Element be updated periodically, generally every four to five years. For this program, the City is updating the document for the 2014-2019 period.



The City has already conducted a public workshop on the Housing Element Update; one with the City Council on August 13, 2014. City staff, in concert with Price Consulting Services, is now in the process of updating the document. The City prepared a public review draft of the 2014-19 Housing Element which is now available for review and comment. Please refer to Loyalton Housing Element Update on this Website to download and review the Housing Element Update. We are requesting any comments that you have on the draft plan and soliciting additional comments that can help improve housing conditions in the City for the future. Please submit any comments you have on the Draft Housing Element document to Kathy LaBlanc by April 30, 2015, at [cityofloyalton@digitalpath.net](mailto:cityofloyalton@digitalpath.net) or by mail to City of Loyalton, P.O. Box 128, Loyalton, CA 96118; Phone Number (530)993-6750 to arrange purchase of a hard copy or for questions.



**WEBSITE PUBLIC NOTICE:** The City of Loyalton is conducting an update to the 2009-14 Housing Element. The Housing Element, part of the City's General Plan, is a policy document that addresses existing and future housing needs for all Loyalton residents and economic groups. The State of California requires by law that the Housing Element be updated periodically, generally every four to five years. For this program, the City is updating the document for the 2014-2019 period.



The City has already conducted a public workshop on the Housing Element Update; one with the City Council on August 13, 2014. City staff, in concert with Price Consulting Services, is now in the process of updating the document. We are requesting any comments that you have on the existing plan and soliciting additional comments that can help improve housing conditions in the City for the future.

Please feel welcome to review the current Housing Element Document at: <http://www.cityofloyalton.com/> Please submit any comments you have on the current Housing Element document to Kathy LaBlanc at [cityofloyalton@digitalpath.net](mailto:cityofloyalton@digitalpath.net) or by mail to City of Loyalton, P.O. Box 128, Loyalton, CA 96118: Phone Number (530)993-6750 to arrange purchase of a hard copy or for questions.

The project team plans to release an updated draft of the document by October or November, 2014 and will post the draft for further public comment on this site. Your comments would be welcomed by September 12, 2014.



## Sample Letter Requesting Comments on Housing Element Update

April 1, 2015

***Re: Draft Housing Element Update 2014-19 for the City of Loyalton***

The City of Loyalton is preparing an update to the City's Housing Element and is seeking your comments on housing issues for the City. The City has prepared a Public Draft of the document that can be reviewed at:

<http://www.cityofloyalton.com/>

Upon request, the City would be happy to supply you with a hard copy of the document for the cost of staff copying. The City will be notifying you of future meetings on the Housing Element Update process, which is anticipated to include public hearing with the City Council.

We would like any comments from you on the Draft document by April 1, 2015. Please submit your comments in writing to

City Clerk  
City of Loyalton  
210 Front St  
Loyalton, CA 96118

Or by e-mail at: [cityofloyalton@digitalpath.net](mailto:cityofloyalton@digitalpath.net)

Please contact this office if you have any questions.

Sincerely,

Kathy Leblanc  
City Clerk

**CITY OF LOYALTON**

**HOUSING ELEMENT UPDATE 2014-19  
PUBLIC DISTRIBUTION LIST**

**August 15, 2014**

Sierra County Chamber of Commerce  
P. O. Box 436  
Sierra City, CA 96125  
Phone: 800-200-4949

Sierra County Planning Department  
101 Courthouse Square  
P. O. Box 530  
Downieville, CA 95936  
(530) 289-3251 phone  
(530) 289-2828 fax

Sierra LAFCO  
101 Courthouse Square  
P. O. Box 530  
Downieville, CA 95936  
(530) 289-3251 phone  
(530) 289-2828 fax

UC Cooperative Extension Plumas Sierra  
Director  
208 Fairgrounds Road  
Quincy, CA 95971  
Phone: (530) 283-6270  
Fax: (530) 283-6088

Tahoe National Forest  
Forest Supervisor  
631 Coyote Street  
Nevada City CA 95959  
530 265-4531

Grant Merrill  
Superintendent  
Sierra-Plumas Joint Unified School District  
P.O. Box 955  
Loyalton, CA 96118  
(530) 993-1660

Tim Gibson  
Agricultural Commissioner  
208 Fairground Road  
Quincy, CA 95971  
(530) 283-6365

Leslie Rogers  
Sierra County Department of Social Services  
P.O. Box 1019  
Loyalton, CA 96118  
(530) 993-6767

Executive Director  
Plumas County Community Development Commission  
P.O. Box 319  
Quincy, CA 95971  
(530) 282-2466

Brett Smith  
Chief Executive Officer  
Sierra Economic Development Corporation  
560 Wall Street  
Suite F  
Auburn, CA 95603  
530-823-4142

California Department of Forestry and Fire Protection  
P.O. Box 944246  
Sacramento, CA 94244-2460  
(916) 445-0351



**Appendix B - City of Loyalton, Housing Market Analysis, Property Sales**

	APN	Sale Date	Doc Stamp	Sales Price	SFR Sq Feet	Garage Sq. Ft.	Lot (Acres)	Grantor	Grantee	Record Number	Situs	Year Built	Bedroom	Bath
	0170760010	2/11/2009	121.00	\$110,000.00	1,148	280	0.16	First Horizon Home Loans	McGee, Lori	2009151839	410 Third St	1925	3	1
	0170460080	4/30/2009	57.90	\$52,637.15	1,031	0	0.07	Dotta	Black, Debra & Dennis	2009152109	706 First Street	1930's	2	1
	0171050070	6/16/2009	74.92	\$68,105.00	1,402	0	0.14	HSBC Bank, USA	Grow, Richard & Marianne	2009152289	602 Lewis Avenue	1910's	4	2
	0171180080	8/21/2009	52.25	\$47,500.00	1,100	0	0.14	Fed Nat Mortg Assoc	Furey, Keir & Patricia	2009152808	202 Alleghany Street	1910's	2	1
	0170460040	9/14/2009	39.05	\$35,500.00	1,443	0	0.17	HSBC Mortgage	Turpin, Gary	2009153040	708 First Street	?	4	1
	0171300610	11/25/2009	100.10	\$91,000.00	1,139	308	0.24	Douglas Morris estate	Mongolo, Madera et al	2009153539	205 Granite Ave	1982	3	1
1	0170300060	3/3/2010	37.95	\$34,500.00	996	500	0.21	Aurora Loan Services	Haug, Robert & Joanne	2010153860	611 Third Street	1937	2	1
2	0171300250	4/5/2010	99.00	\$90,000.00	1,236	437	0.24	Fed Nat Mort Assoc	Rodriguez, Leonard	2010153971	106 Patterson Avenue	1975	3	2
3	0171300560	5/10/2010	121.00	\$110,000.00	1,186	286	0.24	Stone	Scott, Michael	2010154068	106 Granite Avenue	1982	3	2
4	0171300120	6/10/2010	101.20	\$92,000.00	1,177	428	0.24	Fed Nat Mort Assoc	Simerson, Dale	2010154193	108 Taylor Street	1975	3	2
5	0170640030	6/17/2010	142.89	\$129,900.00	1,480	0	0.17	Crews	Ramirez, Nicolas & Maria	2010154218	208 Main St	1890	4	1.5
6	0170210500	7/15/2010	62.15	\$56,500.00	1,604	324	0.32	Duetsche Bank	Vasey, Jeffrey John	2010154309	315 Church St	~ 1940	3	1
7	0171050080	10/27/2010	49.50	\$45,000.00	1,278	180	0.14	Evans	Barker, Steven & Lynda	2010155102	604 Lewis Avenue	~ 1950	3	1
8	0171300550	11/12/2010	42.35	\$38,500.00	1,133	308	0.24	Bank of NY Mellon	Welden, Drew & Lorra	2010155148	104 Granite Avenue	1982	3	2
9	0170240030	11/18/2010	134.75	\$122,500.00	1,264	495	0.31	Fed Home Loan Mort	Dearman, William Jr.	2010155289	312 Church Street	2006	3	2
10	0171300580	1/25/2011	61.05	\$55,500.00	1,184	286	0.24	Citibank, N.A.	Benson, Eileen	2011155529	110 Granite Ave	1982	3	2
11	0171200100	4/4/2011	49.50	\$45,000.00	1,148	308	0.20	U.S. Bank Nat Assoc	Garcia	2011155732	109 Hill Street	1981	3	1
12	0170240130	4/22/2011	68.75	\$62,500.00	1,372	396	0.28	Cayuga	Ashurst, Robert & Leslie	2011155795	304 Church Street	1940	5	2
13	0170620050	5/27/2011	49.50	\$45,000.00	1,260	0	0.17	Fed Nat Mort Assoc	Bauer, Robert & Stefanie	2011155898	126 Main Street	1930's	3	1
14	0171200070	6/23/2011	50.60	\$46,000.00	1,184	286	0.22	Pacifica L 17, LLC	Martinez, Maria Delaluz	20111555961	115 Hill Street	1981	3	2
15	0171020330	7/6/2011	82.39	\$74,900.00	1,208	0	0.14	Smith	Alexander, Leroy	2011156009	509 Mill Street	2007	3	2
16	0170900080	7/12/2011	110.00	\$100,000.00	2,144	0	0.44	Burch	Barney, Joshua & Alicia	2011156036	801 Main St	1920's	3	2.5
17	0170300030	12/5/2011	28.60	\$26,000.00	1,283	740	0.21	G8 Opportunity Fund	Reamer Pension Fund	2011157112	650 Second Street	0	3	1
18	0171300500	2/15/2012	52.25	\$47,500.00	975	264	0.19	Horowitz	Proffer, Bruce & Yevette	2012157391	45 Patterson Circle	1981	2	1
19	0170210120	6/22/2012	61.05	\$55,500.00	952	0	0.20	Bank of America	Thornley / Denning	2012157806	303 & 305 Church Street	1930's	3	1
20	0170210260	7/18/2012	66.00	\$60,000.00	1,879	360	0.33	Fed Nat Mort Assoc	Lopez	2012157920	28 White Street	~ 1965	4	2
21	0170620130	8/15/2012	125.40	\$114,000.00	1,672	400	0.87	Weaver	Macedo, Victor & Lisa	2012158120	101 Granite Avenue	1979	3	2
22	0171020270	8/24/2012	58.91	\$53,550.00	2,157	625	0.10	Bank of New York	Hayes, Jim & Quintanilla, Ana	2012158252	600 Mill Street	1900's	4	2.5
23	0170460060	11/30/2012	66.11	\$60,100.00	872	600	0.22	UC Regents	Fear	2012158975	715 Railroad Avenue	1930's	2	1
24	0170730020	3/27/2013	39.60	\$36,000.00	965	440	0.16	Deutsche Bank	Lefuel, Mary	2013159527	409 Third Street	1930's	2	1
25	0170750060	4/11/2013	33.00	\$30,000.00	2,420	731	0.14	Bank of New York Mellon	Vasey, Jeffrey	2013159576	507 Beckwith Street	1930's	3	2
26	0171300490	4/26/2013	36.30	\$33,000.00	1,064	241	0.16	Fed Nat Mort Assoc	Fear, Bahia	2013159625	49 Patterson Circle	1981	2	1
27	0171300380	4/30/2013	52.25	\$47,500.00	1,100	308	0.25	HUD	Mihic, Olja	2013159633	304 Patterson Avenue	1981	3	1
28	0171030060	5/10/2013	59.40	\$54,000.00	986	543	0.14	Plumas Bank	Edwards Family Liv Trst	2013159664	303 Second Street	~ 1945	2	1
29	0171020010	11/1/2013	154.00	\$140,000.00	2,278	744	0.22	Gilmer	Wardrobe, John & Jason	2013160802	400 Main Street	1930's	3	2
30	0171300150	11/14/2013	107.14	\$97,400.00	1,626	437	0.24	Mumma	Thompson, Jamie	2013160846	207 Patterson Ave	1975	4	2
31	0170740080	11/27/2013	73.70	\$67,000.00	1,828	480	0.14	Fed Home Loan Mort	Lopez, Ariana & Garcia, Aloponio Lopez	2013160968	505 Church Street	1940's	3	2
32	0170900070	4/23/2014	68.75	\$62,500.00	1,440	0	0.27	Alexander	York, Alice	2014161406	11 Alexander Lane	1984	3	1
			Total:	\$2,131,850.00										
			4 year Average	\$66,620.31										
			2009 Total	\$404,742.15										
			2009 Average	\$67,457.03										
			2010 Total	\$718,900.00										
			2010 Average	\$79,877.78										
			2011 Total	\$454,900.00										
			2011 Average	\$56,862.50										
			2012 Total	\$390,650.00										
			2012 Average	\$65,108.33										
			2013 Total	\$504,900.00										
			2013 Average	\$63,112.50										

**Appendix C - City of Loyalton, Housing Rental Market Summary  
Prepared by Price Consulting Services on December 5, 2014**

**Background:** There are no known property management agencies that serve rental units in Loyalton. Therefore, it is difficult to develop precise numbers on actual rental rates according to housing type. However, due to the small number of housing units in Loyalton and working with community representatives who have knowledge of the local housing market, a good understanding of rental market conditions has been developed. Price Consulting Services conducted a survey of rental housing in Loyalton between December 3 and 5, 2014, consisting of a series of phone conversations with realtors and local community members to determine the residential rental market characteristics. Dixon, Sierra Valley and Sierra County Realty responded to a number of questions as well as did Jan Buck, Editor of the Sierra Mountain Messenger, who regularly posts advertisements on rental availability and helps market rental units in Loyalton. Also, PCS met with Jim Rimiter, Manager of the Loyalton Mobile Home Park, to discuss mobile home market characteristic. Results of the survey were then validated by the 2010 Census and summarized as follows.

**Housing Rental Market Summary:** As noted in the 2010 Census, there were 59 renter occupied housing units in Loyalton. Based on the survey, rental market conditions have not significantly changed from 2010. No new housing units were constructed during the 2008-13 planning period. Some of the more affordable rental units for these households consist of the 19 mobile homes and three (3) from the existing six unit apartment building (occupied units), known as the “AJ Misshot Building”. The other two multiple family residential buildings in Loyalton, consist of a tri-plex and a duplex which are vacant and for sale. This leaves 41 units consisting of occupied single family rental units. A summary of rental housing characteristics based on the 2010 Census and the Rental Market Survey is presented in Table 1 below. Several of the mobile homes in Loyalton are in deteriorated condition, several of which have been recently demolished as a result of code enforcement action. Those in mobile home parks range in monthly rental rates of between \$200 and \$350 per month. Three vacant apartments are available for rent (all one bedroom units) for \$550 per month. The 41 single family houses, were presumably rented out by individual homeowners. Vacancy is very limited for these units with only one three bedroom house known to be available for rent (as of December 5, 2014). In fact the 2010 Census indicates that the overall vacancy rate for Loyalton was 21.5 percent. However, about 30 percent of these units are used for seasonal purposes. According to Jan Buck, Sierra Messenger, there are several houses in the community that are owned by residents in Loyalton who choose not to rent their other owned houses and keep them permanently vacant. This is confirmed by the 2010 Census which indicates that over 70 percent (or 59 housing units) of Loyalton’s vacant housing units remain vacant that are not available for rent or occupancy. Most of the single family rental houses in Loyalton consist of smaller two bedroom/one bath homes. This is also supported by the 2010 Census which indicates that over 60 percent of the occupied rental units were two bedroom housing units. Based on the results of the survey, most two-bedroom housing units rent for between \$600 and \$750 per month (average of \$675/month). Larger three bedroom homes rent for between \$800 and \$1,200 per month (average of \$1,000). Results from the survey were confirmed by the 2010 Census which cross references the number of bedrooms by gross rent. (See Table 3). As noted in the Housing Income Analysis below, most all households that rent houses in Loyalton could be considered to be occupied by lower income families as these average rents are considered to be within an affordable range in relation to the median income of Sierra County.

**Table 1**

<b>Rental Housing Characteristic</b>	<b>Number of Units</b>	<b>Average Monthly Rent</b>	<b>Qualifying Income (33% of Income)</b>
Mobile Homes	15	\$275	\$9,900
Multiple Family Homes	3	\$550	\$19,800
Single Family (two bedroom)	22	\$750	\$27,000
Single Family (three bedroom)	19	\$1,000	\$36,000
Total	59	NA	NA

**Assumptions:**

Vacancy Rate for Mobile Homes is 20%-due to some undergoing demolition or code enforcement action. Qualifying Income consists of 33% of annual household income to pay rent.

**Renter Household Income Analysis:** Based on an average household size of three (2010 Census indicates an average household size of 2.4 persons per household), most families who occupy mobile homes in Loyaltan would be considered to have extremely low incomes (\$19,000 or less annual income), most occupying multiple family homes would be considered to have very low incomes (between \$19,001 and \$31,650 annual income), most occupying two bedroom single family units would be conserved to have very low incomes (between \$19,001 and \$31,650 annual income), and most occupying three bedroom single family units would be considered to have low incomes (between \$31,651 and \$50,650). Refer to Table 2 for reference to the State Income Limits for income classifications. From this it can be interpreted that Loyaltan’s rental market provides housing to about 15 extremely low income families, mostly 25 very low income families and about 19 low income families.

**Table 2**

<b>STATE INCOME LIMITS FOR 2014 SIERRA COUNTY<sup>1</sup></b>								
<b>Income Category</b>	<b>Number of Persons in Household</b>							
Area Median Annual Income: \$71,800 per year	1	2	3	4	5	6	7	8
Extremely Low	\$14,800	\$16,900	\$19,000	\$21,100	\$22,800	\$24,500	\$26,200	\$27,900
Very Low Income	\$24,650	\$28,150	\$31,650	\$35,150	\$38,000	\$40,400	\$43,600	\$46,400
Lower Income	\$39,400	\$45,000	\$50,650	\$56,250	\$60,750	\$65,250	\$69,750	\$74,250
Median Income	\$50,250	\$57,450	\$64,600	\$71,800	\$77,550	\$83,300	\$89,050	\$94,800
Moderate Income	\$60,300	\$68,900	\$77,550	\$86,150	\$93,050	\$99,950	\$106,850	\$113,700

<sup>1</sup> State of California, Department of Housing and Community Development, Memorandum Official State Income Limits.

**Table 3**

Table 3-2010 Census –Bedrooms by Gross Rent	
Total:	59
No bedroom:	0
Less than \$200	0
\$200 to \$299	0
\$300 to \$499	0
\$500 to \$749	0
\$750 to \$999	0
\$1,000 or more	0
1 bedroom:	2
Less than \$200	0
\$200 to \$299	0
\$300 to \$499	0
\$500 to \$749	2
\$750 to \$999	0
\$1,000 or more	0
2 bedrooms:	36
Less than \$200	0
\$200 to \$299	0
\$300 to \$499	0
\$500 to \$749	6
\$750 to \$999	16
\$1,000 or more	14
3 or more bedrooms:	21
Less than \$200	0
\$200 to \$299	0
\$300 to \$499	4
\$500 to \$749	3
\$750 to \$999	0
\$1,000 or more	11



# **City of Loyalton**

## **Housing Element 2014-19**

### **Appendix D**

#### **Plumas County Community Development Commission Housing Rehabilitation Program**

## Attention Contractors:

### Contractors' Qualifications

The Housing Rehabilitation staff will maintain a list of all interested contractors who will be kept informed of upcoming bid proposals. All interested contractors must submit a statement of qualifications for approval. All contractors and subcontractors must have a current, valid California Contractor's License and shall provide such proof of insurance as may be required.



**TDD (800) 735-2929**

Refer all questions and complaints regarding disability discrimination to David Keller at:

### Plumas County Community Development Commission

(183 W. Main St.)

P.O. Box 319

Quincy, CA 95971

**(530) 283-2466**

**(800) 993-5399**

## Plumas County Housing Rehabilitation Program



### Low Interest/Deferred Interest Home Repair Loans For Qualifying Households

### Plumas County Community Development Commission

(183 W. Main St.)

P.O. Box 319

Quincy, CA 95971

**(530) 283-2466**

**(800) 993-5399**

[www.plumascdc.org](http://www.plumascdc.org)



# What is The Housing Rehabilitation Program?

The Plumas County Housing Rehabilitation Program:

- Provides low interest, no interest, or deferred payment loans to **eligible homeowners** depending on qualifications.

and...

- Provides low interest loans to **eligible landlords** depending on qualifications.

In order to make **eligible home repairs**.

## What type of loans does the Rehabilitation Program offer?

### Amortized Loan:

A low-interest loan amortized monthly over a period not to exceed 20 years. Applicants may be owner/occupants or owner/investors.

### Deferred Payment Loan:

A low-interest loan requiring no monthly payments. These loans shall be repaid only when the participant either sells or transfers property title, or discontinues residence in the dwelling. Applicants may only be owner occupant.

## Who is an Eligible Home Owner?

A home owner with a qualifying income (see table on next panel).

## Who is an Eligible Landlord?

An owner/investor with tenant(s) who has a qualifying income.

## What type of Home Repairs are eligible?

Home repairs that are severe enough to be a health and safety hazard such as:

- A leaky roof
- Old/unsafe electrical wiring
- Deteriorating siding
- No/partial foundation
- A porch that needs repairs
- Replacement of wood shake roofs

## What about Tax Liens or Delinquent Property Taxes?

Any taxes owed must be paid prior to participation in any of the loan programs.

All loans are made in accordance with Housing Rehabilitation Guidelines.



## What are the Qualifying Income Limits for this Program?

Family Size	Gross Annual Household Income
1	\$31,000 or Less
2	\$35,400 or Less
3	\$39,850 or Less
4	\$44,250 or Less
5	\$47,800 or Less
6	\$51,350 or Less
7	\$54,900 or Less
8	\$58,450 or Less

Certain additional restrictions apply.  
Revised 12/18/13

## How can I apply and find out more about the Rehabilitation Program?

Stop by or call the Plumas County Community Development Commission, 183 W. Main St. in Quincy, (530) 283-2466.

# **City of Loyalton**

## **Housing Element 2014-19**

### **Appendix E**

#### **Sierra County Resource Guide**

# SIERRA COUNTY RESOURCE GUIDE



*Sara Wright*



*LeTina Vanetti*



*LeTina Vanetti*

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**What is this book about?**

The Sierra County Resource Guide is a tool for accessing resources within the county with emphasis on health and medical needs, childcare providers, and emergency preparedness.

This guide is not intended to replace the phonebook or act as an advertising tool or tourist guide. Endorsement or promotion of any particular entity or service is unintended.

**Definitions of RESOURCE:**

- **source of help:** somebody or something that is a source of help or information
- **backup supply:** a reserve supply of something such as money, personnel, or equipment
- **ability to find solutions:** adeptness at finding solutions to problems

This is a living document. There is always a need for changes, updates, and new information. Please call or email corrections and/or additions to LeTina Vanetti at 530-993-6737 or [lvanetti@sierracounty.ca.gov](mailto:lvanetti@sierracounty.ca.gov)

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## ***ALCOHOL / DRUG / MENTAL HEALTH SERVICES***

### **Sierra County Drug and Alcohol Department**

P.O. Box 265

704 Mill Street

Loyalton, CA 96118

General number: 530-993-6746

Loyalton: 530-993-6748

Downieville: 530-289-3711

Email: [drug-alcohol@sierracounty.ca.gov](mailto:drug-alcohol@sierracounty.ca.gov)

Services Include:

D/A Counseling, Inpatient/Outpatient Treatment, and Crisis Intervention Programs

### **Sierra County Mental Health**

P.O. Box 265

704 Mill Street

Loyalton, CA 96118

Loyalton: 530-993-6746

Downieville: 530-289-3711

Email: [mentalhealth@sierracounty.ca.gov](mailto:mentalhealth@sierracounty.ca.gov)

Services Include:

Mental Health Counseling, Family Counseling, Services for Children and Adults, and Psychiatric Services including Medication Management and Crisis Intervention

### **Sierra County Mental Health Advisory Board**

704 Mill Street

P.O. Box 265

Loyalton, CA 96118

Contact: Laurie Marsh, Mental Health Services Act Coordinator

Phone: 530-993-6745

Fax: 530-6759

Email: [lmars@sierracounty.ca.gov](mailto:lmars@sierracounty.ca.gov)

### **Alcoholics / Narcotics Anonymous**

[www.aa.org](http://www.aa.org) or [www.na.org](http://www.na.org)

1-800-662-4357

1-800-237-6237

Sierra County Drug and Alcohol Department can provide a list of area meetings

**IF YOU ARE HAVING A MENTAL HEALTH CRISIS, YOU MAY CALL THE  
LOYALTON OR DOWNIEVILLE MENTAL HEALTH OFFICE.**

**IF IT IS AN EMERGENCY,**

**CALL 9-1-1, or call the Crisis Line: 1-877-435-7137**

**National Suicide Prevention Lifeline: 1-800-273-TALK (8255)**

**[suicidepreventionlifeline.org](http://suicidepreventionlifeline.org)**



## ***CHILD CARE AND OTHER CHILDREN'S PROGRAMS***

### **Sierra County Child Care Council**

313 Rainbow Circle  
Sierra City, CA 96125  
Email: [sierrachildcare@att.net](mailto:sierrachildcare@att.net)  
530-993-1110 or 530-862-1450

### **Sierra Nevada Children's Services**

Child Care Resource and Referral  
105 Beckwith Road  
Loyalton, CA 96118  
530-993-1288

### **Sierra County Health Department**

WIC, Immunizations, CHDP, CCS  
202 Front Street  
Loyalton, CA 96118  
530-993-6700

### **Sierra Kids Child Development Center**

107 Beckwith Road  
Loyalton, CA 96118  
530-993-4391

### **First 5 Sierra**

105 Beckwith Street  
Loyalton, CA 96118  
530-993-4884

## ***WOMEN, INFANTS & CHILDREN***

**Program:** The Women, Infants and Children (WIC) Supplemental Nutrition Program is a federally funded health and nutrition program for:

- Women who are pregnant, breastfeeding, or just had a baby
- Children under 5 years old (including foster children)
- Families with low to medium income (working families may qualify)

### **WIC provides:**

- Special checks to buy healthy foods from WIC-authorized vendors—milk, eggs, bread, cereal, juice, peanut butter, and much more
- Information about nutrition and health to help you and your family eat well and be healthy
- Support and information about breastfeeding your baby
- Help in finding health care and other community services

### **To determine if you qualify or to apply, contact:**

Bré Whitley  
WIC Program Coordinator  
202 Front Street  
Loyalton, CA 96118  
530-993-6700

[www.sierracounty.ca.gov/PH](http://www.sierracounty.ca.gov/PH), Public Health Programs

## ***CHILDREN WITH SPECIAL NEEDS***

### **Sierra County Office of Education**

Special Education Local Plan Area (SELPA) services provided, early intervention, school health, psychologists and counselors, Special Education, Special Education Preschool, and speech and language  
530-993-1660

### **Sierra County Health Department**

Child Health and Disability Prevention Program (CHDP); Well-child care for low income children  
202 Front Street  
Loyalton, CA 96118  
530-993-6700

### **Alta Regional Center**

Coordinates community resources for individuals with developmental disabilities: services across the lifespan  
Truckee office: 530-550-3262

### **High Sierra's Family Services**

Rainbow Early Start / Early intervention and resources  
Cathy Morrell: 530-993-1110

### **Best Consulting**

In-home programs for children, functional communication trainings, parent trainings, life skills, and reduction of behavior problems  
916-448-2050 or 530-583-2057

### **California Children's Services**

Administered through Sierra County Health Department (financial assistance for medical needs / low income / special needs disability children)  
530-993-6701 (ask for CCS)  
[www.dhs.ca.gov/pcfh/cms/ccs](http://www.dhs.ca.gov/pcfh/cms/ccs)

## ***CHURCHES***

### **Assembly of God – Downieville**

114 Main Street #1  
Downieville, CA 95936  
530-289-3125

### **Assembly of God – Loyalton**

803 Main Street  
Loyalton, CA 96118  
530-993-0709

### **Calvary Chapel**

Meets at Loyalton Elementary  
111 Beckwith Road  
Loyalton, CA 96118  
530-993-1877

### **Church of Jesus Christ of Latter Day Saints**

61600 Highway 49  
Loyalton, CA 96118  
530-993-4366

### **Holy Rosary Catholic Church**

613 Fourth Street  
Loyalton, CA 96118  
530-832-5006

### **Immaculate Conception Catholic Church**

Church Street  
Downieville, CA 95936  
530-289-3102

### **Loyalton Community Church**

601 Lewis Avenue  
Loyalton, CA 96118  
530-993-4411

### **Sierraville Community Church**

424 S. Lincoln Street  
Sierraville, CA 96126  
530-994-3708

### **Sierraville Community Parsonage**

401 Main Street  
Calpine, CA 96124  
530-994-3730

### **United Methodist Church**

Locations in Downieville & Sierra City  
343 Commercial Street  
Downieville, CA 95936  
530-289-3140

***CLOTHING FOR PURCHASE***

**Bassett's Station**

100 Gold Lake Road at Hwy 49  
Sierra City, CA 96125  
530-862-1297

**Fox Parlor Gifts & Goods**

221 Main Street  
Sierra City, CA 96125  
530-862-1301

**Loyalton Pharmacy & Flower Shop**

701 Main Street  
Loyalton, CA 96118  
530-993-4343

**Salvation Army**

High Sierra's Family Services  
315 Main Street  
Loyalton, CA 96118  
530-993-1110

**Senior Thrift Store**

302 First Street  
Loyalton, CA 96118  
530-993-1948

**Sierra Valley Feed & Ranch Supply**

Hwy 49 & Hwy 89  
Sierraville, CA 96126  
530-994-3091

**The Shack**

206 Main Street  
Downieville, CA 95936  
530-289-3203

**Tom's Snowmobile & Service**

400 Hwy 49  
Sierra City, CA  
530-862-1128

**Two Rivers Gallery**

310 Main Street  
Downieville, CA 95936  
530-289-2748

***LOCATIONS FOR CLOTHING DONATIONS***

**High Sierra's Family Services**

Winter Coat Closet  
315 Main Street  
Loyalton, CA 96118  
530-993-1110

**Senior Thrift Store**

302 First Street  
Loyalton, CA 96118  
530-993-1948

**The Shack**

206 Main Street  
Downieville, CA 95936  
530-289-3203

## **COMMUNICATIONS**

### **SERVICE PROVIDERS**

- Digitalpath  
Provides wireless Internet access in many areas within Sierra County  
1065 Marauder Street  
Chico, CA 95973  
1-800-676-PATH (7284)  
[www.digitalpath.net](http://www.digitalpath.net)
- Plumas-Sierra Telecommunications  
Satellite internet, Wireless Internet, Broadband Service  
73233 State Route 70  
Portola, CA 96122-7069  
800-221-3474  
[www.psrec.coop](http://www.psrec.coop)
- AT&T High speed Internet  
1-800-288-2020
- Cellular Phone Service:  
West Side of County: partial cellular available (AT&T & Verizon)  
East Side: Verizon Wireless and Cingular/AT&T Wireless
- Succeed.Net  
Wireless DSL Internet Service, DSL, Metro Ethernet, Fiber, T1 Internet Access, and Business IT Services  
1112 I Street, Suite 230  
Sacramento, CA 95814  
530-674-4200  
[www.succeed.net](http://www.succeed.net)
- Spiral  
DSL High-Speed Internet Service, Wireless High-Speed Internet, Accelerated Dial-up Internet, and Professional Web Hosting Services. Discounts for non-profits.  
416 Broad Street  
Nevada City, CA 95959  
530-478-9822  
[www.spiralinternet.com](http://www.spiralinternet.com)

### **Wi-Fi HOT SPOTS**

#### Downieville:

- Health and Human Services  
22 Maiden Lane  
530-289-3711

#### Sierra City:

- Sierra Country Store  
213 Main Street  
530-862-1560

#### Sierraville:

- Smithneck Farms  
107 E. Main Street  
530-320-9907

#### Loyalton:

- Loyalton Library  
511 Main Street  
530-993-1105
- Health and Human Services  
202 Front Street  
530-993-6700

### **PUBLIC COMPUTER ACCESS**

- Loyalton Library  
530-993-1105
- Sierra City Library  
Highway 49  
530-862-0210
- Alliance for Workforce Development - Business and Career Network  
305 S. Lincoln Street  
Sierraville, CA 96126  
530-994-3349

## **DENTISTS**

### **Lee D. Walker, DDS**

703 Main Street  
P.O. Box 678  
Loyalton, CA 96118  
530-993-4728

### **Western Sierra Dental Clinic**

17 Front Street  
P.O. Box 286  
Downieville, CA 95936  
530-289-3199  
[www.wsmcmed.org](http://www.wsmcmed.org)

## **DISABLED CLIENTS**

### **Sierra County Social Services**

202 Front Street  
Loyalton, CA 96118  
530-993-6720

### **Western Sierra Residential Center**

749 Upper Main Street  
Downieville, CA 95936  
Joyce White: 530-289-3250

### **Legal Services of Northern California**

530-823-7560  
1-800-660-6107  
[www.lsnc.net](http://www.lsnc.net)  
*(serving multiple counties,  
including Sierra County)*

### **FREED Center for Independent Living**

2059 Nevada City Hwy, Suite 102  
Grass Valley, CA 95945  
530-477-3333 voice  
530-477-8194 TTY  
530-477-8184 fax  
800-655-7732 Toll Free  
[www.freed.org](http://www.freed.org)

### **Loyalton Senior Center**

302 First Street  
Loyalton, CA 96118  
530-993-4770

### **High Sierra's Family Services**

Family Resource Center  
530-993-1110  
(Rainbow Children's services)

### **IHSS Public Authority**

10879 Donner Pass Road  
Truckee, CA 96161  
866-577-6331  
[www.ns-pa.org](http://www.ns-pa.org)

### **Alta Regional Center**

530-550-3262  
[www.altaregional.org](http://www.altaregional.org)  
*(serving multiple counties,  
including Sierra County)*

### **North Gold Senior Mountaineers**

29190 California 49  
North San Juan, CA 95960  
530-292-9048

***DOCTORS / CHIROPRACTORS / CLINICS***

**Eastern Plumas Health Care—Loyalton Campus**

725 Third Street  
Loyalton, CA 96118  
530-993-1231

**Sierra County Health Department**

Family Planning, Immunizations  
P.O. Box 7 (Public / Environmental Health) 530-993-6700  
P.O. Box 265 (Drug / Alcohol / Mental Health Services) 530-993-6748  
P.O. Box 1019 (Social Services) 530-993-6720  
Loyalton, CA 96118

**Western Sierra Medical Clinic**

17 Front Street  
P.O. Box 286  
Downieville, CA 95936  
530-289-3298  
[www.wsmcmed.org](http://www.wsmcmed.org)

**Dr. Julia Miller, Chiropractor**

702 Main Street  
Loyalton, CA 96118  
Tuesdays and Thursdays, 10 a.m. - 2 p.m.  
775-828-9665

***DOMESTIC VIOLENCE***

**Sierra County Sheriff's Office**

County Wide—911  
Dispatch 530-289-3700

**Victim Witness Program**

County Wide  
Loyalton, CA 96118  
530-993-4617

**Sierra Safe Program**

County Wide  
Rape Crisis Center and Domestic Violence  
**Crisis Line—530-283-4333**  
513 Main Street  
Loyalton, CA 96118  
530-993-1237

## ***FAMILY ACTIVITIES***

### **Boy Scouts of America, Loyalton**

Tim Lysen  
530-993-1183

### **Canyon Ranch Resort LLC**

Ms. Carla Merica  
622 Old Truckee Road, Box 6  
Sierraville, CA 96126  
530-994-1033

### **C&R Guide Services**

Ralph Wood  
19755 Mountain Meadow Court  
Grass Valley, CA 95949  
530-346-7065

### **Cub Scouts**

Brad Smeltzer  
530-993-4452

### **Downieville Library**

Children's programs  
530-289-3544

### **Downieville Outfitters**

114 Main Street  
Downieville, CA 95936  
530-289-0155  
[info@downievilleoutfitters.com](mailto:info@downievilleoutfitters.com)  
[www.downievilleoutfitters.com](http://www.downievilleoutfitters.com)

### **East Sierra Valley Chamber of Commerce**

[www.eastsierravalleychamber.com](http://www.eastsierravalleychamber.com)

### **Friday Night Live Activities**

Activities take place at both the Downieville and Loyalton schools  
Community Outreach Coordinator  
Barbara Weaver - 530-993-6789  
[prevention@sierracounty.ca.gov](mailto:prevention@sierracounty.ca.gov)

### **Girl Scouts**

Cindy Smith  
530-993-1352

### **Loyalton Library**

511 Main Street  
Loyalton, CA 96118  
530-993-1105

### **Mary Johnson, U.S. Professional**

**Tennis Association Pro 1**  
530-289-1333

### **Milton Gottardi Museum**

210 Front Street  
Loyalton, CA 96118  
530-993-6754

### **Mona Trigg, Master Gardener**

Available for consultation at  
Loyalton Library - Wed. 1-5 p.m.  
530-993-1105

### **Reid Horse & Cattle Company**

Russell Reid  
1540 Chandler Road  
Quincy, CA 95971  
530-836-0940

### **Sierraville Recreation Association**

Activities throughout year  
Sarah Wright  
530-994-3622

### **Sierra City Library**

Children's programs  
530-862-0210

### **Sierra County Arts Council**

B.J. Jordan  
P.O. Box 546  
Downieville, CA 95936  
530-289-9822

### **Sierra County Chamber of Commerce**

P.O. Box 436  
Sierra City, CA 96125  
800-200-4949  
[www.sierracountychamber.com](http://www.sierracountychamber.com)

### **Sierra County Historical Society**

100 Kentucky Mine Road  
Sierra City, CA 96125  
530-862-1310

### **Sierra County Literacy**

530-993-1105

### **Sierra Hot Springs**

521 Campbell Hot Springs Road  
Sierraville, CA 96126  
530-994-3773

### **Sierra Valley Little League**

Joel Armstrong, President  
530-993-6089

### **Sierra Valley Roping Club**

Rhonda Grandi  
530-993-4798

### **Tributary Whitewater Tours, LLC**

530-346-6812  
[www.whitewatertours.com](http://www.whitewatertours.com)  
[rafting@whitewatertours.com](mailto:rafting@whitewatertours.com)

### **Trout Unlimited**

Feather River Chapter  
William Copren  
530-994-3376

### **Underground Gold Miners Museum**

356 Main Street  
Alleghany, CA 95910  
530-287-3330

### **Yuba Expeditions**

Downieville Adventure Co.  
208 Main Street  
Downieville, CA 95936  
530-289-3010  
[www.yubaexpeditions.com](http://www.yubaexpeditions.com)

### **4-H Programs:**

Sierra Valley 4-H, Vinton  
Echo 4-H, Loyalton  
Treasure Mtn 4-H, Sierraville  
Lucia Biunno, 4-H Rep.  
University of California  
Cooperative Extension  
Plumas-Sierra Counties  
208 Fairgrounds Road  
Quincy, CA 95971  
530-283-6272



## ***FAMILY DAY CARE HOMES / CENTERS***

### Loyalton

#### **Sierra Kids Child Development Center**

107 Beckwith Road  
P.O. Box 130  
Loyalton, CA 96118  
530-993-4391

#### **Jamie Bennett (FDC)**

728 Roundup Drive  
P.O. Box 411  
Loyalton, CA 96118  
530-993-4498

#### **Christa Ketchum (FDC)**

964 Sierra Brooks Drive  
P.O. Box 812  
Loyalton, CA 96118  
530-993-0226

#### **Shelly Kludt (FDC)**

402 Rancho Circle  
P.O. Box 72  
Loyalton, CA 96118  
530-993-0231

#### **Monique Koch (FDC)**

206 Taylor Avenue  
P.O. Box 52  
Loyalton, CA 96118  
530-993-4335

### Downieville

#### **Barbara O'Donnell (FDC)**

141 River Street  
P.O. Box 624  
Downieville, CA 95936  
530-289-3143

#### **Shelly Fischer (FDC)**

773 Upper Main Street  
P.O. Box 648  
Downieville, CA 95936  
530-289-3146

## ***COMMODITY CENTERS***

#### **Loyalton Senior Center**

302 First Street  
Loyalton, CA 96118  
Mike Leffingwell - 530-993-4770

#### **Western Sierra Residential Center**

749 Upper Main Street  
Downieville, CA 95936  
Joyce White - 530-289-1235

#### **Pike Fire Station**

100 Pike City Road  
Pike, CA 95960  
Jessica Gray - 530-288-0878

#### **Sierra City**

425 Main Street  
Sierra City, CA 96125  
Don Bruechle - 530-862-1307

#### **Alleghany Fire Station**

105 Plaza Court  
Alleghany, CA 95910  
Vicky Tenney - 530-287-3040

## ***FIRE PROTECTION***

### **Downieville Fire Auxiliary**

P.O. Box 645  
Downieville, CA 95936

### **Downieville Volunteer Firefighter Association, DVFA**

P.O. Box 173  
Downieville, CA 95936

### **Sierra County Fire Safe & Watershed Council**

P.O. Box 231  
Downieville, CA 95936  
Irv Christenson  
530-289-3432

## **Volunteer Fire Departments**

### **Alleghany Fire Department**

9-1-1 or 530-289-3333  
105 Plaza Court  
Alleghany, CA 95910

### **Sattley Fire Department**

9-1-1 or 530-994-3344  
P.O. Box 252  
Sierraville, CA 96126

### **Calpine Fire Department**

9-1-1 or 530-289-3700  
129 County Road  
Calpine, CA 96124

### **Sierraville Fire Department**

9-1-1 or 530-994-3344  
102 E. Main Street  
Sierraville, CA 96126

### **Downieville Fire Department**

9-1-1 or 530-289-3333  
321 Main Street  
Downieville, CA 95936

### **Sierra City Fire Department**

9-1-1 or 530-289-3333  
229 Main Street  
Sierra City, CA 96125

### **Loyalton Fire Department**

9-1-1 or 530-993-6751 or  
530-289-3700  
Loyalton, CA 96118

### **Verdi Fire Department**

9-1-1 or 775-345-1241  
155 Bridge Street  
Verdi, NV 89439

### **Pike Fire Department**

9-1-1 or 530-289-3333  
100 Pike City Road  
Pike, CA 95960

## **AMERICAN RED CROSS**

*(see also page 29 for types of services)*

Action Teams are activated when services are requested by the fire department in the event of a single- or multi-family residential fire. To request services, call the Disaster Call Center at:

**855-891-7325**

### **Michelle Perkins**

#### **Disaster Program Manager**

Northeastern Calif. Chapter

2125 E. Onstott Road

Yuba City, CA 95991

530-673-1460 Direct

530-401-0538 Cell

### **Trisha Johnson**

#### **Assistant Disaster Program Officer**

American Red Cross

Capital Region Chapter

1565 Exposition Boulevard

Sacramento, Ca 95815

916-993-7089 Direct

916-993-7094 Fax

[Trisha.johnson@redcross.org](mailto:Trisha.johnson@redcross.org)

<http://redcrosscrc.org>

### **Robin Friedman**

#### **Regional Disaster Program Officer**

American Red Cross

Capital Region

1565 Exposition Boulevard

Sacramento, CA 95815

916-993-7079 Direct

916-764-5746 Cell

## **FOOD—GROCERS**

### **Bassett's Station**

100 Gold Lake Road at Hwy 49

Sierra City, CA 96125

530-862-1297

### **Leonard's Market**

606 Main Street

Loyalton, CA 96118

530-993-4397

### **Downieville Grocery**

101 Sunnyside Drive

Downieville, CA 95936

530-289-3596

### **Sierraville Service & Country Store**

126 S. Lincoln Street

Sierraville, CA 96126

530-994-3387

### **Downieville Motors**

114 Main Street

P.O. Box 6

Downieville, CA 95936

530-289-1100 - gas / mini mart

530-289-3230 - car repair / towing

### **Sierra Country Store**

213 Main Street

Sierra City, CA 96125

530-862-1560

### **Indian Valley Outpost**

4601 Highway 49

Camptonville, CA 95922

530-289-3037

### **White's Sierra Station**

508 Main Street

Loyalton, CA 96118

530-993-1212

## ***FOOD—RESTAURANTS***

### **Covoteville Café**

15921 Hwy 49  
Downieville, CA 95936  
530-289-1820

### **La Cocina de Oro**

322 Main Street  
Downieville, CA 95936  
530-289-3584

### **Red Moose Café**

224 Main Street  
Sierra City, CA 96125  
530-862-1502

### **Downieville Grocery**

101 Sunnyside Drive  
Downieville, CA 95936  
530-289-3596

### **Los Dos Hermanos**

101 S. Batelle Street  
Sierraville, CA 96126  
530-994-1058

### **Rhonda's Lil' Frosty**

(seasonal)  
319 Main Street  
Loyalton, CA 96118  
530-993-1192

### **Downieville Mountain**

#### **Bakery** (seasonal)

105 Commercial Street  
Downieville, CA 95936  
530-289-6007

### **Loyalton Food Bank**

High Sierra's Family  
Services  
Family Resource Center  
315 Main Street  
Loyalton, CA 96118  
530-993-1110  
530-993-4411 - after 5pm

### **Sardine Lake Resort**

(seasonal)  
530-862-1196

### **Gold Lake Lodge** (seasonal)

7000 Gold Lake Road  
Graeagle, CA 96103  
530-836-2350

### **Loyalton Senior Center**

302 First Street  
Loyalton, CA 96118  
530-993-4770  
Weekday lunches.

### **Smithneck Farms**

107 E. Main Street  
Sierraville, CA 96126  
530-320-9907

### **Golden West Saloon & Restaurant**

711 Main Street  
Loyalton, CA 96118  
530-993-4467

### **Mountain Creek**

#### **Restaurant** (seasonal)

225 Main Street  
Sierra City, CA 96125  
530-862-1171

### **The Sierraville Kitchen**

101 E. Main Street  
Sierraville, CA 96126  
530-994-3400

### **Grubstake Saloon** (seasonal)

315 Main Street  
Downieville, CA 95936  
530-289-0289

### **Two Rivers Café**

118 Main Street  
Downieville, CA 95936  
530-289-3540

### **Herrington's Sierra Pines**

#### **Resort** (seasonal)

104 Main Street  
Sierra City, CA 96125  
530-862-1151

### **Old Sierra City Hotel**

212 Main Street  
Sierra City, CA 96125  
530-862-1300

### **Western Sierra Food Bank**

Contact Western Sierra  
Medical Clinic  
530-289-3298

### **Packer Lake Lodge**

#### (seasonal)

The Lakes Basin  
530-862-1221

### **White's Sierra Station**

508 Main Street  
Loyalton, CA 96118  
530-993-1212

## ***WELLNESS BUSINESSES***

Massage Therapy:

### **Kristy Folsom**

La Sierra Beauty Boutique  
309 Main Street  
Downieville, CA 95936  
530-289-3504

### **Lila Heuer**

My Sisters Cottage  
207 Main Street  
Sierra City, CA 96125  
530-862-1505

### **Lola Garza**

Mountain Feather Massage  
Loyalton and Reno offices  
530-993-4852

## ***OTHER BUSINESSES AND CLUBS IN SIERRA COUNTY***

### **Bucks TV and Appliance**

530-249-0191

### **Calif. Land / Campground Mgmt.**

530-322-1181

### **Downieville Motors**

114 Main Street  
Downieville, CA 95936  
530-289-3230 - car repair / towing  
530-289-1100 - gas / mini mart

### **East Sierra Valley Chamber of Commerce**

P.O. Box 355  
702 Main Street  
Loyalton, CA 96118  
530-993-4337

### **Gone Batty / Harvey Farms, Anna Harvey**

6780 Harvey Ranch Road  
Calpine, CA 96124  
530-994-3617  
Email: [harvey5cvsb@ad.com](mailto:harvey5cvsb@ad.com)

### **Hair Faire**

703 Main Street  
Loyalton, CA 96118  
530-993-4678

### **Jan Koettel Realty / Notary Public**

221 Main Street  
Sierra City, CA 96125  
530-862-9009

### **Sierra County Historical Society**

P.O. Box 294  
Sierraville, CA 96126

### **Kentucky Mine and Museum**

100 Kentucky Mine Road  
Sierra City, CA 96125  
530-862-1310

### **KT Hay & Cattle Co.**

62011 Highway 49  
Loyalton, CA 96118  
530-993-1045

### **Linda Beeson Income Tax & Bookkeeping Services**

530-993-4916

### **Downieville Lions Club**

Liz Fisher  
530-289-3632  
Downieville, CA 95936

### **Country Gentleman Barber Shop**

701 Main Street  
Loyalton, CA 96118  
530-993-4511

**OTHER BUSINESSES AND CLUBS IN SIERRA COUNTY CONT.**

**Loyalton Mobile Estates**

205 Hill Street  
Loyalton, CA 96118  
530-993-4001

**Loyalton Pharmacy & Flower Shop**

701 Main Street  
Loyalton, CA 96118  
530-993-4343

**Mobile Notary Services**

Joni M. Ostrom, Notary Public  
530-862-1475

**Notary Public Service**

Mary K. Potter  
530-289-0289

**Old Schoolhouse Vacation Rental**

418 Main Street  
Sierra City, CA 96125  
530-862-1195, 530-862-1161  
[oldsierracityschoolhouse@aol.com](mailto:oldsierracityschoolhouse@aol.com)

**Red Pony**

101 Main Street  
Sierraville, CA 96126  
530-906-2181

**Rotary Club of Loyalton**

530-993-4405  
Loyalton, CA 96118

**Griffin Plumbing**

530-994-3212

**Sierra County Arts Council**

B.J. Jordan  
212 Main Street  
Downieville, CA 95936  
530-289-9822

**Sierra Valley Feed & Ranch Supply**

101 E. Main Street  
Sierraville, CA 96126  
530-994-3091

**Sierra Hardware**

305 Main Street  
Downieville CA 95936  
530-289-3582

**Sierra Hot Springs & Globe Hotel**

521 Campbell Hot Springs Road  
Sierraville, CA 96126  
530-994-3773

**Sierra Valley Home Center**

411 Main Street  
Loyalton, CA 96118  
530-993-4331

**Sierra Valley Realty**

Kathy Freschi  
P.O. Box 65  
Calpine, CA 96124  
530-994-3788

**Timberline Auto Parts & Power  
Equipment**

712 Main Street  
Loyalton, CA 96118  
530-993-4990

**Tom's Snowmobile & Service**

400 Highway 49  
Sierra City, CA 96125  
530-862-1128

**Wells Fargo Bank**

326 Main Street  
Downieville, CA 95936  
530-289-3204

## ***HAM RADIO OPERATORS***

HAM (amateur) radios can play an extremely important role in emergencies, because they provide a method of communication when cell phones and other communication channels fail. HAM radios can be used to keep the community informed or to get extra assistance in the event of a disaster.

Sierra County residents are encouraged to take their amateur radio license exam, as those listed below have done, so they can help their neighbors and communicate with others in extreme circumstances.

For information call Lee Brown in the Sierra County Office of Emergency Services at 530-289-2850.

<p><b><u>Alleghany</u></b></p> <ul style="list-style-type: none"> <li>• Jan Sticha, WA6HWT</li> </ul> <p><b><u>Calpine</u></b></p> <ul style="list-style-type: none"> <li>• William Harnach, KI6YUP 530-994-3464</li> <li>• Sandra Kendall, KK6CJJ 530-994-3710</li> <li>• Beverly Mitchell, KK6CJM 530-994-3532</li> <li>• John Mitchell, KK6CJL 530-994-3532</li> </ul>	<p><b><u>Camptonville</u></b></p> <ul style="list-style-type: none"> <li>• David Bozzo, KE6MCP</li> </ul> <p><b><u>Pike City</u></b></p> <ul style="list-style-type: none"> <li>• Timothy Kloos, KF6PAK</li> </ul> <p><b><u>Sierraville</u></b></p> <ul style="list-style-type: none"> <li>• Quentin Youngblood, KB5ZDL 530-836-1201</li> </ul>	<p><b><u>Loyalton</u></b></p> <ul style="list-style-type: none"> <li>• Gregory Andral, AA7GT 530-993-1550</li> <li>• Nancy Schlefstein, N5NRN 530-913-9218</li> <li>• Scott Schlefstein, N5TEN 530-913-9218 *Contact for local repeater information</li> </ul>
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## ***HEALTH INSURANCE / PROGRAMS / LEGAL ASSISTANCE***

### **California Children's Services**

916-327-1400

[www.dhs.ca.gov/pcfh/cms/ccs](http://www.dhs.ca.gov/pcfh/cms/ccs)

### **California Healthy Families**

1-800-880-5305

### **Community Assistance Program**

Prescription Discount Cards

251-402-5584

[www.caprprogram.org/jdaniel](http://www.caprprogram.org/jdaniel)

### **Sierra County Public Health**

202 Front Street

Loyalton, CA 96118

530-993-6701

[www.sierracounty.ca.gov/PH](http://www.sierracounty.ca.gov/PH)

### **Legal Services of Northern California**

530-823-7560

916-551-2150

[www.lsn.net](http://www.lsn.net)

### **Sierra County Social Services & Eligibility**

Programs include: *Cal Works, Cal Fresh*

*(Food Stamps), Medi-Cal, County Medical Services Program, Foster Care, Welfare to Work, and General Relief*

202 Front Street

Loyalton, CA 96118

530-993-6720

### **Affordable Healthcare**

1-800-300-1506

[www.coveredca.com](http://www.coveredca.com)

## ***MEDIA***

### **Sierra Booster**

P.O. Box 8  
Loyalton, CA 96118  
530-993-4379

### **Mountain Messenger**

P.O. Drawer A  
Downieville, CA 95936  
530-289-3262

### **Sierra County Prospect**

[www.sierracountyprospect.com](http://www.sierracountyprospect.com)

### **Portola Reporter**

133 W. Sierra Avenue  
Portola, CA 96122  
530-832-4646

## ***HELICOPTER MEDICAL TRANSPORT MEMBERSHIP***

### **Calstar**

(888) 207-LIFE (5433)  
[www.calstar.org](http://www.calstar.org)

### **Care Flight**

775-858-5700  
[www.care-flight.com](http://www.care-flight.com)

### **Enloe Flight Care**

530-332-6774  
[www.enloe.org](http://www.enloe.org)

### **Reach for Life**

800-338-4045  
[reachair.com](http://reachair.com)

## ***HIV SERVICES***

### **Sierra County Health Department**

P.O. Box 7  
202 Front Street  
Loyalton, CA 96118  
530-993-6701  
[www.sierracounty.ca.gov](http://www.sierracounty.ca.gov)

## ***HOUSING / SECTION 8***

### **Plumas County Community Development Commission (PCCDC)**

Housing Assistance Programs  
183 W. Main Street  
Quincy, CA 95971  
530-283-2466 / 1-800-993-5399  
*(or pick up an application at the local  
Social Services Office)*  
[www.plumascdc.org](http://www.plumascdc.org)  
[www.hcd.ca.gov](http://www.hcd.ca.gov)

### **Sierra Valley Senior Apartments**

100 Hill Street  
Loyalton, CA 96118  
530-993-4307  
Email: [sierravalley@cresapts.com](mailto:sierravalley@cresapts.com)



## ***MEDICAL CARE***

### **Eastern Plumas Health Care**

Loyalton Campus  
725 3rd Street  
Loyalton, CA 96118  
530-993-1231

### **Sierra County Health Department**

(not primary or urgent care)  
202 Front Street  
Loyalton, CA 96118  
530-993-6701  
[www.sierracounty.ca.gov](http://www.sierracounty.ca.gov)

### **Loyalton Pharmacy & Flower Shop**

701 Main Street  
Loyalton, CA 96118  
530-993-4343

### **Tahoe Forest Hospice**

10083 Lake Avenue  
Truckee, CA 96161  
530-582-3534

### **Quincy Home Medical Services**

211 Lawrence Street  
Quincy, CA 95971  
530-283-9787

## ***9-1-1 PHONE CALLS***

9-1-1 calls made from cell phones in Sierra County are often routed to larger dispatch centers before being transferred back locally, causing a large delay in getting assistance.

**Specify you are in Sierra County.**

To expedite the handling of an emergency call from your cell phone, call the Sheriff's Office Dispatch in Sierra County, instead of 9-1-1.

**530-289-3700**

## ***AMBULANCE***

- Downieville Ambulance  
9-1-1 or 530-289-3333
- Truckee Ambulance (Nevada Co.)  
9-1-1 or 530-832-4277
- Eastern Plumas Health Care Ambulance (Plumas Co.)  
9-1-1 or 530-832-5700

## ***FREED CENTER FOR INDEPENDENT LIVING***

2059 Nevada City Hwy, Suite 102  
Grass Valley, CA 95945  
530-477-3333 voice  
530-477-8194 TTY  
530-477-8184 fax  
800-655-7732 Toll Free  
[www.freed.org](http://www.freed.org)

- ADRC – The Aging and Disability Resource Connection
- Assistive Technology
- Disability Awareness, Community Education, and ADA Compliance
- Housing Advocacy
- Independent Living Skills
- Information and Referral (I&R)
- Minor Home Repairs & Modifications
- Peer Support
- Systems Change Advocacy
- Transition Assistance
- Youth Services

## ***WESTERN SIERRA MEDICAL CLINIC***

209 Nevada Street  
P.O. Box 286  
Downieville, CA 95936  
Medical Phone: 530-289-3298  
Dental Phone: 530-289-3199 Fax: 530-289-3159  
Office Hours: Mon–Fri 8 a.m. - 5 p.m., On call 24/7.  
[wsmcmed.org](http://wsmcmed.org)

### **Services:**

- Medical
- Dental
- Mobile Health Clinic

### **Mobile Health Clinic**

Mobile Clinic serves Camptonville  
First Tuesday of each month - 10:00 a.m. to 3:00 p.m.

## ***EASTERN PLUMAS HEALTH CARE***

Loyalton Medical Clinic  
725 Third Street  
Loyalton, CA 96118  
Phone: 530-993-1231 Fax: 530-993-4857

Days: Monday, Tuesday, Wednesday, and Thursday  
CLOSED Fridays  
Hours: 9 a.m. - 5 p.m. (with a midday lunch break)

Services/Specialties available:

- Family Practice
- Podiatry
- Dietician Consults

**Lab Draws:** Monday and Wednesday 8:30 a.m. - 12:30 p.m. in the Lab, the main building on 700 Third Street, so patients can avoid driving to Portola or Reno for routine lab tests. Labs are transported to Portola for processing.

## ***LOYALTON SKILLED NURSING FACILITY***

700 Third Street  
Loyalton, CA 96118  
Phone: 530-993-6100 Fax: 530-993-4528

- Licensed for 39 beds
- Personal care and activities
- Visitors / Entertainment / Outings / Spiritual enrichment, if desired
- Pet Therapy
- Speech, Physical, and Occupational Therapy, for those patients who qualify

In addition to long-term care services, they provide therapies and rehabs for post-surgical patients. People who perhaps had a hip replacement or other surgery can recover and get their physical and occupational therapy in Loyalton instead of staying in Reno.

## ***HOSPICE PROGRAM***

Tahoe Forest Hospital  
10083 Lake Avenue  
Truckee, CA 96161  
530-582-3534

***MEETING PLACES***

**Alleghany Fire House**

530-287-3357

**Loyalton Senior Center**

530-993-4770

**Calpine Community Hall**

530-994-3508

530-994-3783

**Loyalton Social Hall**

530-993-6750

**Catholic Church Hall** (Loyalton)

530-832-5006

**Sierraville School**

530-994-3622

**Downieville Community Hall**

Kathy Whitlow

530-289-3126

**Sierra City Community Hall**

530-862-1580

530-862-1297

**Forest City Community Hall**

530-287-3413

**The Golden West** (Loyalton)

530-993-4467

**Goodyears Bar Community Hall**

530-289-3132

530-289-3297

**USFS Sierraville**

530-994-3401

**Loyalton Community Church**

530-993-4411

**Western Sierra Residential Center**

(Downieville)

530-289-1235

***POST OFFICES***

**Alleghany** - 95910  
530-287-3427

**Loyalton** - 96118  
530-993-4471

**Blairsdon/Graeagle (Plumas Co.)** - 96103  
530-836-2352

**Pike/North San Juan** - 95960  
530-292-3303

**Calpine/Sattley** - 96124  
530-994-3508

**Portola (Plumas Co.)** - 96122  
530-832-4202

**Chilcoot/Vinton (Plumas Co.)** - 96105  
530-993-4861

**Quincy (Plumas Co.)** - 95971  
530-283-1690

**Clio (Plumas Co.)** - 96106  
530-836-0201

**Sierraville** - 96126  
530-994-3460

**Downieville** - 95936  
530-289-3575

**Sierra City** - 96125  
530-862-1152

**Goodyears Bar** - 95944  
530-289-3442

## ***PUBLIC PARKS***

### **Alleghany Park**

525 Miners Street  
Alleghany, CA 95910

### **Smithneck Creek Park**

221 Smithneck Creek Road  
Loyalton, CA 96118  
Call Public Works for a use permit:  
530-289-3201

### **Calpine Park**

103 Country Road  
Calpine, CA 96124

### **Sierraville School**

305 S. Lincoln Street  
Sierraville, CA 96126  
530-289-3201

### **Downieville Tennis Court and Community Park**

746 Upper Main Street  
Downieville CA 95936

### **Sierra City Park**

15 Busch Street  
Sierra City, CA 96125

### **Downieville Visitor Center**

170 Main Street  
Downieville, CA 95936

### **Sierra City Visitor Center**

111 Butte Street  
Sierra City, CA 96125

### **Gold Rush Park**

170 Main Street  
Downieville, CA 95936

### **Tin Cup Diggins**

201 Commercial Street  
Downieville, CA 95936

### **Plum Valley Park**

Ridge Road  
Pike, CA 95960

### **Von Schmidt Monument Historic Park**

700 Dog Valley Road  
Verdi, CA 89439

### **Kentucky Mine Historical Park & Museum**

100 Kentucky Mine Road  
Sierra City, CA 96125  
530-862-1310

### **Yuba Theatre / Sierra County Arts Council**

212 Main Street  
Downieville, CA 96936  
530-289-9822

## ***PUBLIC PAYPHONES***

### **Bassett's Station**

100 Gold Lake Road at Hwy 49  
Sierra City, CA 96125

### **Herrington's Sierra Pines Resort**

104 Main Street  
Sierra City, CA 96125

### **Downieville Motors**

114 Main Street  
Downieville, CA 95936

### **Sierra County Health Department**

202 Front Street  
Loyalton, CA 96118

## ***SENIOR SERVICES***

### **IHSS Public Authority**

10879 Donner Pass Road  
Truckee, CA 96161  
866-577-6331  
[www.ns-pa.org](http://www.ns-pa.org)

### **Sierra County Social Services**

202 Front Street  
Loyalton, CA 96118  
530-993-6720

### **Legal Services of Northern California**

530-823-7560  
[www.lsn.net](http://www.lsn.net)  
*(serving multiple counties, including Sierra County)*

### **Sierra Valley Senior Apartments**

100 Hill Street  
Loyalton, CA 96118  
530-993-4307

### **Loyalton Senior Center**

302 First Street  
Loyalton, CA 96118  
530-993-4770

### **Western Sierra Residential Center**

749 Upper Main Street  
Downieville, CA 95936  
530-289-1235

### **North Gold Senior Mountaineers**

29190 California 49  
North San Juan, CA 95960  
530-292-9048

# SIERRA COUNTY GOVERNMENT

## County Board of Supervisors:

*Call the Clerk's office to find out what district you are located.*

Lee Adams  
Supervisor District 1  
530-289-3506  
[supervisor1@sierracounty.ca.gov](mailto:supervisor1@sierracounty.ca.gov)

Peter W. Huebner  
Supervisor District 2  
530-862-1004  
[supervisor2@sierracounty.ca.gov](mailto:supervisor2@sierracounty.ca.gov)

Paul Roen  
Supervisor District 3  
209-479-2770  
[supervisor3@sierracounty.ca.gov](mailto:supervisor3@sierracounty.ca.gov)

Jim Beard  
Supervisor District 4  
530-993-4732  
[supervisor4@sierracounty.ca.gov](mailto:supervisor4@sierracounty.ca.gov)

Scott A. Schlefstein  
Supervisor District 5  
530-993-4900  
[supervisor5@sierracounty.ca.gov](mailto:supervisor5@sierracounty.ca.gov)

Heather Foster—Clerk of the Board  
P.O. Drawer D  
100 Courthouse Square, Suite 11  
Downieville, CA 95936  
530-289-3295

Lee Kirby—Court Administrator  
P.O. Box 476  
100 Courthouse Square, 2nd Floor  
Downieville, CA 95936  
530-289-3698  
[hamilton@sierracourt.org](mailto:hamilton@sierracourt.org)

James Curtis—County Counsel  
100 Courthouse Square, Suite 11  
P.O. Box D  
Downieville, CA 95936  
530-289-3212  
[jcurtis@nccn.net](mailto:jcurtis@nccn.net)

Keith Mahan—Agriculture Commissioner  
208 Fairgrounds Road  
Quincy, CA 95971  
530-283-6365 Fax: 530-283-4210  
[keithmahan@countyofplumas.com](mailto:keithmahan@countyofplumas.com)

Laura Marshall—Assessor (Elected)  
Information Systems Manager  
P.O. Box 8  
100 Courthouse Square, Suite B1  
Downieville, CA 95936  
530-289-3283 Fax: 530 289-2801  
[assessor@sierracounty.ca.gov](mailto:assessor@sierracounty.ca.gov)

Van Maddox—Auditor-Treasurer-Tax Collector (Elected)  
Auditor-Risk Manager-Insurance Division  
P.O. Box 425  
211 Nevada St, 2nd Floor above Clinic  
Downieville, CA 95936  
530-289-3273 Fax: 289-2842  
[auditor@sierracounty.ca.gov](mailto:auditor@sierracounty.ca.gov)

Tex Ritter—Director Sierra Nevada Regional Child Support Services  
P.O. Box 463  
204 Durgan Flat Road, Suite C  
Downieville, CA 95936  
866-901-3212  
[snrdcss@co.nevada.ca.us](mailto:snrdcss@co.nevada.ca.us)

Lawrence Allen—District Attorney (Elected), Public Guardian  
P.O. Box 457  
100 Courthouse Square, 2nd Floor  
Downieville, CA 95936  
530-289-3269  
[districtatt@sierracounty.ca.gov](mailto:districtatt@sierracounty.ca.gov)

Jeffrey Bosworth—Chief Probation Officer  
P.O. Box 67  
100 Courthouse Square, 2nd Floor  
Downieville, CA 95936  
530-289-3277  
[probation@sierracounty.ca.gov](mailto:probation@sierracounty.ca.gov)

Darden Bynum—Director of Health and Human Services  
P.O. Box 7 (Public / Environmental Health) 530-993-6707  
P.O. Box 265 (Drug / Alcohol / Mental Health Services) 530-993-6748  
P.O. Box 1019 (Social Services) 530-993-6720  
Loyalton, CA 96118  
[darden.bynum@sierracounty.ca.gov](mailto:darden.bynum@sierracounty.ca.gov)

Elizabeth Morgan—Environmental Health  
P.O. Box 7  
Loyalton, CA 96118  
530-993-6716  
For messages: 530-993-6700

Tim Beals—Director of Planning and Transportation; Waste Disposal, LAFCO, Local Transportation Commission, County Airport, Sierra Brooks Water System, County Surveyor-County Engineer, County Parks and Recreation, County Plant Maintenance, and Office of Emergency Services  
101 Courthouse Square  
Downieville, CA 95936  
(OES) 530-289-2850  
P.O. Box 530 (Planning and Building) 530-289-3251  
P.O. Box 98 (Road Department and-Transportation) 530-289-3201  
Downieville, CA 95936  
[tbeals@sierracounty.ca.gov](mailto:tbeals@sierracounty.ca.gov)  
[publicworks@sierracounty.ca.gov](mailto:publicworks@sierracounty.ca.gov)

Lee Brown, OES Coordinator  
Office of Emergency Services  
100 Courthouse Square  
Public Works Building  
P.O. Box 530  
Downieville, CA 95936  
530-289-2850  
[scoes@sierracounty.ca.gov](mailto:scoes@sierracounty.ca.gov)

John Evans—Sheriff-Coroner (Elected) & Animal Control  
P.O. Box 66  
100 Courthouse Square, 1st Floor  
Downieville, CA 95936  
530-289-3700 Fax: 530-289-3318  
Loyalton Substation  
61050 Hwy 49  
Loyalton, CA 96118  
530-993-4479  
[johnevans@sierracounty.ca.gov](mailto:johnevans@sierracounty.ca.gov)

Merrill Grant—Superintendent of Schools (Elected)  
P.O. Box 955  
109 Beckwith Road  
Loyalton, CA 96118  
530-993-1660  
[mgrant@spjusd.org](mailto:mgrant@spjusd.org)



## LOYALTON CITY HALL

P.O. Box 128  
210 Front Street  
Loyalton, CA 96118  
530-993-6750  
Days: Monday - Friday  
Hours: 9 a.m. - 3 p.m. (closed 12 - 1 p.m.)

## HIGHWAY PATROL

916-861-1300 - Sacramento  
530-257-9605 - Susanville  
530-582-7500 - Truckee  
Call 911 for emergency

## FISH & GAME

Wildlife Problems  
916-358-1300

## LIBRARIES

Loyalton Library  
530-993-1105

Sierra City Library  
530-862-0210

Downieville Library  
530-289-3544

**American Red Cross** Disaster Action Teams are activated when services are requested by the fire department in the event of a single- or multi-family residential fire. To request services, call the Disaster Call Center at: **855-891-7325**

The American Red Cross is able to provide for the **immediate emergency needs of those displaced individuals which may include food, clothing and a hotel for up to 3 nights**. In the case where approximately 10 families or 20-30 people are involved, the Red Cross may choose to open a shelter. Red Cross Disaster Mental Health services are available for the emotional support of clients, as well as Health Services to assist clients with the replacement of their medications or glasses.

**Canteen** The American Red Cross may also provide canteen services when requested for a larger incident (fire, bus crash, etc.) to provide snacks, water & coffee to utility workers, fire crews, law enforcement, etc.

**Evacuation Center** An Evacuation Center is a temporary center for evacuees who have been displaced due to an incident. This center would not be for overnight use. Clients can receive briefings, get a snack, and find temporary shelter until the incident comes to an end or a decision is made to open a shelter.

**Shelters** A Red Cross shelter is for evacuees who have been displaced overnight by disaster. Red Cross shelters are carefully chosen by the Red Cross in conjunction with Health and Human Services and are capable of serving meals & housing large groups. Red Cross shelters are staffed by Red Cross volunteers and staff including Mental Health Services and Health Services.

**Michelle Perkins**  
Disaster Program Manager  
Northeastern California Chapter  
2125 E. Onstott Road  
Yuba City, CA 95991  
530-673-1460 Office  
530-401-0538 Cell

**Trisha Johnson**  
Assistant Disaster Program Officer  
American Red Cross  
Capital Region Chapter  
1565 Exposition Boulevard  
Sacramento, CA 95815  
916-993-7089 Direct  
916-993-7094 Fax  
[Trisha.johnson@redcross.org](mailto:Trisha.johnson@redcross.org)  
[www.redcrosscra.org](http://www.redcrosscra.org)

**Robin Friedman**  
Regional Disaster Program Officer  
American Red Cross  
Capital Region  
1565 Exposition Boulevard  
Sacramento, CA 95815  
916-993-7079 Phone  
916-764-5746 Cell

***SIERRA COUNTY PUBLIC SCHOOLS***

**Downieville School**

P.O. Drawer B  
130 School Street  
Downieville, CA 95936  
530-289-3473

**Sierra Pass Continuation High School**

P.O. Box 37  
109 Beckwith Road, Building 9  
Loyalton, CA 96118  
530-993-1660 ext. \*847  
Fax: 530-993-0828

**Loyalton Elementary School**

P.O. Box 127  
111 Beckwith Road  
Loyalton, CA 96118  
530-993-4482

**Sierra-Plumas Joint Unified School District**

P.O. Box 955  
109 Beckwith Road  
Loyalton, CA 96118  
530-993-1660

[www.sierracountyofficeofeducation.org](http://www.sierracountyofficeofeducation.org)

**Loyalton High School (7-12)**

P.O. Box 37  
700 Fourth Street  
Loyalton, CA 96118  
530-993-4454

***OTHER EDUCATIONAL OPPORTUNITIES***

**Alliance for Workforce Development**

Business and Career Network  
305 S. Lincoln Street  
Sierraville, CA 96126  
530-994-3349

**CPR / Work Place First Aid Training**

Rae Bell Arbogast  
530-287-3454

**CPR / First Aid / AED Training**

Eastern Plumas Health Care  
Regina Martinez  
530-832-6510

**Sierra County Literacy Program**

P. O. Box 385  
Loyalton, CA 96118  
530-993-1105

**High Sierra's Family Services  
Family Resource Center**

315 Main Street  
Loyalton, CA 96118  
530-993-1110

This is a non-profit agency that provides the following programs and services:

- **Family Outreach Program**, Home visiting.
- **Sierra Safe Kids** (provides car seats, safety training, and bike helmets).
- **Children's Advocacy Center:** Safe haven for children that have been abused. Child-friendly interview room offers a Multi Disciplinary Interview Team the ability to utilize video equipment and microphones to interview children, reducing trauma.
- **Family Wellness:** Survival skills for healthy families.
- **Cooking Classes**
- **Winter Coat Drive** (free gently used coats)
- **RAINBOW Family Support and Resource Network** (advocacy for special needs children 0-3)
- **Emergency Assistance & Salvation Army Fund**
- **Promotes National Child Abuse Prevention Month** activities.
- **Grantee of Sierra County Child Care Council**
- **Northern Nevada Food Bank** (first and third Fridays of every month at 3 p.m.)

**DeMartini House / Wellness Center**

207 Front Street  
Loyalton, CA 96118

Public Health Educator/Tobacco Use Reduction Program: 530-993-6742

Parent Partner: 530-993-6755

Peer Mentor

Community Outreach Coordinator/Drug & Alcohol: 530-993-6789

Mental Health Services Act Coordinator: 530-993-6745

Fax: 530-993-4278

- **Peer Supported Resource and Wellness Center.**
- Offers **Wellness and Recovery focused** activities.
- Offers **Support and Services** to increase community involvement and reduce isolation.
- Currently offering **WRAP** Sessions: Wellness Recovery Action Plan.
- Please feel free to **stop by** and learn about Peer Support Services and the value that these services have in our community.

## ***TRANSPORTATION***

### Downieville

#### **Western Sierra Residential Center**

Senior Services Center  
749 Upper Main Street  
Downieville, CA 95936  
Lou Foxworthy  
530-798-8555

### Loyalton

#### **Loyalton Senior Center**

302 First Street  
Loyalton, CA 96118  
530-993-4770

## ***UTILITIES***

#### **Ace Propane**

12805 Loma Rica Drive  
Grass Valley, CA 95945  
530-271-7365  
[www.acepropane.net](http://www.acepropane.net)

#### **P.G.& E.**

800-743-5000  
[www.pge.com](http://www.pge.com)

**Liberty Utilities** - Serving the City of Loyalton and southern portion of Sierra County.

P.O. Box 107  
701 National Avenue  
Tahoe Vista, CA 96148  
530-546-1728  
[www.libertyutilities.com/west](http://www.libertyutilities.com/west)

**Plumas-Sierra Rural Electric Coop.** - Serving most of the western portion of Sierra County.

73233 State Route 70  
Portola, CA 96122-7069  
800-555-2207  
[www.psrec.coop](http://www.psrec.coop)

**City of Loyalton** (water/sewer)  
530-993-6750

**Sierra City Waterworks, Inc.**  
530-273-6447

#### **Ferrellgas**

530-823-0607  
[www.ferrellgas.com](http://www.ferrellgas.com)

#### **Sierra Energy**

530-993-4378  
[www.sierraenergy.net](http://www.sierraenergy.net)

#### **Amerigas**

530-832-5133  
[www.amerigas.com](http://www.amerigas.com)

#### **Suburban Propane**

530-832-5534  
530-273-6113  
[www.suburbanpropane.com](http://www.suburbanpropane.com)

## ***SANITATION***

Garbage removal:

### **Intermountain Disposal**

108 Commercial Street, Suite A  
Portola, CA 96122  
530-832-4879

Portable toilets / septic tank pumping:

### **Plumas Sanitation**

73762 Industrial Way  
Portola, CA 96122  
530-832-0370  
*(serves both east and west side of  
Sierra County)*

## ***WATER—BULK***

### **Big Mountain Water Resources**

365 Main Street  
Quincy, CA 95971  
530-927-7433 or 530-354-4854  
*4000 gal potable water truck*

### **North San Juan Fire Protection District Station #3**

Tyler Foote Road  
P.O. Box 229  
North San Juan, CA 95960  
530-292-9159  
*3000 gal potable water truck*

### **Norm Paul Water Hauling, Inc.**

1101 Skyline Drive  
Auburn, CA 95602  
530-885-5760  
*4000 gal potable water truck  
4400 gal potable semi  
tractor-trailer*

### **Sierra County OES**

P.O. Box 530  
Downieville, CA 95936  
530-289-2850 / 289-3251 / 289-3700  
*Contact Lee Brown about scheduling a  
bulk delivery from Sierra Springs Water-  
will come with a truck full of 5 gal jugs,  
or individual sized bottles*

## ***LIQUID WASTE HAULERS***

### **Navo & Sons, Inc.**

815 Idaho-Maryland Road  
Grass Valley, CA 95945  
530-273-2964  
[www.navo.com](http://www.navo.com)

### **Sani-Hut Company, Inc.**

1325 E. Greg Street  
Sparks, NV 89431  
775-358-6720  
[www.sanihut.com](http://www.sanihut.com)

### **Plumas Sanitation**

73762 Industrial Way  
Portola, CA 96122  
530-832-0370  
[www.plumassanitation.com](http://www.plumassanitation.com)

## ***US FOREST SERVICE RANGER STATIONS***

### **Sierraville Ranger District**

317 S. Lincoln Street  
P.O. Box 95  
Sierraville, CA 96126  
530-994-3401

### **Yuba River Ranger District**

15924 Highway 49  
Camptonville, CA 95922  
530-288-3231

## ***WELL DRILLERS***

### **Bruce Mackay Pump & Well Service, Inc.**

1600 Mt. Rose Hwy  
Reno, NV 89511  
775-851-1600  
[www.brucemackay.com](http://www.brucemackay.com)

Verdi Area

### **Hydro Resources West Inc.**

740 Bennie Lane, Suite A  
Reno, NV 89512  
775-329-2083  
[www.hydroresources.com](http://www.hydroresources.com)

### **Dickens Drilling, Inc.**

189 Danny Court  
Quincy, CA 95971  
530-283-4844  
Email: [ddinc@digitalpath.net](mailto:ddinc@digitalpath.net)

### **Peters' Drilling & Pump Service**

P.O. Box 1546  
Grass Valley, CA 95945  
530-273-8136  
[www.petersdrilling.com](http://www.petersdrilling.com)

### **Gary C. Tanko Well Drilling, Inc.**

12150 Luther Road  
Auburn, CA 95603  
530-823-8234  
[www.tanko.com](http://www.tanko.com)  
Email: [info@tanko.com](mailto:info@tanko.com)

### **Steve's Pumps & Well Drilling**

P.O. Box 249  
711-715 Sears Road  
Janesville, CA 96114  
530-253-3601  
[www.stevespumps.com](http://www.stevespumps.com)  
Email: [TL@yourpro.com](mailto:TL@yourpro.com)

***VETERINARIANS SERVING SIERRA COUNTY***

Small animal specialty

**Dennis Spence, DVM**

Mobile Vet  
10110 Travertine Court  
Grass Valley, CA 95949  
Tuesdays - Downieville at the Sierra  
Hardware  
530-273-5331

**Martin D. Schafer, DVM**

Plumas Veterinary Services  
81010 Highway 70  
Beckwourth, CA 96129  
530-832-4485

Large animal specialty

**Ian Lafoon, DVM**

Large Animal Veterinary Services  
94325 Highway 70  
Chilcoot, CA 96105  
530-993-1400

Equine specialty

**Joseph M. Coli, DVM**

Comstock Large Animal Hospital  
90 W. Laramie Drive  
Reno, NV 59521  
775-849-0120

**Susan A. McCartney, DVM**

Large Animal Veterinary Services  
Reno, NV  
530-849-0120

**Julie Wilkins, DVM**

Large Animal Veterinary Services  
Loyalton / Oroville area  
530-519-3228

## ***ANIMAL RESCUES AND ORGANIZATIONS***

### **American Humane Association**

1400 16th Street NW; Suite 360  
Washington, DC 20036  
800-227-4645

[www.americanhumane.org](http://www.americanhumane.org)

Email: [info@americanhumane.org](mailto:info@americanhumane.org)

### **Palomino Valley Pet Rescue, Inc.**

1258 Baring Boulevard #276  
Sparks, NV 89434  
775-358-5527

### **Animal Relief Fund**—Supporting animals of Sierra County

P.O. Box 124  
Downieville, CA 95936  
530-289-2720

[www.animalrelieffund.net](http://www.animalrelieffund.net)

Email: [sccaarf@gmail.com](mailto:sccaarf@gmail.com)

### **Red Rover**

3800 J Street  
Sacramento, CA 95816  
916-429-2457

[www.redrover.org](http://www.redrover.org)

Email: [info@redrover.org](mailto:info@redrover.org)

### **Humane Society of Truckee-Tahoe**

10961 Stevens Lane  
Truckee, CA 96162  
530-587-5948

Email: [info@hstt.org](mailto:info@hstt.org)

### **Sierra Wildlife Rescue**

3030 Newtown Road  
Placerville, CA 95667  
530-621-4661

[www.sierrawildliferescue.org](http://www.sierrawildliferescue.org)

Email: [info@sierrawildliferescue.org](mailto:info@sierrawildliferescue.org)

### **High Sierra Animal Rescue**

103 Meadow Ridge Lane  
Portola, CA 96122  
530-832-4727

### **SPCA of Northern Nevada**

840 E. 5<sup>th</sup> Street  
Reno, NV 89512  
775-324-7773

### **National Animal Rescue & Sheltering Coalition**

Voicemail: 336-496-2772

[narsc.net](http://narsc.net)

Email: [thenarsc@gmail.com](mailto:thenarsc@gmail.com)

### **Willows Change Pet Rescue Network**

Reno, NV 89506  
775-971-9547

Email: [willowschange@charter.net](mailto:willowschange@charter.net)

### **Nevada Humane Society**

2825 Longley Lane, Suite B  
Reno, NV 89502-5942  
775-856-2000





## Household Fires

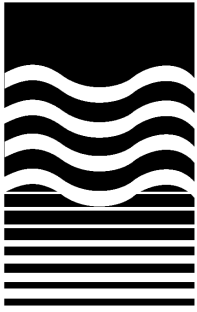
Fires in homes are most often caused by cooking accidents, smoking, or unsafe use of woodstoves or space heaters. Here are some things you can do to avoid a home fire or protect yourself during a fire.

### Protecting against fires

- Install smoke detectors near all sleeping areas and on every level of your home, including the basement. Check smoke detectors and replace the batteries twice yearly.
- Have A-B-C type fire extinguishers. Teach family members how to use them.
- Know the location of all exits including windows. If you live in an apartment, count the number of doorways between your apartment and the two nearest exits.
- Know two ways out of every room in case smoke or flames block your primary exit.
- Choose a meeting place outside the home.
- Have an escape plan and practice it with your family. This will help ensure you can get out quickly.
- Never use gas ovens, gas ranges, barbecues, or most portable or propane heaters for indoor heating.
- Make sure your house number is clearly visible from the street and that fire trucks can reach your home.
- Have fire-fighting materials available: dry powder, fire extinguisher, heavy tarp or blanket, and water.

### If fire strikes

- If there is a fire — evacuate. Do not go back inside. Call 9-1-1 from a neighbor's house.
- Never use water on an electrical fire.
- Smother oil and grease fires in the kitchen with baking soda or salt, or put a lid over the flame if it is burning in a pan.
- If caught in smoke — drop to your hands and knees and crawl; breathe shallowly through your nose and use your blouse, shirt, or jacket as a filter.
- If you must move through flames — hold your breath, move quickly, cover your head and hair, keep your head down, and close your eyes as much as possible.
- If your clothes catch fire, “stop, drop and roll” until the fire is out.
- If you are in a room and cannot escape, leave the door closed, stay low to the floor and hang a white or light-colored sheet outside the window.
- Be sure all family members are accounted for. If someone is missing, let the fire department know.



# Floods

Floods are the most common and widespread of all natural disasters. If you live in an area where floods occur, you should know the following:

## What to do before a flood

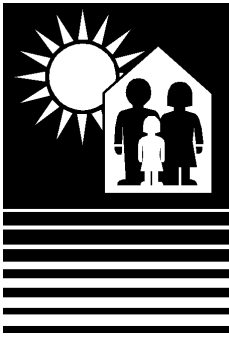
- Plan for evacuation, including where you will go and the route you will take.
- Purchase flood insurance, and keep all insurance policies in a safe place.
- Take photos or a videotape of the valuables you keep in your home.
- Listen to your radio or television for reports of flood danger.
- Keep your car filled with gas.

## What to do during a flood

- Do not try to walk or drive through flooded areas. Water can be deeper than it appears and water levels rise quickly. If your car stalls in floodwater, get out quickly and move to higher ground.
- Stay away from moving water; moving water six inches deep can sweep you off your feet. Cars are easily swept away in just two feet of water.
- Stay away from disaster areas unless authorities ask for volunteers.
- Stay away from downed power lines.
- If your home is flooded, turn the utilities off until emergency officials tell you it is safe to turn them on.
- Do not pump the basement out until floodwater recedes.
- Avoid weakened floors, walls and rooftops.
- Wash your hands frequently with soap and clean water if you come in contact with floodwaters.

## What to do after a flood

- Wear gloves and boots when cleaning up.
- Open all doors and windows. Use fans if possible to air out the building.
- Wash all clothes and linens in hot water.
- Discard mattresses and stuffed furniture; they can't be adequately cleaned.
- Wash dirt and mud from walls, counters and hard surfaced floors with soap and water.
- Discard all food that has come into contact with floodwater; canned food is okay.
- If your well is flooded, your tap water is probably unsafe. If you have public water, the health department will let you know if your water is not safe to drink. Until your water is safe, use clean bottled water.
- Do not use your septic system when water is standing on the ground around it.



## Hot Weather Precautions

Severe heat may cause illness or even death. When temperatures rise to extreme highs, reduce risks by taking the following precautions:

### **Hot weather precautions to reduce the risk of heat exhaustion and heat stroke**

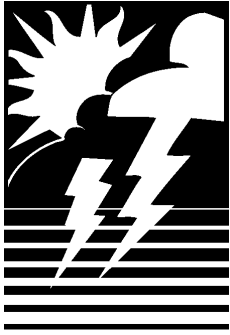
- Stay indoors and in an air-conditioned environment as much as possible unless you're sure your body has a high tolerance for heat.
- Drink plenty of fluids but avoid beverages that contain alcohol, caffeine or a lot of sugar.
- Eat more frequently but make sure meals are balanced and light.
- Never leave any person or pet in a parked vehicle.
- Avoid dressing babies in heavy clothing or wrapping them in warm blankets.
- Make sure pets have plenty of water.
- If you take prescription diuretics, antihistamines, mood-altering or antispasmodic drugs, check with a doctor about the effects of sun and heat exposure.
- Cover windows that receive morning or afternoon sun. Awnings can reduce the heat entering a house.

### **If you go outside**

- Plan strenuous outdoor activities for early or late in the day when temperatures are cooler; then gradually build up tolerance for warmer conditions.
- Take frequent breaks when working outdoors.
- Wear a wide-brimmed hat, sun block and light-colored, loose-fitting clothes when outdoors.
- At first signs of heat illness (dizziness, nausea, headaches), move to a cooler location, rest for a few minutes and slowly drink a cool beverage. Seek medical attention immediately if you do not feel better.
- Avoid sunburn: it slows the skin's ability to cool itself. Use a sunscreen lotion with a high SPF rating.
- Avoid extreme temperature changes. A cool shower immediately after coming in from hot temperatures can result in hypothermia, particularly for elderly or very young people.

### **If the power goes out or air conditioning is not available**

- Ask your doctor about any prescription medicine you keep refrigerated. (If the power goes out, most medicine will be fine to leave in a closed refrigerator for at least three hours.)
- Keep a few bottles of water in your freezer; if the power goes out, move them to your refrigerator and keep the doors shut.



## Prepare Your Household for Emergencies

After a disaster, you and your family should be prepared to be on your own for at least three days. In some emergencies, such as an influenza pandemic, you may need to prepare for a week or more. Emergency response teams will be very busy and may not be able to provide immediate care to all who need it.

### Before disaster strikes

- Choose a place for your family to meet after a disaster.
- Choose a person outside the immediate area for family members to contact in case you get separated. This person should live far enough away so he or she won't be involved in the same emergency.
- Know how to contact your children at their school and how to pick them up after a disaster. Let the school know who is authorized to pick them up.
- Put together an emergency supply kit for your home and workplace.
- Learn first aid and CPR. Have a first aid kit and extra medicine for family members.
- Learn how to shut off your water, gas and electricity. Know where to find shut-off valves and switches.
- Keep a small amount of cash available. If the power is out, ATMs won't work.
- Make copies of your vital records and store them in a safe deposit box in another city or state.
- Make sure all family members agree on an emergency plan. Give emergency information to caregivers.

### During an emergency or disaster

- Keep calm and take time to think. Give assistance where needed.
- Listen to your radio or television for official information and instructions.
- Use the telephone for emergency calls only.
- If you are ordered to evacuate, take your emergency kit and follow directions to a safe place or shelter.

### After the emergency or disaster is over

- Use caution in entering damaged buildings and homes.
- Stay away from damaged electrical wires and wet appliances.
- Check food and water supplies for contamination.
- Notify your relatives that you are safe, but don't tie up phone lines.



# Pandemic Flu

An influenza pandemic is a worldwide outbreak of a new flu virus.

An influenza — or flu — pandemic is an outbreak of a new type of flu virus that spreads rapidly from one country to another. Because the virus is new, people have no natural immunity to it and vaccine will not be available for many months. Without vaccine or immunity, the virus passes rapidly from person to person. Hundreds of thousands could get sick, and many could die.

There were three large flu pandemics in the 20th century – 1918, 1957 and 1968. No one knows where or when the next flu pandemic will begin, but health officials agree that it is only a matter of time.

## What to expect if an outbreak occurs

- A flu pandemic could be devastating, so everyone should be prepared for the worst. With up to one-third of the workforce sick or staying home, supplies and services could be limited or disrupted.
- You may be asked to stay away from other people, and schools could be closed. Health officials may order to keep people with the virus at home or in special facilities.
- A flu pandemic could last a long time. The 1918 flu pandemic lasted 18 months.

## What to do now

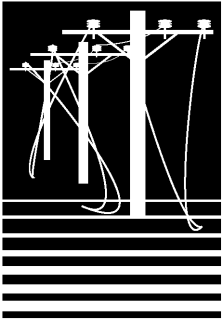
- Be ready to help family and neighbors who are elderly or have special needs.
- Know school policies about illness and absence. Make a plan for taking care of your children if schools are closed for long periods.
- Be ready to stay home from work when sick. Know work policies about sick leave, absences, and time off.
- Explore ways to get your work done with less personal contact, such as use of e-mail and telephones.
- Be prepared to live for a week or more on what you have at home. Stores may have limited supplies

## Prevent the spread of germs

- The flu virus is spread from person to person when an infected person coughs, sneezes or touches things that others use. To protect yourself and others:
  - ◆ Cover your mouth and nose when you cough or sneeze. Cough into your sleeve or use a tissue.
  - ◆ Wash your hands with soap and warm water.
  - ◆ Don't touch your eyes, nose or mouth.
  - ◆ Stay home when you're sick or have flu symptoms. Drink extra water and get plenty of rest.

## Learn home-care basics

- The flu virus causes the body to dehydrate, or lose water through fever and sweating. Watch for weakness, dry mouth, dark concentrated urine, or a fast pulse when lying or sitting down. These are signs of dehydration. To prevent dehydration, it is very important for a person with the flu to drink up to 12 glasses of water a day.



# Power Outages

Power outages can cause many safety concerns; knowing the following information can help.

## Before a power outage

- Register life-sustaining and medical equipment with your utility company.
- Consider buying a generator. Keep your generator outside and run a cord inside. Don't connect your generator to main service panels — it's dangerous!
- Your disaster preparedness kit should contain flashlights, a battery- powered radio, and a wind-up clock.
- Have a corded telephone available — cordless phones will not work when the power is out.
- Have a safe alternative heat source and supply of fuel. Never burn charcoal or use a generator indoors.

## During a power outage

- Turn off lights and electrical appliances except for the refrigerator and freezer.
- Even if it is dark, turn light switches and buttons on lamps or appliances to the “off” position.
- Unplug computers and other sensitive equipment to protect them from possible surges.
- Leave one lamp on so you will know when power is restored. Wait at least 15 minutes after power is restored before turning on other appliances.
- Conserve water, especially if you use well water.
- Never use gas ovens, gas ranges, barbecues or propane heaters for indoor heating—they use oxygen and create carbon monoxide that can cause suffocation.
- Candles can cause a fire. It's far better to use battery-operated flashlights or glow sticks for lighting.
- Using a kerosene heater, gas lantern or stove inside the house can be dangerous. Maintain proper ventilation at all times to avoid a build up of toxic fumes, and be sure to have a carbon monoxide detector.
- Stay away from downed power lines and sagging trees with broken limbs.

## Keep food safe

- Use and store food carefully to prevent foodborne illness when power outages make refrigeration unavailable.
- Use foods first that can spoil most rapidly.
- Keep doors to refrigerators and freezers closed. Your refrigerator's freezer will keep food frozen for a day.



## **Disaster Tips for People with Special Medical Needs**

In a disaster, people with special medical needs have extra concerns. This information will help you and your family prepare for an emergency.

### **Medications**

- Always have at least a three-day supply of all your medications. In some emergencies, you may need to prepare for a week or more.
- Store your medications in one location in their original containers.
- Have a list of all of your medications: name, dose, frequency, and the name of the doctor.

### **Medical supplies**

- Have a three-day supply of any medical supplies you use, such as bandages, ostomy bags, or syringes.

### **Oxygen and breathing equipment**

- If you use oxygen, have an emergency supply (enough for at least a three-day period).
- If you use breathing equipment, have a three-day supply of tubing, solutions and medications.

### **Intravenous (IV) and feeding tube equipment**

- Know if your infusion pump has battery back-up, and how long it would last in an emergency.
- Ask your home care provider about manual infusion techniques in case of a power outage.
- Have written operating instructions attached to all equipment.

### **Emergency bag**

In the event that you have to leave your home, keep a bag packed at all times that contains:

- A medication list.
- Medical supplies for at least three days.
- Copies of vital medical papers such as insurance.

### **People who can help**

- An important part of being prepared for a disaster is planning with family, friends and neighbors. Know who can walk to your home to assist you if no other means of transportation is available.



# Windstorms

Every fall and winter, windstorms cause extensive damage, including the loss of electricity throughout the Pacific Northwest. By taking action now, you can save lives and reduce the damage caused by windstorms and other weather-related hazards.

## What to do before a windstorm

- Assemble a disaster supply kit.
- If you have a home generator, make sure you know how to use it safely. Improper use of a generator can cause carbon monoxide poisoning.
- Know what emergency plans are in place at your workplace, school, and daycare center.
- Conduct a home safety evaluation to find out which nearby trees could fall in a windstorm.
- If you have an electric garage door opener, locate the manual override.

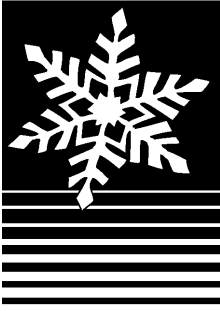
## What to do during a windstorm

- Don't panic. Take quick action to protect yourself and help others.
- Turn off the stove if you're cooking when the power goes out, and turn off natural gas appliances.
- Never use a gas stove for heat.
- Never burn charcoal indoors.
- If you are indoors, move away from windows or objects that could fall. Go to lower floors.
- If you are outdoors, move into a building. Avoid downed electric power lines, utility poles, and trees.
- If you are driving, pull off the road and stop away from trees. If possible, walk into a safe building. Avoid overpasses, power lines and other hazards.
- Listen to your radio for emergency instructions.

## What to do after a windstorm

- Check yourself and those around you for injuries.
- Evacuate damaged buildings. Do not re- enter until declared safe by authorities.
- Call 9-1-1 only to report a life threatening emergency.
- If you smell gas or hear a hissing sound indoors — open windows and leave the building. Turn off the gas source and call your gas company. Do not use matches, candles, open flames or electric switches indoors.
- Try to make contact with your out-of-area phone contact, but avoid making local telephone calls.
- Monitor your weather radio for instructions or an official "all clear" notice.





# Preparing for Winter Storms

Winter storms can range from moderate snow over a few hours to blizzard conditions with blinding, wind-driven snow that lasts several days. Prepare before the snow falls and the ice freezes.

## Preparing for winter storms

- Listen to your radio or television for winter storm forecasts and other information.
- Prepare your home for cold weather. Install storm windows. Insulate outside walls, attics and crawl spaces. Wrap pipes, especially those near cold outer walls, or in attics or crawl spaces. Repair leaks in the roof, around the doors and in the windows.
- Have appropriate cold weather clothing available.
- If you have a kerosene heater, refuel your heater outside and remember to keep it at least three feet from flammable objects.
- Make sure your fireplace functions properly.
- Have rock salt and sand on hand for traction on ice.
- Fill your gas tank before the snow starts falling.

## During a winter storm

- Wear several layers of loose fitting, light weight, warm clothing rather than one layer of heavy clothing. Wear mittens rather than gloves. Wear a warm, woolen cap.
- Reduce the temperature in your home to conserve fuel.
- Heat only the areas of your home you are using. Close doors and curtains.
- Be sure to eat regularly. Food provides calories that maintain body heat.
- Watch for signs of frostbite and hypothermia — slurred speech, disorientation, uncontrollable shivering, stumbling, drowsiness and body temperature of 95 degrees Fahrenheit or less.

## In your vehicle

- Make sure someone knows where you are going. Stay on the main roads.
- If trapped in a blizzard, clear your tail pipe and run your engine and heater for 10 minutes every hour. Open your window slightly.
- During night hours, keep the dome light on in the car so rescue crews can see your vehicle.
- Keep an emergency kit in your vehicle. Include a three-day supply of water and non-perishable food that can be eaten without being cooked. Include a blanket or sleeping bag for each passenger, a flashlight, cell phone, shovel, sack of sand or kitty litter, booster cables, flare, and toilet paper.

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## **SIERRA COUNTY PUBLIC HEALTH EMERGENCY PREPAREDNESS**

Sierra County Public Health has several prospects available to assist residents in an emergency. Whether you might need help or want to help others, these are some opportunities for the people of our communities. Emergencies can be physically and emotionally difficult, and the more prepared we are ahead of time, the better we are able to deal with them. Please consider whether any of these programs are right for you or someone you love.

**Sierra County's Medically At-Risk Registry** is a registry of people who might need extra help in an emergency, whether it be due to a medical condition, disability, limited communication abilities, or isolated residence. In case of fire, flood, earthquake or other disaster, Human Services will coordinate with partners to provide assistance, wellness checks, medical shelter and/or transportation. Register by contacting LeTina Vanetti at 530-993-6737 or [lvanetti@sierracounty.ca.gov](mailto:lvanetti@sierracounty.ca.gov).

*\*\*Individuals are responsible for paying all shelter, ambulance or other medical transportation costs. Sierra County will not pay for these services.*

**Disaster Healthcare Volunteers** are medical professionals who want to help our community in the event of a disaster by practicing their profession or skill. They will be registered in our secure online system and can be automatically notified in case of a disaster in our community. Register by visiting [www.healthcarevolunteers.ca.gov](http://www.healthcarevolunteers.ca.gov)



**Registering is completely voluntary. For more information call 530-993-6737**

*NOTE: The above programs are related to the Sierra County Health Department Emergency Preparedness. Although any emergency with public health impact will involve a combined response effort, these programs are separate from civil, fire, and law enforcement programs within the county.*



**Keeping citizens informed.**

**STAY INFORMED** - Sierra County has an electronic alerting system called CodeRED. This system allows for geographically based voice and text message delivery to landline and cellular phones. The Sierra County Sheriff's Office and the Office of Emergency Services will use this system to send critical communications, from evacuation notices to missing child alerts. Exact street addresses are required. No one should assume his or her phone number is included. The easiest way to confirm your address and select the desired numbers to be notified is to visit [www.sierracounty.ca.gov](http://www.sierracounty.ca.gov). Select the CodeRED link along the left side of the page, and located there is a link to the CodeRED Community Notification Enrollment site. Call Office of Emergency Services for assistance at 530-289-2850.

## **PREPARACIÓN PARA EMERGENCIAS**

Salud pública del condado de la Sierra tiene varios prospectos disponibles para ayudar a los residentes en caso de emergencia. Ya sea que usted puede ser que necesite ayuda o quiere ayudar a otros, estas son algunas de las oportunidades de la gente de nuestras comunidades. Las emergencias pueden ser física y emocionalmente difícil, y cuanto más preparados estemos antes de tiempo, mejor somos capaces de tratar con ellos. Por favor considerar si cualquiera de estos programas son los adecuados para usted o alguien que usted ama.

**Médicamente Registro en Riesgo del condado de la Sierra** es un registro de las personas que puedan necesitar ayuda adicional en caso de emergencia, ya sea debido a una condición médica, discapacidad, habilidades de comunicación limitadas, o aislada residencia. En caso de incendio, inundación, terremoto u otro desastre, Servicios Humanos coordinará con los socios para proporcionar asistencia, cheques de bienestar, refugio médica y/o transporte. Regístrese contactando LeTina Vanetti en 530-993-6737 o [lvanetti@sierracounty.ca.gov](mailto:lvanetti@sierracounty.ca.gov).

*\*\* Los individuos son responsables de pagar toda la vivienda, ambulancia u otros costos de transporte médico. Condado de la Sierra no pagará por estos servicios.*

**Voluntarios de salud de desastres** son profesionales médicos que quieren ayudar a nuestra comunidad en el caso de un desastre mediante la práctica de su profesión o habilidad. Serán registrados en nuestro sistema en línea seguro y pueden ser notificados automáticamente en caso de un desastre en nuestra comunidad. Regístrese visitando [www.healthcarevolunteers.ca.gov](http://www.healthcarevolunteers.ca.gov)

NOTA: Estos programas están relacionados con el Departamento de Salud del condado de la Sierra de Preparación para Emergencias. Aunque cualquier emergencia con repercusiones en la salud pública implica un esfuerzo de respuesta combinada, estos programas son independientes de civil, fuego, y programas de aplicación de la ley civil en el condado.

**La registro es completamente voluntario. Para más información llame a 530-993-6737.**



**Keeping citizens informed.**

**Mantenerse informado** - El condado de la Sierra tiene un sistema de alerta electrónico llamado CodeRED. Este sistema permite la entrega de voz y mensajes de texto basado geográficamente a teléfonos fijos y celulares. La Oficina del Sheriff del condado de la Sierra y la Oficina de Servicios de Emergencia utilizarán este sistema para enviar comunicaciones críticas, a partir de los avisos de evacuación a que faltan alertas niño. Se requieren direcciones de calles exactas. Nadie debería asumir su número de teléfono está incluido. La forma más fácil de confirmar su dirección y seleccione los números deseados para ser notificado es visitar [www.sierracounty.ca.gov](http://www.sierracounty.ca.gov). Seleccione el vínculo CodeRED a lo largo del lado izquierdo de la página, y se encuentra allí es un vínculo al sitio de inscripción Notificación CodeRED Comunidad. Llame a la Oficina de Servicios de Emergencia para asistencia al 530-289-2850.

# Sierra County Tobacco Use Reduction Program

## Tobacco Education and Cessation



207 Front Street  
P.O. Box 7  
Loyalton, CA 96118  
530-993-6742

[areugebrink@sierracounty.ca.gov](mailto:areugebrink@sierracounty.ca.gov)

### Health benefits over time when smokers quit:

**20 minutes** after quitting your heart rate drops.

**12 hours** after quitting the amount of carbon monoxide in your blood drops to normal.

**1 to 9 months** after quitting your coughing and shortness of breath decreases.

**5 years** after quitting your stroke risk is reduced to that of a nonsmoker's.

**15 years** after quitting your risk of heart disease is like you never smoked at all.

If you prefer quitting in the comfort and privacy of your home, call:

**1-800-NO-BUTTS** or **1-800-844-CHEW**

Go online at:

[www.ffsonline.org](http://www.ffsonline.org)

## Programa de Reducción del Uso de Tabaco en el Condado de la Sierra

### Los beneficios para la salud al dejar de fumar:

**20 minutos** después de dejar su pulso viene a volver a lo normal.

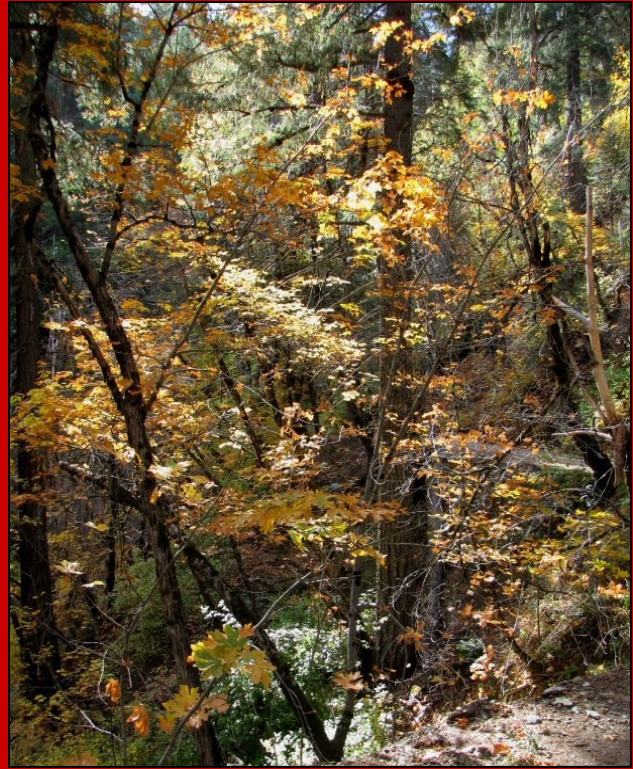
**12 horas** después de dejar la cantidad de monóxido de carbono en la sangre comienza a bajar.

**1 a 9 meses** después de dejar la tos y la falta de aliento disminuye.

**5 años** después de dejar la riesgo de derrame cerebral es reducido igual a una persona que nunca ha fumado.

**15 años** después de dejar su riesgo de enfermedades del corazón es como si nunca ha fumado.

Para dejar de fumar, llame al **1-800-456-6386** o visite [www.ffsonline.org](http://www.ffsonline.org)



*Photos in this page by Janice Maddox*



This is a living document. There is always a need for changes, updates, and new information. Please call or email corrections and/or additions to LeTina Vanetti at 530-993-6737 or [lvanetti@sierracounty.ca.gov](mailto:lvanetti@sierracounty.ca.gov).

## **Appendix F**

### **City of Loyalton 2014-19 Housing Element Update Other State Mandated Amendments to the General Plan.**

#### **Land Use Element**

Compliance with Senate Bill 1087,  
Legislation Effective January 1, 2006: Water  
and Sewer Service Priority for Housing  
Affordable to Lower-income Households.

Page 12-New Text

Page 15-New Residential Land Use  
Implementation Measure RI-5

Compliance with Default Density Standard  
pursuant to Government Code Section  
65583.2(c) (3).

Page 18

Revised Density Standard for Medium  
Density Residential Land Use Designation



- 2) The effluent storage lagoon leaks effluent to the groundwater, and possibly to Smithneck Creek (a health risk because it is exposed in the bottom of the creek bed).  
Note: The lagoons are unlined and there is no indication leakage occurs to the creek bed (J. Cussins May 29, 2007).
- 3) The effluent disposal system is incapable of disposing of relatively normal wet-year flows, even with a surface discharge to the Bar One Ranch.

Pursuant to California Government Code Section 65589.7, the City needs to prioritize and reserve future water capacity to lower income households in accordance with The City's Regional Housing Needs Allocation (RHNA). The actual number varies according to State requirements by Housing Element Update Cycles.

**2.4. Land Use Element Objectives, Policies and Implementation Program**

**2.4.1 General Land Use**

**A. Objective**

- 1. To maintain the orderly growth and stable physical development of the City of Loyalton while enhancing the physical, social, economic and environmental characteristics of the community; and ensure the continuance of the City's "small town" atmosphere.

**B. General Land Use Policies**

- GP-1 Provide sufficient areas for each type of land use to permit full development needed to meet the demands of population growth and

economic advancement. (Housing Element)

- GP-2 Promote a combination of employment and residential uses that provide both jobs and housing for Loyalton's residents. (Housing Element)

- GP-3 Ensure an adequate supply and variety of commercial and industrial sites.

- GP-4 Only allow projects which extend an orderly pattern of growth and do not cause "leap-frog" type development. (Circulation Element)

- GP-5 Consider the fiscal impacts of development in order to ensure that the City has adequate financial resources to fund community projects and programs.

- GP-6 Assure that all development in the City pays for its fair share of the cost of necessary public service and facilities. (Health and Safety Element)

- GP-7 Ensure a strong physical connection to Smithneck Creek, including convenient public access and recreational opportunities. (Open Space and Conservation Element)

- GP-8 Infill development of the vacant areas and redevelopment shall be encouraged in order for the City to provide services to its residents more efficiently. (Housing Element)

- GP-9 The City should strive to protect and promote the character and value of existing neighborhoods and historical structures.

fees that represent their respective fair share of necessary public services and facilities. (Health and Safety Element)

RP-12 Develop design review guidelines that encourage exceptional design and amenities for all housing including mobilehome parks. (Housing Element)

RP-13 Encourage naming of subdivisions and streets to reflect Loyalton's geography and history. (Open Space and Conservation Element)

**B. Residential Land Use Implementation Program**

RI-1 Establish design review guidelines for reviewing development applications to ensure, prior to entitlement, compliance with all policies established in the General Plan.

RI-2 Establish policies and standards that facilitate compliance in accordance with the Americans with Disabilities Act (ADA). (Housing Element)

RI-3 Require proposed development to demonstrate compliance with policies, programs and standards for public services and facilities prior to project approval. (Housing Element)

RI-4 Require design review of residential development.

RI-5 The City of Loyalton shall prioritize future water and sewer system capacity for Lower-income Households based on criteria established in the City's Housing Element.

**2.4.3 Commercial Land Use:**

**A. Commercial Land Use Policies**

CP-1 Heavy commercial areas should be located in separate areas, convenient to transportation facilities. (Circulation Element)

CP-2 Commercial development should be buffered and be integrated with adjacent neighborhood development.

CP-3 Encourage businesses that support and contribute to an economically vital and diverse Loyalton community.

CP-4 Promote the location of highway commercial uses, such as gas stations, convenience stores, and restaurants in the downtown, to provide necessary services for the traveling motorist. (Circulation Element)

CP-5 Ensure that, to the extent feasible, business areas are provided with adequate pedestrian, bicycle, and parking facilities. (Circulation Element)

CP-6 Where appropriate, encourage the use of shared circulation and parking facilities for new and existing businesses. (Circulation Element)

CP-7 Support infrastructure improvements. (Health and Safety Element)

CP-8 The City shall encourage Mixed Use developments in Commercial Zones.

### **2.5.2 Medium Density Residential Land Use Designation**

The Medium Density Residential Land Use Designation provides for a minimum density of 16 dwelling units per gross acre. Based on 2.58 persons per unit this would allow a population density of up to 50 people per acre. Due to development constraints of constructing higher density residential in flood plains, this minimum density provision does not apply to those properties designated for Medium Density Residential within sections of the City that are located within the AE, 100 year Flood Plain as determined by the Federal Emergency Management Agency (FEMA). Details of those properties are identified in the Housing Element. The housing types planned for this density are duplexes, triplexes, four-plexes, townhouses and similar multiple-unit residential development. Apartment, condominium or cooperative units with Planned Development Zoning are permitted within this density category.

Urban services required for this increased density make location more selective than for lower density. Concerns regarding access, proximity to commercial services, impacts from adjoining uses and meeting housing needs should be addressed when applying this density to the plan. Mobilehome parks would be placed in this category.

The zoning districts which implement this density are "R-2, Duplex Residential" or "PD, Planned Development" of a density up to 20 dwelling units per acre.

### **2.5.3 Commercial Land Use Designation**

The Commercial Land Use Designation includes high activity land uses. These include retail, service, repair and storage uses. Additional uses would include

warehouses, building material yards, contractors' storage yards, outside storage, repair establishments and other uses. The intensity factor would be 80% land coverage. These land uses cause increased traffic, noise, visual effects from signs and architecture, service demands and related concerns.

This plan strives to provide the necessary functions of commercial development without resulting in unacceptable consequences for adjoining areas and the City's circulation and public facilities.

The various types of commercial land use will be separated by the zoning districts within this land use designation. Zoning districts appropriate for this category are "C-1, General Commercial District", "C-2, Highway Commercial District" and "C-3, Heavy Commercial District."

#### **2.5.4 Industrial (Manufacturing) Land Use Designation**

The Industrial (Manufacturing) Land Use Designation includes all types of manufacturing and industrial use. Two zoning districts are compatible with this land use designation: "M-1, Light Industrial" and "M-2, Heavy Industrial". The intensity factor would be 80% land coverage. Light industrial uses do not have smoke, fumes, risk of explosion or other noxious effects. Heavy industrial uses may have such effects if they cannot be fully avoided.

#### **2.5.5 Public and Semi-Public Land and Open Space Land Use Designation**

The Public Land and Open Space Land Use Designation includes a variety of uses such as cemeteries, churches, fairgrounds, parks, recreation centers, public buildings, open space, and schools. These uses do not usually have adverse effects on other land uses. Public and non-profit agencies usually own and operate these facilities.

# **City of Loyalton**

## **Housing Element 2014-19**

### **Appendix G**

#### **Amended Zoning Code Sections**

# *City of Loyaltton*

## ***MUNICIPAL CODE***

### **Part 12 - Land Use**

#### **Chapter 8**

# ***Zoning***

[Ordinance No. 306, Adopted May 20, 2014]

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CHAPTER 12.08.1

GENERAL PROVISIONS

1-1. Principal zones into which the City may be divided, are established as follows:

<u>Zone Abbreviation</u>	<u>Intended Land Use Designation</u>
Residential Single-family: R-1	Low Density Residential
Multiple Family Residential: R-2	Medium Density Residential
Commercial: C-1	Commercial, General
Highway Commercial: C-2	Commercial
Heavy Commercial: C-3	Commercial
Light Industrial: M-1	Industrial
Heavy Industrial: M-2	Industrial
Planned Development: P-D	Low and Medium Density Residential
Open Space: O-S/RC	Open Space/Resource Conservation
Public facilities: P-F	Public Facility
Historic Combining District: H	
Floodway Fringe Combining District: FF	
“B” Combining District	

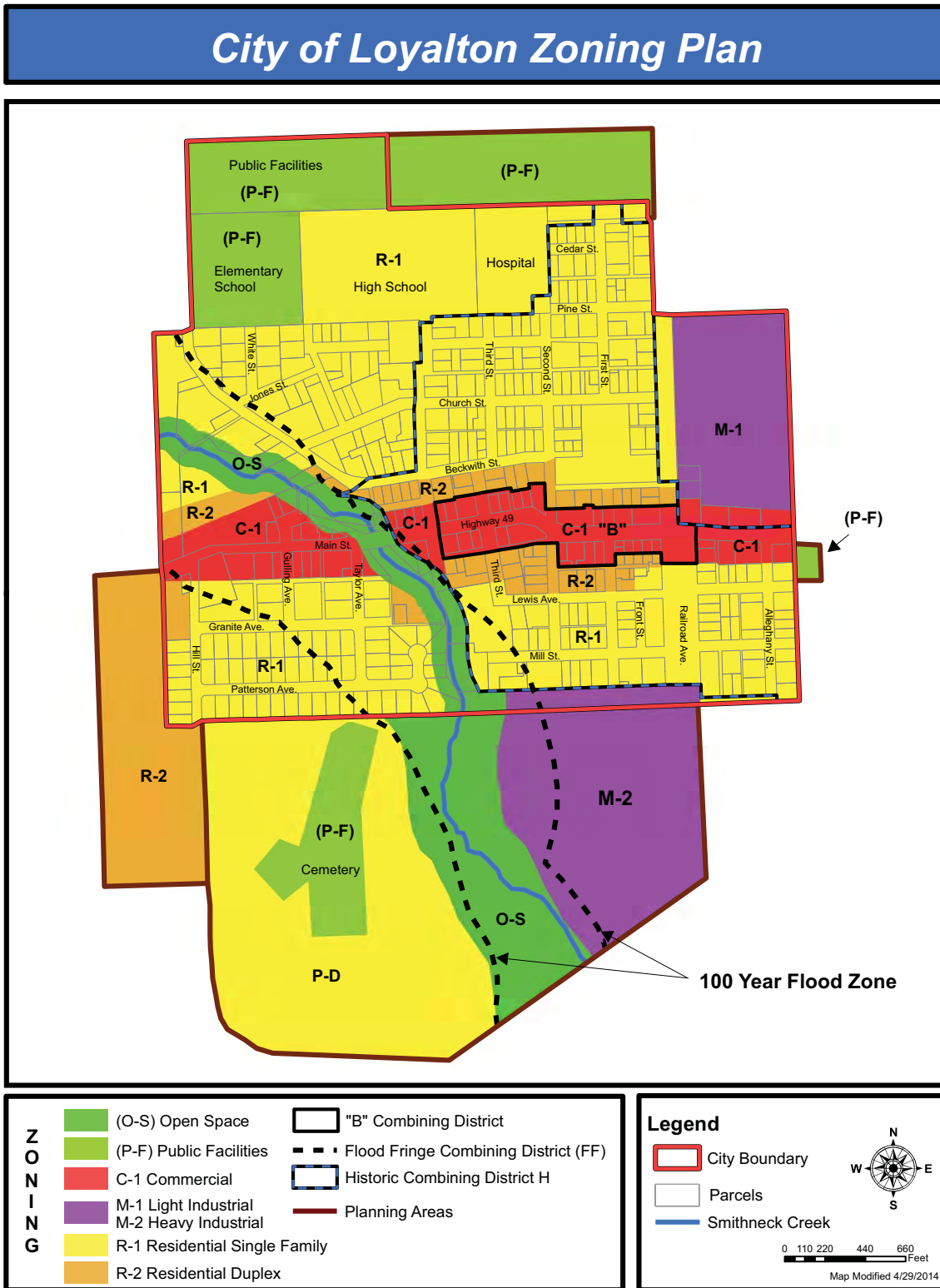
1-2. Location and boundaries of zones

The designation, location and boundaries of the aforementioned zones, shall be delineated on the zoning map of the City, which shall be adopted by an ordinance of the Loyalton City Council. Such map and all notations, references, dates and other information shown thereon shall be a part of these regulations and subject thereto, and such map as adopted and/or amended from time to time by ordinance of the Loyalton City Council constitutes Section 3 of this Chapter.

1-3. Zoning Map



This section consists of the zoning map of the City referenced in Section 1-2 of this Chapter.



1-4. Determination of uncertain boundaries

Where uncertainty exists with respect to the boundaries of the various zones, the following rules shall apply:

- A. Streets or Alleys. Where the indicated zoning boundaries are approximately street or alley lines, the centerlines of such streets or alleys shall be construed to be such boundaries.
- B. Lot Lines. Where the zoning boundaries are not shown to be streets or alleys, and where the indicated boundaries are approximately lot lines, the lot lines shall be construed to be the boundaries of such zone, unless such boundaries are otherwise indicated.
- C. Scale on Map – Determination by City Council. Where property is indicated on a zoning map as acreage and not subdivided into lots and blocks, or where the zone boundary lines are not approximately street, alley or lot lines, the zone boundary line shall be determined by the City Council.

1-5. Classification applies to all incorporated territory

All incorporated territory of the city shall be classified as specified by the zoning map as adopted in this part.

1-6. Prezones

Property shall be prezoned prior to annexation. Property hereafter annexed to the city shall be classified in accordance with the provision of Section 65859 of the California Government Code. Prezoning will be accomplished in the same manner as zoning within the city and the application fee shall be set by resolution of the city council.

1-7. Split zoning

Parcels with split zoning may be developed in conformance with the applicable zone district as long as each zoned area meets the minimum parcel size requirement for the zone. If the zoned area does not have sufficient area to meet the minimum parcel size requirement for the zone district, such area may only be used for purposes permitted in the applicable zone district upon approval of a Conditional Use Permit.

1-8. Zoning Ordinance Adopted

There is adopted a zoning ordinance for the City of Loyalton, State of California, as provided by Title 7 of the Government Code of the State of California. This ordinance constitutes a specific plan for the use of land and structures.

1-9. Zoning Ordinance Purpose

This part is adopted to promote and protect the public health, safety and general welfare, to provide a plan for sound and orderly development, to ensure social and economic stability within the various zones established in this part, to provide for consistency of land use regulations with the adopted general plan.

1-10. Interpretation authority

- A. Additionally, under direction of the City Council, city staff is responsible for administering this ordinance and may interpret the provisions of all zones. City staff interpretations shall not circumvent other available established procedures such as conditional use permits and variances, and findings shall clearly be set forth by City staff documenting the interpretation. The City Council shall review and make a determination with respect to any appeals of a staff interpretation.
- B. The City Council, by written findings, may interpret any of the provisions of the part and may determine what additional uses may be permitted with or without use permits in any zone because of similarity and compatibility with listed uses. Said findings shall clearly set forth the justification for the interpretation. Such interpretations shall not be used to circumvent other available established procedures such as conditional use permits and variances.

1-11. Limitations on land use and structures (except as otherwise provided in this part)

- A. Use Requirements. No building or part thereof or other structure shall be erected, altered, added to or enlarged, nor shall any land, building, structure or premises be used, designated or intended to be used for any purpose or in any manner other than is included among the uses listed in this part as permitted in the zone in which such building, land or premises is located.
- B. Height Requirements. No building or part thereof or structure shall be erected, reconstructed or structurally altered to exceed in height the limit designated in this part for the zone in which such building is located except as provided in this part.
- C. Area Requirements. No building or part thereof or structure shall be erected nor shall any existing building be altered, enlarged or rebuilt or moved into any zone, nor shall any open space be encroached upon or reduced in any manner, except in conformity to the yard, building site area, and building location regulations designated in this part for the zone in which such building or open space is located.
- D. Duplicate Use of Open Space and Yards. No yard or other spaces provided about any buildings for the purpose of complying with provisions of this part shall be considered as providing a yard or open space for a building on any other building site unless specifically permitted elsewhere in this part.
- E. No building other than residential shall be used, occupied, or business license issued to/for without city approval and a safety inspection performed by the building department.

1-12. General Plan Amendments

The city's general plan may be amended pursuant to California Government Code § 65358. The fee for any application for amendment shall be set by resolution of the city council.

## CHAPTER 12.08.2

### DEFINITIONS

#### 2-1. Definitions Generally

Unless the context otherwise requires, the definitions set forth or otherwise provided for in this chapter shall be used in the interpretation and construction of this part. Words used in the present tense include the future; the singular number shall include the plural, and the plural the singular; the word “buildings” shall include the word “structure”, and word “used” shall include “arranged, designed, constructed, altered, converted, rented, leased or intended to be used,” and the word “shall” is mandatory and not discretionary.

#### 2-2. Abut, abutting, adjoining

“Abut”, “abutting”, or “adjoining” all mean contiguous to or touching.

#### 2-3. Access, Vehicular

“Access” means the physical means by which an individual in a vehicle is able to enter upon public or private property from a street. “Ingress” and “egress” are other words for access.

#### 2-4. Accessory Use, Structure

- A. “Accessory use” means a land use that is associated with an existing permitted or conditional use within a zoning district.
- B. “Accessory structure” means a usual and customary building normally associated with a permitted or conditional use.

#### 2-5. Acre

“Acre” means a measure of real property equaling 43,560 square feet.

#### 2-6. Agriculture Equipment Sales

“Agriculture equipment sales” means a business, which is primarily engaged in the sale of equipment, vehicles, materials, supplies and tools to serve farming, ranching or timber interests and businesses.

#### 2-7. Agriculture Product Sales

“Agriculture product sales” means the sale of food or fiber commodities from the property where produced with stands for the purpose of displaying and selling these commodities.

#### 2-8. Airport

“Airport” or “heliport” means a place on land or water, where aircraft may land and take off, receive and disembark passengers or cargo, may take on fuel, purchase accessories or obtain service or repair. “Airstrip” also means airport.

2-9. Alley

“Alley” means a public or private thoroughfare, which affords a secondary means of access to abutting property.

2-10. Apartment

“Apartment” means a dwelling unit located within a structure that contains one or more attached dwelling units in which the units are available for rent or lease. “Apartment” also means an individual unit within a multiple-family residential development.

2-11. Apartment Complex

“Apartment complex” means a multiple-family residential project or development.

2-12. Area

“Area” means a piece of land that can be definitively described and located with specific boundaries.

2-13. Automobile Sales

“Automobile sales” means a land use in which the primary business is based upon retail or wholesale transactions involving the transfer of title to motor vehicles including automobiles, light utility vehicles, trucks, motorcycles, recreation vehicles, and all terrain vehicles.

2-14. Automobile Service

“Automobile service” means a land use, which is involved in the business of repairing, modifying and maintaining motor vehicles.

2-15. Automobile Service Station

“Automobile service station” means any place where motor fuel or lubricating oil or grease is offered for sale to the public and deliveries are made directly into vehicles.

2-16. Automobile Salvage Yard

“Automobile salvage yard” means an individual or entity engaged in the business of acquiring or buying salvage automobiles (including non-repairable vehicles) for resale in their entirety or as spare parts, or rebuilding, restoration or crushing of such vehicles.

2-17. Bar, Club, Lounge

“Bar”, “club”, or “lounge” mean a land use in which the primary activity is the sale of alcoholic beverages for onsite consumption. A bar, club, or lounge may also provide entertainment for its patrons.

2-18. Base Zoning District

“Base zoning district” means the underlying zone that dictates land use and primary development standards.

2-19. Bed and Breakfast Inn

“Bed and breakfast inn” means a business which involves accommodations in five or fewer guest rooms potentially with breakfast available for guests of the inn.

2-20. Block

“Block” means all property facing one side of the street or between a street and the railroad right-of-way, property along a dead-end street, or un-subdivided land. The intercepting street determines only the boundary of the block on the side of the street that it intercepts.

2-21. Boarding House

“Boarding house” is a structure where lodging and meals for boarders are provided for compensation.

2-22. Bottling Plant

“Bottling plant” means a land use in which beverages, including, water, are processed for sale, resale, or distribution.

2-23. Building

“Building” means structure.

2-24. Building Coverage

“Building coverage” means the percentage of land area covered by the building footprint.

2-25. Building Footprint

“Building footprint” means the land area covered by a building as measured at its perimeter foundation walls including any roofed area that may not have perimeter foundation walls.

2-26. Building Official

“Building Official” means the person in charge of the city building permits and other permits as assigned.

2-27. Building Inspector

“Building inspector” means the person performing the city’s building inspections, as appointed by the City Council.

2-28. Building, Residential

“Residential building” means a building designed to be used exclusively for dwelling purposes.

2-29. Building Setback

“Building setback” means the required minimum distance from a property line or edge of a road easement or property right-of-way to the closest point of any building.

2-30. Building Site

“Building site” means the portion of a parcel of land, in a single or joint ownership, and occupied or to be occupied by a building, together with such open spaces as are required by the terms of this part.

2-31. Business

“Business” means a land use established for the purposes of commerce and as a means of generating revenue or income.

2-32. Business, Wholesale

“Wholesale business” means the selling of commodities in large quantities, as to retailers or jobbers rather than to consumers directly, but not including the storing and/or sale of any material or commodity, and not including the processing or manufacture of any product or substance.

2-33. California Environmental Quality Act (CEQA)

“California Environmental Quality Act” means a state law requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

2-34. Campground

“Campground” means a parcel of land upon which individuals may occupy locations for overnight accommodations in a recreational vehicle, tent or cabin.

2-35. Carport

“Carport” means a structure which is attached or detached from another building, and which is open on at least two sides with a covering for vehicle storage.

2-36. Cemetery

“Cemetery” means a place for the internment of the remains of the deceased either by burial, cryostorage, mausoleum, or cremation.

2-37. Centerline

“Centerline” means the line located equidistant from the edges of an easement or right-of-way. Centerline of a road right-of-way or easement does not necessarily mean the center of the physical location of the road.



2-38. Church

“Church” means a land use that is used for the purposes of conducting religious services and religious education. Whether or not any reference is made, a church includes all other places of worship for any denomination.

2-39. City

“City” means the City of Loyalton.

2-40. City Council

“City Council” means the city council of the City of Loyalton.

2-41. Civic Center

“Civic center” means an area developed or to be developed with any of the following public buildings or uses including offices, libraries, playgrounds, parks, assembly halls, police stations and fire stations.

2-42. CEQA Guidelines

“CEQA guidelines” means the procedures and guidelines for implementation of the California Environmental Quality Act (CEQA) including any specific requirements adopted by the City of Loyalton.

2-43. Clinic

“Clinic” means a land use, which is established for the purposes of providing a health or life-style related service for humans and animals.

2-44. Combining District, Combining Zone

“Combining district” or “combining zone” means a land use classification that combines with a base zone to add additional planning opportunities to the use of land.

2-45. Commercial

“Commercial” means a use related to commerce and the production of revenue or income.

2-46. Community care facility

“Community care facility” means a residential facility for the care and housing of six or fewer persons, which may be developmentally disabled, seniors, alcoholics in recovery, and other similar facilities licensed by the state. The state has determined that six or fewer is considered to be a residential use.

2-47. Conditional Use Permit

“Conditional use permit” means a land use permit issued in a zone for uses which have the potential to be incompatible with neighboring land uses and zoning and are to be permitted following a public hearing in which interested parties have the opportunity to comment. “Use permit” also means conditional use permit.

2-48. Construction “Construction” means the physical development of a parcel, including site excavation and grading, framing and finishing, up to the point of final inspection, use, or occupancy, whichever occurs first.

2-49. Consumer Service

“Consumer service” means a business, which derives its principal revenue from offering an intangible product for sale, or provides a service.

2-50. Contractor’s Equipment Yard

“Contractor’s equipment yard” means a parcel of land that is used for the temporary or ongoing outside storage of equipment, tools, materials, and vehicles used in the performance of a contractor’s business.

2-51. Corner Lot

“Corner lot” means a lot that has two or more parcel lines contiguous to a public street.

2-52. Date of Decision

“Date of the decision” granting or denying a permit under this part means the date on which the decision is announced or final vote taken.

2-53. Day-care Center, Family and Adult Day-care Home

A. “Day-care center” means a land use to which children are taken for care and/or educational experience, other than that of a public or private school, while parents or legal guardians are unavailable to watch the children for periods of less than eighteen (18) hours with no land-use limit on the number of children within the facility unless otherwise specified in the facility’s permit.

B. “Small family day-care home” means a day-care center in the home of the person operating the facility, and providing care for no more than eight children, including children who are members of the provider’s family. (Health & Safety Code § 1597.44)

C. “Large family day-care home” means a day-care center in the home of the person operating the facility, and providing care for no more than fourteen (14) children, including children who are members of the provider’s family. (Health & Safety Code § 1597.46)

D. “Day health care center” means a land use to which adults, generally those over the age of sixty (60), are taken for care or activities while the children or guardians of the adults are unavailable to watch or care for the adult. (Health & Safety Code § 1570.7)

2-54. Density

“Density” means either of the following:

- A. For residential use, density means the number of dwelling units per acre.
- B. For non-residential use, density means the percentage of lot coverage.

2-55. Density, Gross

“Gross density” means the total number of units permitted under the property’s general plan designation or zone district before streets or other dedications are provided.

2-56. Density, Net

“Net density” means the total number of units permitted under the property’s general plan designation or zone district excluding street area and other dedications.

2-57. Disabled Person

Any person who has a physical or mental impairment that substantially limits one or more major life activities; anyone who is regarded as having such impairment; or anyone who has a record of such impairment. People who are currently using illegal substances are not covered under the Act or this Article unless they have a separate disability.

2-58. District “District” means a portion of the city within which certain uses of lands, buildings or structures are permitted or prohibited, and within which certain yards and other open spaces are required and certain height limits are established for the same as set forth in this part.

2-59. Drive-in Restaurant/Drive-up Window

“Drive in restaurant/drive-up window” means a restaurant where customers are either served outside of the building with a walk up window, a drive up window for vehicles, or otherwise served in their vehicle without having to enter the restaurant.

2-60. Duplex

“Duplex” means a dwelling unit that consists of two independent units that are attached.

2-61. Dwelling

Dwelling or dwelling unit shall mean a room or group of internally connected rooms that have sleeping, cooking, eating and sanitation facilities, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

2-62. Dwelling Unit

“Dwelling unit” means a single residential unit designed for human habitation.

2-63. Easement

“Easement” means any legal right defined as an easement in the California Code of Civil Procedure, § 800 et al. Generally, an easement is a right to the use of another’s land.

2-64. Electronic Component Assembly

“Electronic component assembly” means an industrial use in which the manufactured goods are assembled from components manufactured elsewhere.

2-65. Electronic Component Manufacturing

“Electronic component manufacturing” means an industrial use in which components for use in electronic equipment are manufactured from raw materials.

2-66. Emergency Shelter

“Emergency Shelter” shall mean housing with minimal supportive services, for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

2-67 Explosive

“Explosive” means and includes any chemical compound or mechanical mixture, that is commonly used or intended for the purpose of producing an explosion, and that contains any oxidizing and combustible units, packing, that an ignition by fire, by friction, by concussion, by percussion, or by detonator of any part of the compound or mixture may cause such a sudden generation of highly heated gases that the resultant gaseous pressures are capable of producing effects on contiguous objects or of destroying life or limb.

2-68. Exterior Side Yard

“Exterior side yard” means the required side yard setback area on any corner lot adjacent to a public street.

2-69. Family

“Family” shall mean an individual or two or more persons occupying a dwelling and living together as a single housekeeping unit in which each resident has access to all parts of the dwelling and there is a sharing of household activities, expenses, experiences and responsibilities.

2-70. Family Home, Small

“Family home, small” means any residential facility providing twenty-four (24) hour care for six (6) or fewer foster children who have mental disorders or developmental or physical disabilities and who require special care and supervision as a result of their disabilities.

2-71. Farmworker Housing

“Farmworker Housing” means housing configured to accommodate a maximum of 36 beds in group quarters or up to 12 individual units designed for use by a single family or household, and

recognized as employee housing pursuant to Health & Safety Code § 17021.5 and § 17021.6. housing for six or fewer persons shall be treated the same as a single-family dwelling and residential use.

2-72. Fence, Wall

“Fence” or “wall” means a structure constructed of posts, supports, and cross members that serves as an obstruction to mark property lines or delineate or restrict access to a portion of property, Fences for the purpose of this chapter includes walls, hedges, and screen plantings.

2-73. Flea Market

“Flea market” means a temporary land use in which a series of booths, tables, or other temporary display areas are set up in which an individual, persons, vendors, group, organization, or business which offer both new and used merchandise for retail trade.

2-74. Frontage

“Frontage” means the total distance along a property line that abuts a public street or streets.

2-75. Garage

“Garage” means a structure intended for use for storage of vehicles and other items. This definition does not replace the definition of a garage in the California Building Code. A garage may be incorporated within a building.

2-76. Garage Sale

“Garage sale” means a garage, yard, lawn, patio or similar type sale held anywhere on the premises in any residential zone for the purpose of disposing of personal property.

2-77. General Plan

“General plan” means the City of Loyalton general plan as currently adopted including all amendments.

2-78. Government Code

“Government code” means the California Government Code.

2-79. Gross Floor Area

“Gross floor area” means the total square footage of a structure as measured around the exterior perimeter including any non-walled areas under roof and any outside storage or sales areas.

2-80. Gross Land Area

“Gross land area” means the area of the parcel exclusive of any required public dedication.

2-81. Group Care Home “Group care home” means a facility licensed by the state pursuant to Health and Safety Code § 1502 et seq.

2-82. Guest House

“Guest house means a detached living quarter of permanent construction, without kitchens, which are clearly subordinate and incidental to the use of the main building on the same lot.

2-83. Health and Safety Code

“Health and safety code” means the California Health & Safety Code, also written H&S.

2-84. Height

“Height” means the vertical distance from the base elevation at the point of measurement to the highest point on the structure, excluding chimneys, antennae, and similar nonstructural elements.

2-85. Heliport

“Heliport” means “airport” as defined herein.

2-86. Highway

“Highway” means a state route as defined by the state of California Department of Transportation, Caltrans.

2-87. Home Occupation

“Home occupation” means a business located in a home that is subservient to the use of the dwelling as a residence.

2-88. Hospital

“Hospital” means a land use in which intensive and general medical care is provided for patients on an emergency in- and out- patient basis.

2-89. Hotel

“Hotel” means a land use in which there are six or more rooms for transient occupancy. Motel and hotel are synonymous.

2-90. Household Pets

“Household pets” means domestic animals or fowl normally kept in the house for company or pleasure and not for profit, such as dogs, cats, canaries, parrots, but not including a sufficient number of dogs to constitute a kennel as defined herein.

2-91. Indemnification

“Indemnification” means compliance with a request to relieve the city of liability or to accept the costs for defending the city from any action brought as a result of the project.

2-92. Industry

“Industry” means the manufacturing, fabrication, processing, reduction or assembly of any article, substance or commodity, which results in a new product from the original materials.

2-93. Interior side yard

“Interior side yard” means the required setback area from any property line between two parcels, neither of which is a public street.

2-94. Junk

“Junk” means, but is not limited to, trash; refuse; paper; glass; cans; bottles; rags; ashes; trimming from lawns, yards, trees, and shrubbery, including plants and leaves; and other solid waste or salvageable materials other than garbage; inoperable appliances, parts, tools; inoperable and unregistered vehicles; vehicle parts; vehicle hulks; discarded furniture; dirt; rocks; and materials from the demolition, alteration or construction of buildings or structures, unless such dirt, rock, or other materials from demolition, alteration or construction are being used for purposes of fill.

2-95. Junkyard

“Junkyard” means a place in which junk, salvaged materials or products, scrap, or other waste materials are stored, broken up, dismantled, sorted, distributed, or sold privately or commercially.

2-96. Kennel

“Kennel” means a land use where four or more dogs four months or older and/or four cats six weeks or older are bred, raised, trained, or boarded.

2-97. Landfill

“Landfill” means a parcel of land that is appropriately licensed for the storage of solid waste.

2-98. Landscaping

“Landscaping” means the replacement of developed or excavated areas of a parcel with introduced new living vegetation, shrubbery, trees, ground cover and combinations thereof.

2-99. Large family day care home

“Large family day care home” means a home which regularly provides care, protection and supervision of seven (7) to twelve (12) children, including children who reside at the home, for periods of less than twenty-four (24) hours per day, while the parents or guardians are away.

2-100. Living area

“Living area” means the interior habitable area for a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

2-101. Lot

“Lot” means a legally established parcel of land.

- A. “Corner lot” means a lot located at the intersection of two or more streets, where they intersect at an interior angle of not more than one hundred thirty-five (135) degrees. If the intersection angle is more than one hundred thirty-five (135) degrees, the lot is considered an interior lot.
- B. “Flag lot” means a lot having access from the building site to a public street by means of private right-of-way strip that is owned in fee.
- C. “Key lot” means an interior lot, the front of which adjoins the side property line of a corner lot.

2-102. Lot coverage

“Lot coverage” means the percent of lot covered by all building footprints. Means the same as “Site Coverage.”

2-103. Lot depth

“Lot depth” means the average distance from the property line fronting a road or road easement to the rear or opposite property line.

2-104. Lot frontage

“Lot frontage” means the width of the lot fronting on a road or private road easement, measured along the property line.

2-105. Lot line

- A. “Lot line” means any legally described parcel line as follows:
- B. “Front lot line” is the shortest property line along the road or road easement.
- C. “Side lot line” is the property line intersecting with the front lot line and dividing the parcel from other adjacent parcels or another public street.
- D. “Exterior lot line” is the property line intersecting with the front lot line and contiguous with a public street on a corner lot.
- E. “Interior lot line” is any property line dividing the parcel from other adjacent parcels.
- F. “Rear lot line” is the property line opposite the front lot line.

2-106. Lot width



“Lot width” means the distance from one side property line to the other side property line measured along the front building setback line.

2-107. Manufactured housing

“Manufactured housing” means H.U.D. standard manufactured housing (on a permanent foundation) that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of U.S. Department of Housing and Urban Development (HUD). (See “Mobile home” and “Modular unit”)

2-108. Mobile Home

“Mobile home” means H.U.D. standard manufactured housing (not on a permanent foundation) or a non-permanent shelter as defined in California Vehicle Code § 396 and Health and Safety Code § 18008.

2-109. Mobile Home Park

“Mobile home park” is any area or tract of land where two or more mobile home lots (spaces) are rented or leased, held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of residential ownership, to accommodate manufactured homes or mobile homes used for human habitation.

2-110. Modular Unit, Factory Built House

“Modular house” and “factory built house” means a house built in components to the standards of the California Building Code at a location other than the site upon which the house is delivered and installed. Differs from mobile homes and manufactured housing by (in addition to lacking an integral chassis or permanent hitch to allow future movement) being subject to California housing law design standards. Also called factory-built housing and regulated by state law of that title.

2-111. Motel

“Motel” means a land use in which there are six or more rooms for transient occupancy. Motel and hotel are synonymous.

2-112. Net Land Area

“Net land area” means the area of land remaining after any required public dedication.

2-113. Nonconforming Building or Use

A. “Nonconforming building” means a structure that does not conform to present regulations.

B. “Nonconforming use” means a land use, which does not conform to present regulations.

C. “Legally existing” means a use that predates present regulations but was legally constructed or established at the time the use or construction first commenced.

2-114. Nursery

“Nursery” or “plant nursery” means a business, which is primarily engaged in the raising, propagation, growth, or sales of vegetation, plants and supplies.

2-115. Occupancy

“Occupancy” means the establishment of a use within a structure or upon a parcel of land, including and not limited to, installing display fixtures in a completed structure, stocking of inventory, or commencing temporary or permanent residency, whether or not a structure has been subject to an approved final inspection or a certificate of occupancy.

2-116. Off-site

“Off-site” means an improvement or other reference concerning a proposed project or subject property, which is not located on the parcel under discussion.

2-117. On-site

“On-site” means an improvement or other reference concerning the subject property under discussion.

2-118. Open Space

“Open space” means the portion of the lot or parcel from the ground upward that is unoccupied by buildings, structures, parking lots and driveways, except as otherwise permitted by city regulations. Clubhouses, recreation buildings, pools, saunas, interior walkways, paths and similar amenities may be included in open space.

2-119. Parcel, Lot

“Parcel” or “lot” means a described area of land within an ownership. Parcel may also mean a parcel established for tax purposes, sometimes called an assessor’s parcel.

2-120. Park, Playground

“Park” or “playground” means a land use, which is established for the purpose of providing passive or active recreation on a public or private basis.

2-121. Parking Area

“Parking area” means the paved portion of a parcel which is developed for the storage of vehicles.

2-122. Paved “Paved” means that the required surface typically used for parking, driveways or other vehicular access is improved with concrete, asphaltic concrete, or other similar material capable of handling the type of vehicular traffic anticipated with the proposed use.

2-123. Permit

“Permit” means an authorization to proceed issued by the city for a specific activity.

2-124. Planned Community

“Planned community” means a large-scale development whose essential features are a definable boundary; a consistent, but not necessarily uniform, character; overall control during the development process by a single development entity; private ownership of recreation amenities; and enforcement of covenants, conditions, and restrictions by a master community association.

2-125. Planned Unit Development

“Planned unit development” means a description of a proposed unified development, consisting at a minimum of a map and adopted ordinance setting forth the regulations governing, and the location and phasing of all proposed uses and improvements to be included in the development.

2-126. Planning Department

“Planning department” means the city-appointed or designated staff or consultant of the City of Loyalton to assist the city with planning-related matters.

2-127. Planning Director

“Planning director” means the person appointed or designated to assist the city council with planning-related matters.

2-128. Pre-occupancy Inspection

“Pre-occupancy inspection” means a required inspection before any existing building and/or a structure other than residential, is used, occupied or business license is issued to/for.

2-129. Professional Office

“Professional office” means a non-retail or non-commercial wholesale activity wherein professional service is typically provided to the public, or the office is the headquarters for a commercial or industrial activity.

2-130. Property Line

“Property line” is a legal boundary describing a parcel of land.

2-131. Public Agency

“Public agency” means a political subdivision, federal, state, or local government or its departments, or governmental jurisdictions or districts.

2-132. Public Resources Code

“Public Resources Code” means the California Public Resources Code, also written PRC.

2-133. Public Services

“Public services” means services needed for development of a parcel of land. This may include, but is not limited to, electricity, access, water, sewage collection and treatment, and telecommunications.

2-134. Public Utility Buildings and Uses

“Public utility buildings and uses” means buildings, structures and uses of a public business which provides a general service to the public, such as telecommunications, electricity, water, or other services.

2-135. Recreational Vehicle Park

“Recreational Vehicle Park” means any area or tract of land or a separate section within a mobile home park, where two or more lots are rented or leased or held out for rent, or lease to owners or users of recreational vehicles or tents.

2-136. Recreational vehicle storage

“Recreational vehicle storage” means a commercial activity in which recreation vehicles are garaged either within a building, or an open enclosure for payment of a rental fee.

2-137. Rest Home

“Rest home” means a building where two or more infirm or aged persons are housed for compensation.

2-138. Right-of-way, public

“Public right-of-way” is a strip of land acquired by reservation, dedication, prescription or condemnation and intended to be occupied by a road, trail, water line, sanitary sewer and/or other public uses.

2-139. Rooming house

“Rooming house” means the same as “boarding house” as set forth herein.

2-140. School

“School” means an institution, public or private, established for the purpose of educating a class of students at any grade level, either for profit or nonprofit purposes.

2-141. Second dwelling unit

“Second dwelling unit” means an accessory single-family dwelling authorized by the California Government Code Section 65852.2, which is provided in addition to an existing residence on the same lot.

2-142. Shopping center

“Shopping center” means a commercial center, or group of commercial establishments, planned, developed, managed and maintained as a unit, with common off-street parking provided to serve all uses on the property.

2-143. Side and front on corner lots

The front yard (of a corner lot) may face either street frontage of a corner lot, at the option of the owner.

2-144. Sign

“Sign” means any device capable of visual communications or attraction, including declarations, announcements, demonstrations, displays, insignias, trademarks, or symbols, used for the purpose of informing, advertising, or promoting any business, place, or event.

2-145. Single Room Occupancy shall mean a structure with a small residential room or more rooms designed to provide living facilities for one (1) person, often with cooking facilities and with private or shared bathroom facilities.

2-146. Street

“Street” means a public thoroughfare accepted by the city which affords principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road, except an “alley” as defined herein.

2-147. Structure

“Structure” means shelter, building, dwelling unit, or other physical development upon the land to house, protect, store, or cover persons or things.

2-148. Structure alteration

“Structure alteration” means any change in supporting members of a building or structure, such as bearing walls, columns, beams or girders.

2-149. Supportive Housing

“Supportive Housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

2-150. Target Population

Target Population means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, or substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Development Disabilities Services Act

(Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individual exiting from institutional settings, veterans, and homeless people.

2-151. Temporary use

“Temporary use” means a land use, which may occur on a parcel of land for a limited time as may be authorized herein.

2-152. Transitional Housing

“Transitional Housing” means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

2-153. Use

“Use” means the activity that takes place on a parcel of land.

2-154. Variance

“Variance” means a discretionary entitlement, which permits the departure from the strict application of the development standards contained in this zoning ordinance.

2-155. Yard

“Yard” means the area between a property line and required setback line within any lot.

2-156. Yard, front

“Front yard” means a yard extending across the full width of the front portion of the lot measured from the front line of the lot to the nearest line of a building or structure wall or required front setback line, whichever is closer to the property line.

2-157. Yard, rear

“Rear yard” means a yard extending across the full width of the rear portion of the lot measured between the rear line of the lot and the nearest line of the building or structure wall or required rear yard setback line, whichever is closer to the property line.

2-158. Yard, side

“Side yard” means a yard between the side line of the lot and nearest structure setback or required side yard setback line, whichever is closer to the property line and extending from the front yard of the lot to the rear yard.

## CHAPTER 12.08.3

### ADMINISTRATION AND ENFORCEMENT

#### 3-1. Zoning Change – Notification of County Assessor and Owner of Record

Whenever a zone change or zoning variance is granted on a property, the city clerk acting for the city council shall, within thirty (30) days, notify the county assessor of such action. Whenever the request for a zone change or a zoning variance is made by other than the owner of record, the city clerk shall simultaneously notify the owner of such property that a notice has been sent to the county assessor regarding the zone change or zoning variance.

#### 3-2. Permit issued in conflict with provisions prohibited

All departments, officers and public employees vested with the duty or authority to issue permits, certificates or licenses shall issue no permit, certificate or license for uses, buildings or purposes within the city in conflict with the provisions of these regulations, and any such permit, certificate or license issued in conflict with the provisions of these regulations shall be null and void.

#### 3-3. Public Nuisance Declared

Any building or use operated or maintained contrary to the provisions of these regulations shall be, and the same is declared to be a public nuisance and shall be subject to injunction and abatement as such.

#### 3-4. Remedies Nonexclusive

The remedies provided in this part shall be cumulative to all others provided by law and not exclusive.

#### 3-5. Violation – Penalty

Any person, whether principal, agent, employee or otherwise, who violates or causes or permits a violation of any of the provisions of this part shall be punished pursuant to the provisions of this code.



## CHAPTER 12.08.4

### GENERAL USE DESIGN AND OPEN SPACE REQUIREMENTS

#### 4-1. Applicability

In addition to the regulations specified in this part for each of the principal zones, the general regulations set forth in this chapter shall be applicable to each and every such zone including combining zones. In the event of conflict between the particular regulations set forth in this chapter, the more restrictive regulations shall apply.

#### 4-2. Accessory uses

Accessory uses, as defined in this part, shall be permitted as appurtenant to any permitted use unless otherwise provided in this part, provided that no accessory use shall be conducted on any property in any residential zone unless and until the main building is erected and occupied, or until a use permit is secured.

#### 4-3. Assemblages of persons and vehicles

No circus, carnival, open-air or drive-in theater, automobile racetrack, religious revival tent, outdoor concerts or similar assemblage of people and automobiles shall be permitted in any zone unless a conditional use permit is approved by the city Council.

#### 4-4. Convalescence of immediate family members

A. The use of a temporary dwelling to support the convalescence of immediate family members as permitted in this part is subject to the following requirements:

- 1) Such usage contemplates and will permit only short-term use of a mobile home or recreational vehicles as temporary dwellings;
- 2) Size of the temporary dwelling not to exceed forty (40) feet in length;
- 3) The convalescent person must be a member of the immediate family of the application, or the convalescent person is the applicant and the temporary dwelling will be occupied by an immediate family member to assist the convalescent person;
- 4) Applicant must validate the application with a certificate from the physician as to the health condition of the applicant's immediate family member;
- 5) Applicant must certify as to inadequate housing arrangement in the main structure;
- 6) Each permit shall only be for one year, there shall be no extensions granted, however, re-issuance is possible;

- 7) The temporary dwelling must be removed within thirty (30) days after the convalescing person no longer needs aid;
  - 8) The director of public works and/or the building inspector must approve the water and sewer hookups;
  - 9) The applicant is responsible for and must seek approval of the county health department as to the living quarters;
  - 10) Each conditional use application must be concurrently with an agreement to pay additional current base rate sewer and water charges;
  - 11) All electrical and telephone wiring and plumbing must be a type allowed by the California Building Codes for outside wiring, plumbing and must be approved by the building official subject to limitations by any local utility company requirements. Such services must be approved and permits obtained from the building department prior to occupancy;
- B. Any variations of the above requirements can only be altered by processing and receiving approval of a conditional use permit.

#### 4-5. Height limitations and modifications

- A. Height of buildings and structures shall be measured vertically from the average ground level of the ground covered by the building to the highest point of the roof, but chimneys, stacks, vents, flagpoles, conventional television reception antennas, elevator, ventilating and air-conditioning equipment and similar architectural and mechanical appurtenances shall be excluded in making such measurements. Height limitations provided in this part shall not apply to electric transmission lines and towers, except as provided in chapter 37 as section 12.08.37.
- B. Exceptions to height restrictions required within this part may be granted by processing a use permit.

#### 4-6. Home occupations

- A. A “home occupation use permit” which allows the operation of a business in a home located in a residential zone, may be issued by the Building Official or his/her nominee, without the necessity of public notice, a public hearing, or City Council action, upon a finding that the following conditions exist:
- 1) The proposed business activity involves only the use of telephone, internet and mail at the subject premises;
  - 2) The business does not involve shipping, receiving, repacking, or the storage of any materials on the subject premises;

- 3) The business will not employ any persons at the subject premises who do not occupy the same as their residence;
- 4) One unlit sign of one foot by one foot, attached to the building;
- 5) No customers, clients, patients, salespersons, or other persons will be visiting the subject premises in connection with the business;
- 6) There will be no other indications of business activity visible to neighbors or to the public, at the subject site, resulting from the use; and
- 7) There will not be any other significant negative impact upon the environment, public safety, or public welfare.
- 8) Require issuance of a business license.

B. Any person who is denied a home occupation use permit by the Building Official pursuant to subsection A above may apply to the City Council for the same.

#### 4-7. Large-family day care homes

A. Large family day care homes authorized by this part are subject to the following requirements as stated in H&S Code Section 1597.46

- 1) The operator of the large family day care home shall reside in the residence being used for the day care home;
- 2) No large family day care home shall be located within five hundred (500) feet of another approved large family day care home;
- 3) In addition to the required parking for the residence, an additional off-street parking space shall be provided for each employee on the maximum shift. Tandem parking may be used to meet these requirements.
- 4) At least two on-street parking spaces shall be available directly in front of the subject property to be used for loading and unloading children;
- 5) The operator shall provide evidence of receipt of a license from the State Department of Social Services;
- 6) A solid fence or wall six feet in height shall be located between any outdoor play or activity area and adjacent single-family residential use. Said outdoor play or activity areas shall not be located in the required front yard.

B. A large family day care home may provide care for more than twelve (12) children, but not more than fourteen (14) provided the requirements of Section 1597.46 of the California Health and Safety Code are satisfied.

4-8. Mining and removal of natural materials

Mining and removal of minerals and natural materials, including materials to be used for commercial purposes, may be allowed in any zone, with the exception of removal of materials for normal construction or underground facilities, or where such removal is primarily for building site grading and land leveling.

4-9. Manufactured home park standards

All manufactured home parks shall be subject to the following requirements, plus other requirements that may be made conditions of use permit approval:

- A. Minimum lot area: five acres;
- B. Minimum recreation space: ten (10) percent of the total project site. The minimum size of any single outdoor recreation space shall be two thousand five hundred (2,500) square feet;
- C. Minimum yards around the perimeter of the park:
  - 1) Front, (abutting any street): twenty (20) feet (landscaped),
  - 2) Side and rear: ten (10) feet, suitably landscaped to provide effective screening. Fences or wall may be required as condition of approval of use permit as a means to achieve neighborhood compatibility.
- D. All areas not used for access, parking circulation, recreation or services shall be completely and permanently landscaped, and the entire site shall be maintained in a neat, clean and sanitary condition;
- E. All circulation roads shall be at least twenty-five (25) feet from curb to curb and shall be increased in width by ten (10) feet for curb parking space on each side of the street on which such curb parking is permitted. All roads and parking spaces shall be permanently paved. Two parking spaces or the equivalent thereof shall be provided for each mobile home site, plus one guest parking space for each ten (10) mobile home sites. The mobile home spaces may be provided as tandem parking;
- F. Each mobile home site shall have a minimum area of three thousand five hundred (3,500) square feet. In no instance shall the density of the site exceed the density permitted in the base zone district.
- G. The minimum distance between any mobile homes is ten (10) feet. The minimum distance between an accessory structure on one site and a mobile home on an adjacent site shall be ten (10) feet;
- H. The City Council may modify the above requirements for an existing substandard park proposed to be enlarged or extended; provided, that the modifications are limited to the

extent that the overall improvements in the design or standards of such existing park will result.

#### 4-10. Manufactured Structures

Manufactured structures, including mobilehomes, may be located on individual lots for residential or office use only under the following regulations as stated by Government Code Section 65852.3:

- A. Structures. Only structures certified by the Department of Housing and Urban Development as meeting the requirements of the National Mobile Home Construction and Safety Standards Act of 1974, or meeting all requirements of the California Building Code, will be allowed.
- B. Permanent Residential Use.
  - 1) Manufactured structures for residential use may be located only in residential zones. Such structures shall be installed on a solid concrete or masonry foundation, extending a minimum of twelve (12) inches below grade, and the structure, foundation and anchorage system shall conform to the requirements of the California Building Code.
  - 2) The under-floor area of the structure shall be enclosed with permanent materials conforming to California Building Code requirements for contact with, or separation from, the soil.
  - 3) Roofing and exterior siding materials shall be of types customarily used on conventional dwellings. The City Council shall adopt, and revise as appropriate, a list of materials, which are approved.
  - 4) Manufactured single-family residential structures shall be of an integral unit design. Two or more structures, each of which is designed for use separately, shall not be installed on a single lot.
  - 5) The finished floor elevation of the pre-manufactured home shall be equal to or less than the immediately adjacent neighboring homes on either side of the pre-manufactured home fronting on the same street.
  - 6) A building permit shall be obtained for installation of a pre-manufactured residential structure. The application for a building permit shall include a site plan showing structure placement, sufficient foundation drawings and details to verify compliance with the foundation requirements of this chapter, and descriptive information and certification of the structure.
- C. Temporary Office Use.
  - 1. A manufactured structure may be used as a temporary office, in commercial or industrial zones, for a period not exceeding one year, during reconstruction of a

damaged structure, or alteration of an existing structure. The City Council may extend the temporary use for an additional six-month period, provided substantial progress has been made in the permanent construction.

2. Temporary installations may be made with temporary masonry or steel foundations. Adequate anchorage shall be constructed to conform to the California Building Code.
3. A building permit shall be obtained for temporary installation of a manufactured structure.

#### 4-11. Second dwellings

Second dwellings as permitted by this part are subject to the following requirements:

- A. Property contains an existing single-family or multi-family detached unit;
- B. The second unit is either attached to the existing dwelling and located within the living area, or detached from the existing dwelling and located on the same lot as the existing dwelling;
- C. The total floor space for a detached second dwelling unit shall not exceed hundred (1,00) square feet;
- D. New construction conforms to all requirements of this part and all provisions of the California Building Code;
- E. One unit on the property shall be owner-occupied, the other may be rented. Prior to issuance of any permit pursuant to this part, an affidavit of owner occupancy, in a form acceptable to the city attorney shall be executed by the property owner(s) and recorded in the office of the recorder for Sierra County;
- F. Payment of all costs attendant thereto, for provided additional city services.
- G. The increased floor area of an attached second unit shall not exceed thirty percent of the existing living area of the main residential unit.
- H. A minimum lot size of 10,000 square feet shall be required for a detached secondary unit.

#### 4-12. Fiscal Impact

The City Council at its discretion may require a fiscal impact analysis for new development to ensure the city has adequate financial resources to support new development. A Fiscal Analysis report shall enumerate and describe the fiscal impacts of a development. A Fiscal Analysis shall provide fiscal impacts on the City's general fund, transportation, and (or) City's enterprise funds, as applicable; the ability of the City including the fire department. The City will not normally approve a development proposal or zone change where it is reasonably likely that existing city ratepayers and/or taxpayers will have to subsidize services provided to the proposed new development.

4-13. Transmission and distribution lines

Transmission and distribution lines both overhead and underground, shall be permitted in all districts without limitation as to height, without the necessity of obtaining a use permit; provided, however, that the routes of all proposed gas, telephone, television cable and electric transmission lines shall be submitted to the City Council for review and approval prior to the acquisition of rights-of-way or application to the Public Utility Commission.

4-14. Agriculture and Open Space Lands

- A. The City shall require an appropriate agricultural buffer (on lands within a development project) from the boundary of an adjacent agricultural use containing Classes I through IV agricultural lands. Alternatively, the City may require an agricultural easement through the purchase of permanent recorded agricultural easements with a 1-acre of development land to 2 acres conservation easement ratio on lands having equal agricultural value and at risk of conversion as the lands proposed to be converted from agricultural to urban uses on lands within the Loyalton Planning Area.
- B. The City Council may pursue public use opportunities by enhancing public access to Smithneck Creek during the review of development proposals and flood prevention projects.

4-15. Emergency Shelters

Emergency housing shall comply with all objective standards identified in Government Code Section 65583 (a) ((4), that include, but may not be limited to the following:

- A. Shall not be located within three hundred (300 feet of any other emergency shelter, unless such social service is located within the same building or on the same lot.
- B. There shall be adequate space inside the structure such that prospective and current residents are not required to wait on sidewalks or any other public rights-of-way.
- C. There shall be a gated and fenced outdoor area.
- D. Lighting shall be provided for appropriate surveillance subject to approval of the Police Department.
- E. A management plan is required for all to address management experience, good neighbor issues, transportation, client supervision, client services, and food services. Such plan shall be submitted to and approved by the City. Minimum standards and practices in the plan shall be as follows:
  - 1) The Emergency Shelter shall be operated by a responsible agency or organization, with experience in managing or providing social services.
  - 2) The Emergency Shelter shall have an identified administrator and representative to address community concerns.

- 3) The Emergency Shelter shall provide at least one responsible onsite supervisor at all times for every ten occupants.
  - 4) Residents shall be regularly evaluated by persons experienced in emergency shelter placement and/or management.
  - 5) The program shall identify a transportation system that will provide its clients with a reasonable level of mobility including, but not limited to, access to social services and employment opportunities.
  - 6) Medical assistance, training, counseling, and personal services essential to enable homeless persons to make the transition to permanent housing may be provided, with or without meals, as an incident to the operation of an Emergency Shelter.
  - 7) Referral services shall be provided to assist residents in obtaining permanent housing and income. Such services shall be available at no cost to residents of a shelter.
- E. Emergency Shelters shall be maintained in a safe and clean manner and free from refuse or discarded goods.

#### 4-16. Single Room Occupancies

All the following performance standards must be met for single room occupancies:

- A. Minimum size shall be 250 square feet and maximum size shall be 400 square feet in size.
- B. A minimum of 10 square feet for each unit or 250 square feet, whichever is greater, shall be provided for a common area.
- C. All common area shall be within the structure. Dining rooms, meeting rooms, recreational rooms, or other similar areas approved by the Planning Director may be considered common areas. Shared bathrooms and kitchens shall not be considered as common areas.
- D. A single-room occupancy management plan shall be submitted to, reviewed, approved and enforced by the Planning Director and shall be approved before issuance of a Certificate of Occupancy. The management plan shall be comprehensive and contain management policies and operations, rental procedures and rates, maintenance plans, residency and guest rules and procedures, security procedures and staffing needs including job descriptions. The approved management plan shall be in recordable form as approved by the City Attorney and recorded before issuance of a Certificate of Occupancy.
- E. A 24-hour resident manager shall be provided for any single-room occupancy use with 12 or more units.



- F. Each unit shall be provided a kitchen sink serviced with hot and cold water with a garbage disposal and a counter top measuring a minimum of 18 inches wide by 24 inches deep. A complete kitchen facility available for residents shall be provided on each floor of the structure, if each individual unit is not provided with a minimum of a refrigerator and a microwave oven.
  
- G. For each unit a private toilet in an enclosed compartment with a door shall be provided. This compartment shall be a minimum of 15 square feet. If private bathing facilities are not provided for each unit, shared shower or bathtub facilities shall be provided at a ratio of one for every seven units or fraction thereof. The shared shower or bathtub facility shall be on the same floor as the units it is intended to serve and shall be accessible from a common area or hallway. Each shared shower or bathtub facility shall be provided with an interior lockable door.

## CHAPTER 12.8.5

### R-1 RESIDENTIAL SINGLE-FAMILY

#### 5-1. R-1 Uses Permitted

The following uses are permitted in areas designated for single-family uses in the General Plan, subject to a building permit, provided that all other Municipal Code requirements are met:

- A. Single-family dwelling and typical ancillary structures such as a detached garage.
- B. Accessory uses normally incidental to single-family residences where there is a single family residence on the lot provided that the following conditions are met:
  - 1. Except as modified in this chapter, accessory structures shall be located outside any required setback.
  - 2. No accessory structure shall be permitted outside any required setbacks excepting outside 5 feet of the rear property line. Setbacks for accessory structures on existing substandard lots shall not exceed the average existing setbacks for existing accessory structures located on other substandard lots on the same side of the street where the proposed accessory structure is located.
  - 3) The appearance of accessory structures should be compatible with the main structure, particularly where visible from the street.
- C. Home occupations
- D. Attached second units
- E. Family care home
- F. Child day care use
- G. Gardening, horticulture and family pets
- H. No provision is to be construed as permitting any commercial use
- I. Transitional Housing
- J. Supportive Housing

#### 5.2 R-1 Uses permitted subject to a conditional use permit

The following uses may be allowed in areas designated for single-family uses subject to acquisition of a Conditional Use Permit approved by the City Council:

- A. Public parks, public schools and public playgrounds
- B. Churches, private schools, public buildings and utility substations
- C. Golf courses, country clubs and private residential recreation centers
- D. Commercial nurseries
- E. Large family care home

5-3. R-1 Standards

New Residential development in the City of Loyalton must be consistent with the adopted land use plan.

A. Minimum and Average Lot Width

The City Council may grant a 10% exception to lot width requirements to provide for unique lot shapes or building orientation. Otherwise, minimum lot width must be sixty feet measured at the front yard setback line, and minimum lot depth one hundred feet. The Average Lot Width shall be 65 feet as measured at the front yard setback line for each block.

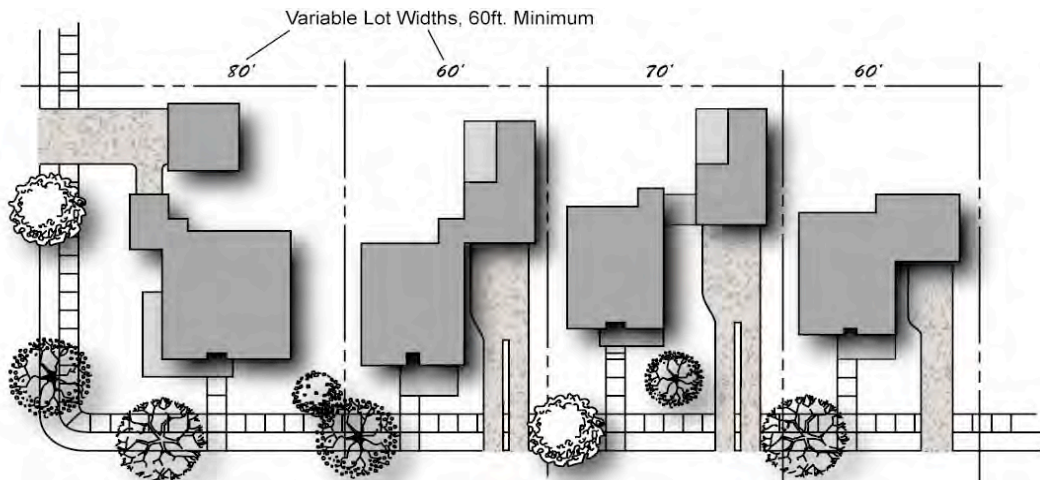


Figure 1. Minimum Lot Width

B. Maximum building height

Thirty feet high for two-story homes; twenty feet high for accessory buildings.

C. Minimum square footage

One thousand two hundred (1,200) square feet of enclosed living area except that twenty percent of the units in any phase may be a minimum of one thousand (1,000) square feet.

D. Setbacks

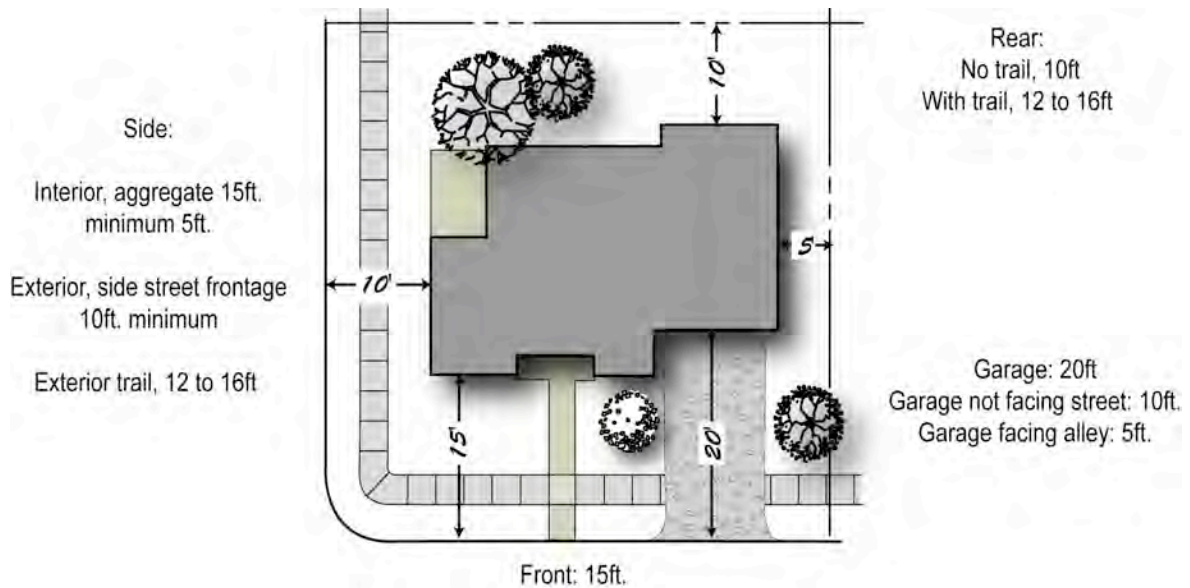


Figure 2. Required Setbacks

5-4. R-1 Design Objective Guidelines

A. R-1 Design Objective Guidelines are as follows:

- 1) To create variety along local streets;
- 2) To provide variety in building placement and street scenes;
- 3) To provide visual interest and aesthetic diversity;
- 4) To create a sense of neighborhood uniqueness.

B. Varied Setbacks:

Distance between adjoining homes, garages, or between homes and fences, shall be varied to create visually interesting patterns of open space and landscaping, to add diversity to the view and to promote “front porch” interaction with pedestrians thus enhancing a sense of community and belonging, encouraging walking, and serving as a deterrent to crime.

C. Varied Lot Widths:

- 1) Vary lot widths to provide different amounts of open areas between structures.
- 2) Vary placement, shapes and sizes of homes.

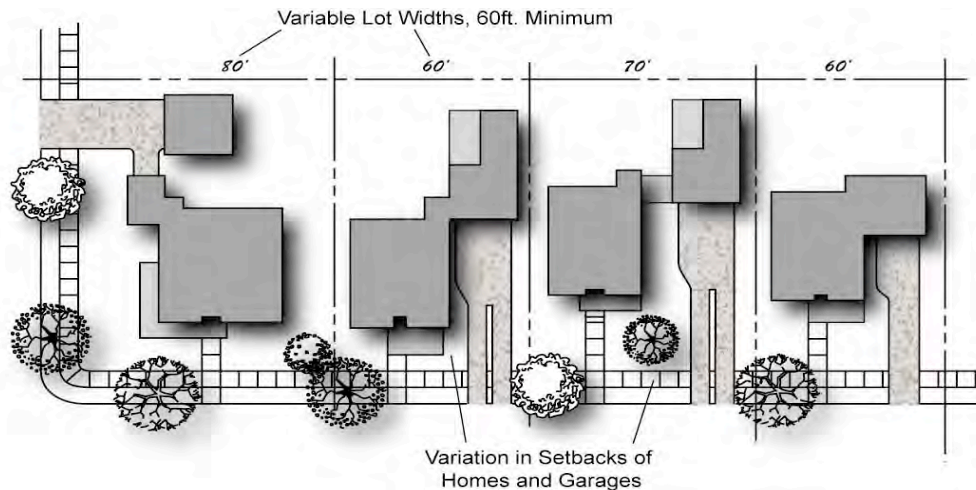


Figure 3. Variations in Lot Widths, Setbacks and Garage Placement

D. Varied Garage Placement and Orientation (See Figure 5)

- 1) Garages may be accessed by alleys or shared driveways and shall be set back behind the front facade of the residence and shall be architecturally integrated with the main house facade.
- 2) The location and size of garage shall not dominate the street view of the structure.
- 3) The garage shall not be larger than 33% of the living area.

E. Parking and Garage Doors

- 1) A minimum of two (2) garaged off-street parking spaces shall be provided for each housing unit.
- 2) Garage doors shall be recessed into the walls and not be built flush with the exterior wall of the garage.
- 3) The design of the garage door shall complement the particular architectural style selected for the home.
- 4) For garages accessed from the street, the garage face shall be recessed a minimum of five feet from the primary living areas facade.

F. Driveways

- 1) One parking space per residence shall be required in each driveway.
- 2) Direct access shall be provided to accessory units.
- 3) Driveways shall be varied including using colored concrete, stamped concrete or paver-stone in-sets.

- 4) Single-car driveways that widen to two-car aprons at a recessed or detached garage are encouraged to reduce the amount of pavement.
- 5) Fences and landscaping should be used to screen and soften exposed parking areas where feasible.



Figure 4. Garages on Alley

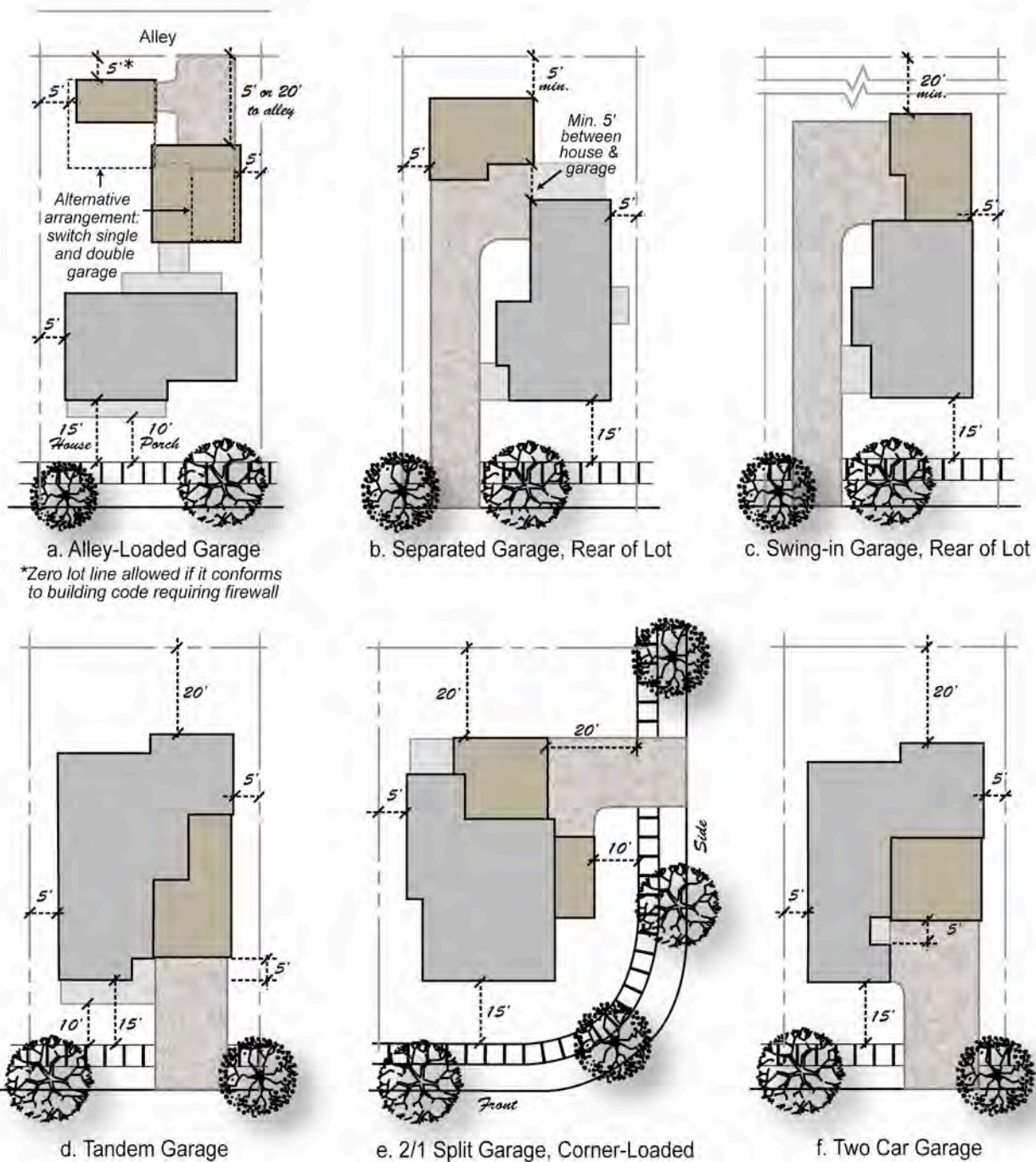


Figure 5. Garage Access and Configuration

#### G. Facade Design Elements

- 1) Design facades and placement of structures to give them richness, variability and appropriate scale.
- 2) Long exterior house walls shall be varied to create an interesting blend with landscape, adjacent structures, and from the casting of shadows.
- 3) Each house shall have a clearly defined entry.
- 4) “Keyhole entries” (hidden from view on the side or within deep recess of the building) are not permitted unless safety features have been incorporated to the satisfaction of the Planning Director.



Figure 6. Varied Residence Design

#### H. Roof Design Objectives

- 1) Varied roof designs and materials that create visual interest are required. Varied roof design may be achieved by changes in plane such as the use of gables and dormers.
- 2) For sloped roofs, both vertical and horizontal elements are required.
- 3) A-frame roofs should be used only when appropriate to the architectural style.
- 4) Flat roofs are not permitted.
- 5) Roof-mounted heating and air-conditioning is not allowed.



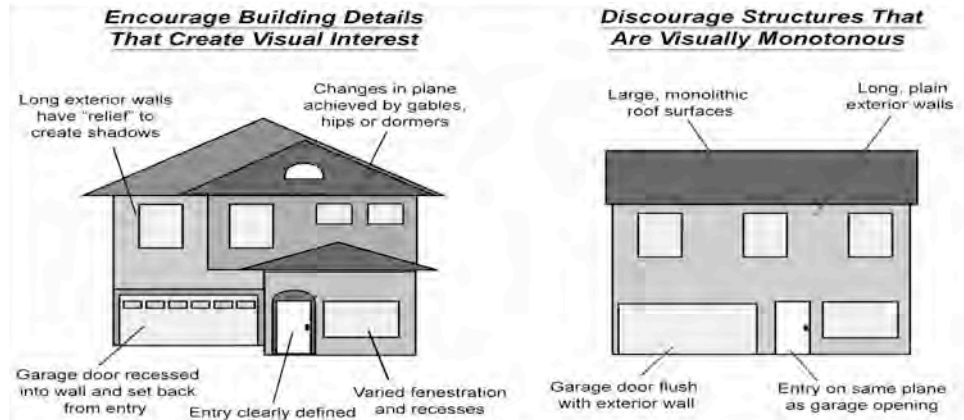


Figure 7. Roof and Facade Design Elements

I. Varied Structure Design

- 1) The design of residences shall be varied to create visual interest.
- 2) The massing and composition of homes (not just finish materials) within each block shall vary.
- 3) Single-story homes and multi-story homes shall be distributed throughout the neighborhood to provide varied visual interest, affordable housing and a more diverse neighborhood.

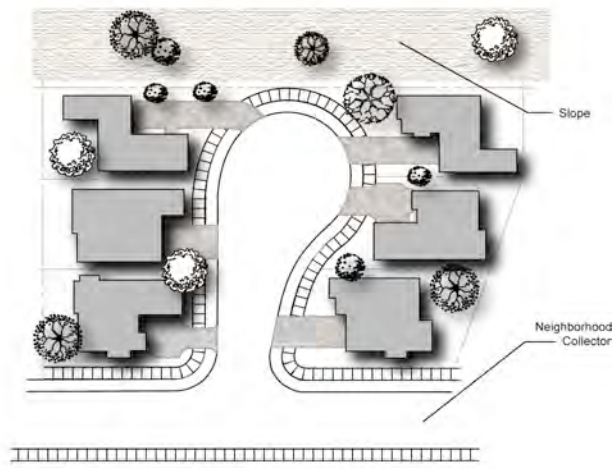


Figure 8. Varied Residence Design on Cul-de-sac

J. Exterior Lighting

- 1) Lighting placement, intensity, and potential glare shall be provided or described on all building plans.
- 2) Outdoor lighting shall be positioned so no direct light extends onto neighboring properties.
- 3) Landscape lighting shall be low-level from unobtrusive fixtures.
- 4) Landscape lighting shall be reserved for significant landscape features.
- 5) Light fixtures shall be compatible with the architectural style of the project.

K. Walls, Fences and Entry Features

The design of walls and fences, as well as the materials used, shall be consistent with the overall development's design.

L. Open Space Areas

1. Developments shall be designed to provide views into open-space areas at strategic locations.
2. Safe and attractive pedestrian connections to public open space are required.
3. Access through narrow-fenced connections is not allowed.

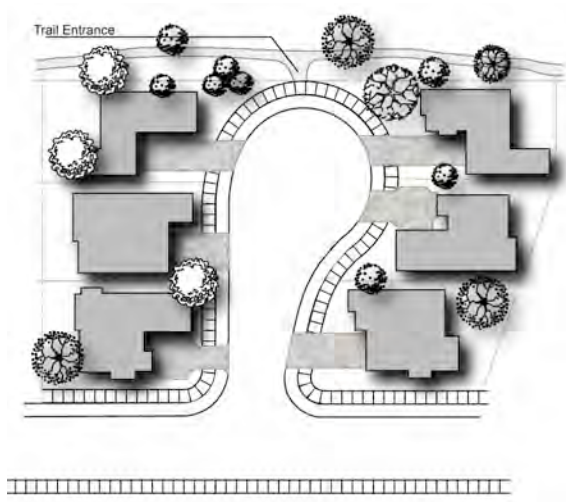


Figure 9. Residential Connection to Open Space



Figure 10. Trail Connection to Cul-de-sac

## CHAPTER 12.8.6

### R-2 MULTIPLE FAMILY RESIDENTIAL

#### 6-1. R-2 Purpose and applicability

The Multiple Family Residential R-2 zone is intended to apply to areas of the city where it is reasonable to permit and project and medium-density development for duplexes, triplexes, fourplexes, townhouses and similar multiple family residential development. The regulations of this chapter shall apply in all Multiple Family Residential zones.

#### 6-2. R-2 Principal Permitted Uses

Principal permitted uses in the R-2 zone are as follows:

- A. Single-family dwellings, two-family dwellings and triplexes
- B. Multiple-family dwellings including but not limited to duplex, triplex, fourplex or townhouse housing
- C. Second dwellings in accordance with the provisions of Section 12.08.7.130
- D. Manufactured structures in accordance with the provisions of Section 12.08.7.120
- E. Small family day care homes
- F. Rooming and boarding houses, Emergency Shelters
- G. Transitional Housing
- H. Supportive Housing
- I. Single Room Occupancy
- J. One detached storage building or shop
- K. Patio covers and shade structures
- L. Tract sales offices in conjunction with sale of lots in a subdivision
- M. Public and quasi-public uses of an administrative, recreational, public service or cultural nature including city, county, state, or federal administrative centers, courts, libraries, museums, police and fire stations, schools and other public buildings and structures (fairgrounds and civic centers); parks and recreation, public playgrounds, cemeteries, reservoir, historical sites and monuments, wastewater treatment, airport and corporation yard.

N. Home occupations

O. Yard sales

6-3. R-2 Conditional uses requiring use permits

Conditional uses requiring use permits in the R-2 zone are as follows:

A. Hotels, motels

B. Private institutions, including day care centers, rest homes, sanitariums, convalescent homes, homes for the elderly and similar operations

C. Guest houses and servants' quarters

D. Public and private noncommercial recreation facilities

E. Public and private schools, churches, public parks, public buildings and golf courses

F. Temporary dwelling for the convalescence of the immediate family members

G. Beds and breakfasts

H. Public utility buildings and uses

I. Home occupations not consistent with the provisions of Section 12.08.7.060

J. Communication towers and support facilities

K. Manufactured home parks or subdivisions subject to a minimum of three thousand (3,000) square feet for each space or lot

L. Social halls, fraternal and social organizations

M. Mortuaries

N. Small animal hospitals completely enclosed within a building

O. Large family care home

6-4. R-2 Lot Requirements

Lot requirements in the R-2 zone are as follows:

A. Minimum lot area: six thousand (6,000) square feet, and seven thousand (7,000) square feet for corner lots, but not less than two thousand (2,000) square feet of lot area for four or less units; two thousand five hundred (2,500) square feet of lot area for five or more units

- B. Minimum lot width: sixty (60) feet and seventy (70) feet for corner lots
- C. Maximum lot depth: three times lot width
- D. Maximum building coverage; seventy (70) percent

6-5. R-2 Design Guidelines

Design guidelines for structures in the R-2 zone are as follows:

- A. Minimum building width: twenty (20) feet
- B. Minimum roof slope: 3:12
- C. Minimum roof eave overhang: twelve (12) inches
- D. A carport or enclosed garage for each dwelling unit shall be provided for all new construction as follows:
  - 1) Single-family: two on-site “covered” spaces,
  - 2) Duplex, triplex or fourplex: one covered and one uncovered on-site space,
  - 3) Other multifamily (use of “covered” spaces is optional):
    - a) Studio or one-bedroom units: 1.5 on-site spaces per unit,
    - b) Two or more bedrooms per unit: two on-site spaces per unit.

When required, a two-space carport or garage shall be at least twenty (20) feet by twenty (20) feet (interior dimensions) with a minimum sixteen (16) foot wide garage door. Each required covered and uncovered parking space shall be paved and shall be a minimum of ten (10) foot by twenty (20) foot. Driveway access from street to all on-site parking spaces shall be paved;

- E. A single detached storage or shop building shall meet the following criteria:
  - 1) The storage or shop building shall conform to the maximum building coverage requirements
  - 2) The height of the storage building shall not exceed fifteen (15) feet,
  - 3) The roof pitch and construction materials of the building shall be similar to that of the dwelling unit,
  - 4) Shall not be located in any required front yard (closest to the front property line) or in front of the primary structure, whichever distance is greater
  - 5) Consistent with setbacks for this zone district

- F. Patio covers and shade structures shall meet the following criteria. Those not meeting these criteria shall meet the yard, height and design criteria for main buildings:
  - 1) Set back a minimum of ten (10) feet from the rear and side yard property line
  - 2) Open on at least two sides
  - 3) Maximum height: twelve (12) feet
  - 4) Minimum six foot spacing on support posts shall be provided
- G. Heating and air conditioning units may be located in the side yard of those lots where a dwelling exists at the time of adoption of the ordinance codified in this chapter
- H. At a minimum, the following landscaping is required:
  - 1) The required front yard shall be landscaped and not used for parking. The only area not landscaped within the required front yard is the driveway access to the required parking area, which shall not exceed twenty-five (25) feet in width,
  - 2) Landscaping within the front setback area shall include one fifteen (15) gallon-sized tree for each fifty (50) feet of frontage, and at least one gallon-sized shrub for each five feet of frontage,
  - 3) In addition to the required trees and shrubs, the landscaped area may also be planted with lawn or ground cover plants. Other decorative, non-plant ground covers may be used as long as they do not exceed twenty-five (25) percent of this landscaped area,
  - 4) Where landscaping is provided, adequate irrigation and maintenance thereof shall be provided, including replacement of dead trees, shrubs, vines or other ground cover required pursuant to this part;
- I. Any multifamily project of fifteen (15) or more units shall provide the following recreation area:
  - 1) A defined and fenced play area which may include fixed play equipment, ball courts, swimming or wading pools and similar child play facilities,
  - 2) The play area shall not be less than five hundred (500) square feet, or twenty-five (25) square feet for each apartment unit, whichever is greater.

6-6. R-2 Setbacks

- A. Minimum yard requirements in the R-2 zone are as follows:

- 1) Main building:
  - a) Front: twenty (20) feet;
  - b) Rear: fifteen (15) feet, twenty-five (25) feet if adjacent to an R-1 zone district;
  - c) Side: five feet, fifteen (15) feet if adjacent to an R-1 zone district. Side setback on a corner lot facing the street shall not be less than twenty (20) feet.
- 2) Accessory building:
  - a) Front: thirty-five (35) feet;
  - b) Rear: fifteen (15) feet, unless otherwise specified herein;
  - c) Side: five feet, unless otherwise specified herein. Side setback on a corner lot facing a street shall not be less than twenty (20) feet.

B. Special Yards for Dwelling Groups.

The distance between separate buildings of a dwelling group shall be not less than twelve (12) feet. The distance between the front of any dwelling unit in the group and any side lot line shall be not less than fifteen (15) feet.

C. Exceptions to the minimum yards established above follow:

- 1) Cornices, eaves, canopies, bay windows, chimneys and similar architectural features may extend a maximum of two and one-half feet into such yards. Uncovered porches or stairways, fire escapes or landings may extend a maximum of six feet into front or rear yards and three feet into side yards.
- 2) Detached accessory buildings shall not be located within five feet of any main building, nor within five feet of a side lot line, nor encroach on any easement. Accessory buildings attached to main buildings shall be structurally a part thereof and shall comply with main building yard requirements.
- 3) If the property abuts a public alley, the rear setback shall be as detailed in Table: R-2 Structure Setbacks of this chapter.
- 4) The rear setback for a detached garage that meets the following requirements shall be as detailed in this chapter:
  - a. The height shall not exceed fifteen (15) feet;
  - b. The roof pitch and construction materials of the garage shall be similar to that of the dwelling unit; and

- c. The garage walls shall be parallel and/or perpendicular to the property lines. Any garage wall which is both parallel to and within twenty (20) feet from the property line(s) shall be approved by the city building official.
- 5) Where more than one-half of the block is occupied with buildings, the required front yard may be reduced to the average of those of the improved sites, but in no case shall be less than twelve (12) feet;
- 6) If any building is so located on a lot that the front or rear thereof faces any side lot line, it shall be at least twenty (20) feet from such side lot line.
- 7) Hedges and shrubs shall not be permitted more than three feet in height within twenty (20) feet of the front street corner of corner lots.
- 8) All fences within a front yard setback area, or side yard setback area of a corner lot, shall not exceed three feet in height. All fences not within such setback areas shall not exceed six feet in height.
- 9) Outdoor swimming pools and spas located within ten (10) feet of any side yard, rear yard or structure, shall be set back from said side yard, rear yard or structure a distance equal to the depth of the pool within said ten (10) foot area, but in no instance shall the setback be less than five feet. Pools and spas shall not be located in a required front yard.

6-7. R-2 Height

Maximum building height in the R-2 zone is forty-five (45) feet except where otherwise restricted herein for specified accessory buildings.



CHAPTER 12.08-7

C-1 COMMERCIAL

7-1 Commercial Purpose

This zoning classification is established for the following purposes:

- A. To retain the community's existing rural and historic character by allowing for a mixture of compatible commercial and residential uses in the community commercial zone as well as promote the most desirable use of land and direction of building development in accordance with the General Plan.
- B. To strengthen the community's economic base.
- C. To protect both retail and commercial development and residential against congestion, particularly in areas where the historic established pattern is mixed use.
- D. To set forth regulations for mixed use development
- E. To provide buffer standards for from commercial uses

7-2. Commercial Permitted Uses

The following uses and structures shall be permitted in the "C-1" zone:

- A. Retail trade establishments similar to the following:
  - 1) General merchandise stores
  - 2) Food stores
  - 3) Apparel stores
  - 4) Drug stores
  - 5) Liquor stores
  - 6) Eating and drinking places
  - 7) Automotive supplies
  - 8) Automobile dealers (new and used) located not closer than 500 feet to an "R-1" zone
  - 9) Mobilehome and auto sales and services
  - 10) Automotive service stations, repair garages and tire sales (excluding painting and body work) providing repair is conducted within a building.

- 11) Pawnbrokers and secondhand dealers provided that the business is completely enclosed within a building and that no material shall be kept outside the building for storage, advertising or any other purpose
- 12) Single Family Residential, supportive and transitional housing and single room occupancy
- 13) Mixed Commercial with residential uses not to exceed a maximum of two residential units.
- 14) Bed and Breakfast establishments
- B. Wholesale trade establishments excluding warehouses, when conducted solely within a building.
- C. Financial, insurance and real estate establishments.
- D. Service establishments similar to the following:
  - 1) Personal services, barber shops, beauty shops, laundries, dry cleaners, shoe repair.
  - 2) Business services.
  - 3) Professional services.
  - 4) General offices including government offices.
  - 5) Legal services.
  - 6) Medical and health services.
  - 7) Hotels and motels.
  - 8) Churches and religious institutions
- E. Underground public utility facilities.
- F. Public utility transmission and distribution lines.
- G. Similar uses to the above upon receiving a determination of the City Council

7-3. Commercial Uses Permitted With a Conditional Use Permit

The following uses and structures may be permitted only if a conditional use permit has first been secured:

- A. Automotive paint and body shops

- B. Ambulance service
- C. Animal hospital without outdoor kennels
- D. Bottled gas sale and related storage
- E. Cabinet shop
- F. Hospital, acute care
- G. Household moving and storage service
- H. Pest control service
- I. Building supplies store and yard, contractor yard
- J. Bus depot
- K. Equipment sales and rental involving outdoor storage
- L. "Drive-in" theater
- M. Public and private nursery schools, elementary schools, junior high schools, high schools and colleges
- N. Private clubs and lodges and fraternal organizations
- O. Public playgrounds and parks
- P. Private or public golf courses.
- Q. Public utility facilities, accessory structures, and service yards.
- R. Truck service station, including truck terminal.
- S. Planned Mobilehome Park and R. V. Park.
- T. Injection wells.
- U. Commercial storage (storage for resale) of inflammable fluid or gas fuels in a quantity greater than five hundred gallons in any container less than two and one-half feet below the surface of the ground.

7-4. Commercial Site Area and Configuration

- A. The minimum area of any newly created lot or parcel of land shall be six thousand (6,000) square feet except in a Planned Unit Development project.

- B. The minimum lot width and public street frontage of any newly created lot or parcel shall be sixty (60) feet provided the lot width ratio is met, except in a Planned Unit Development project.

7-5. Commercial Minimum Yard Requirements

- A. Front Yard: No front yard shall be required, except where the frontage in a block is partially in a residential district, in which case the front yard shall be the same as required in such residential district. Where a public street does not provide for a sidewalk within the right-of-way, a 10-foot setback shall be provided.
- B. Side Yard: No side yard shall be required, except where the side yard of a lot abuts the side of a lot in a residential district, in which case the side yard shall be not less than five (5) feet.
- C. Rear Yard: No rear yard shall be required, except where the rear of a lot abuts a residential district, in which case the rear yard shall be not less than twenty (20) feet.
- D. Accessory Structures, the above yard requirements shall apply.

7-6. Commercial Maximum Building Height

No building or structure in this zone shall exceed 60 feet in height, except as otherwise permitted with a conditional use permit.

7-7. Business Signs

Only one single or double-faces freestanding sign designating the use of the premises, facing or adjacent to each street abutting the property.

The height of any freestanding sign shall not exceed 12 feet measured vertically from the base at ground level to the apex of the sign.

Signs may be lighted; provided, however, that no sign shall contain visibly moving parts or be illuminated by flashing lights.

No outdoor advertising signs or structures shall be permitted except such signs or structures, which pertain directly to permitted commercial uses and which are located on or immediately adjacent to such uses.

CHAPTER 12.08.8

C-2 HIGHWAY COMMERCIAL

REGULATIONS FOR THE HIGHWAY COMMERCIAL DISTRICT.

- 8-1. Purpose: To provide for the location of the facilities and services needed by the traveling public along the County's major collectors, at intersections with state highways and where they can be reached conveniently and safely. This designation is for future growth. The following regulations shall apply in the "C-2" district.
- 8-2. Uses permitted: The following highway commercial uses are permitted: When serving the needs of the traveling public; when conducted within a completely enclosed building; and when not exceeding a maximum of three thousand (3,000) square feet of gross floor area per use or six thousand (6,000) square feet of total gross floor area:
- A. Food services such as restaurants, cafes, coffee shops and delicatessens, including drive-in, or drive-thru fast food services, including outdoor dining areas.
  - B. Bus stations.
  - C. Commercial and residential accessory uses and accessory structures.
  - D. Real estate sales offices.
  - E. Retail sales of groceries, off sale beer and wine, sporting goods, bait and tackle, souvenirs, antiques, and curios.
  - F. Hotels and motels designed not to exceed fifteen (15) units.
  - G. Other highway commercial uses when of a similar character to those listed above.
  - H. Mixed commercial with residential uses not to exceed a maximum of two residential units.
  - I. Residential Uses, single room occupancies and supportive and transitional housing
- 8-3. Uses permitted subject to first obtaining a Use Permit in each case: The following highway commercial uses are permitted: When serving the needs of the traveling public; when conducted within a completely enclosed building; when outdoor storage, sales or display does not exceed fifteen (15) percent of the gross floor area; and when not exceeding six thousand (6,000) square feet of gross floor area per use or twelve thousand (12,000) square feet of total gross floor area:

- A. Uses permitted in Section 12.08.14.2 with outdoor storage, sales, or display; or when exceeding three thousand (3,000) square feet of gross floor area per use, or six thousand (6,000) square feet of total gross floor area.
- B. Uses permitted in Section 12.08.14.2, which may be objectionable by reason of production or emission of noise, offensive odor, smoke, dust, bright lights, vibration, or unusual traffic, or involve the handling of explosives or dangerous materials.
- C. Food services which offer on-sale beer and wine incidental and accessory to food services without separate bar area; off-sale liquor.
- D. Fruit and produce stands exceeding four hundred (400) square feet in size.
- E. Hotels and motels designed to exceed fifteen (15) units.
- F. Park and ride facilities.
- G. Retail fuel sales and minor auto repair; car washes.
- H. Uses which are minor additions or alterations to existing uses or structures permitted by Section 12.08.14.2, limited to an increase of twenty (20) percent of the use area or gross floor area of the structure(s).
- I. Bars, taverns, or cocktail lounges with or without live entertainment.
- J. Truck stops or auto/truck service stations and incidental minor auto/truck repair.
- K. Recreational-vehicle parks, public and private campgrounds.

8-4. Development Standards:

- A. Minimum lot size: 8,000 square feet.
- B. Minimum average lot width:
  - 1) Interior lots: Eighty (80) feet.
  - 2) Corner lots: One hundred (100) feet.
- C. Maximum length to width ratio: Three (3) to one (1).
- D. Maximum lot coverage: One hundred (100) percent. Minimum yards:
  - 1) Front yard: none excepting when abutting a residential district where ten (10) feet from the lot line, or forty-five (45) feet from centerline of roadway, whichever is greater shall be required. Yards abutting streets are front yards.
  - 2) Rear yard: None, excepting when abutting a residential district, then Twenty (20) feet from the lot line shall be required.

- 3) Side yard: None excepting when abutting a residential district, then a Five (5) feet from lot line shall be required.
- 4) Accessory structures: The above yards shall apply.
- E. Maximum height: Two (2) stories or thirty (30) feet maximum, whichever is less.
- F. Parking: The following minimum parking requirements shall apply except as provided in Chapter 12.08.12
  - a. Commercial use: One (1) space per two-hundred fifty (250) square feet of gross floor area.
- G. Signs: As provided in Chapter 12.08.25

## CHAPTER 12.08.9

### REGULATIONS FOR THE HEAVY COMMERCIAL OR “C3” DISTRICT

- 9-1. Purpose: To provide areas suitable for heavy retail and service commercial uses which do not specialize in pedestrian traffic and are more appropriately located away from the central business district. This district is for future growth. The following regulations shall apply in all “C3” districts.
- 9-2. Uses permitted: The following service (heavy) commercial uses are permitted: When conducted within a completely enclosed building; when outdoor storage does not exceed fifty (50) percent of the gross floor area per use and when within a completely screened area on the same lot; and when not exceeding a maximum of six thousand (6,000) square feet of gross floor area per use or twelve thousand (12,000) square feet of total gross floor area:
- A. Retail sales of large and bulky household items such as appliances, carpet and floor covering, furniture, fireplaces, or woodstoves.
  - B. Installation of auto parts and accessories such as tire or battery stores, muffler shops and tune-up shops, including incidental retail sales of auto parts and accessories.
  - C. Commercial trade services with or without incidental retail sales such as cleaning and dyeing agencies and plants, bottling works, funeral homes, cabinet and carpentry shops; blacksmith, welding and machine shops; furniture repair and upholstery shops.
  - D. Construction related sales and services such as building supply stores with incidental lumber storage yards; general and specialty contractors offices; electrical, plumbing, and heating shops; and light equipment rental shops.
  - E. Mixed commercial with residential uses not to exceed a maximum of two residential units, supportive and transitional housing and single room occupancies.
  - F. Sales and services to the agricultural sector such as farm supply stores, farm implement sales and service shops, agricultural supply cooperatives and commercial irrigation services.
  - G. Professional construction support services such as blueprinting, duplicating, printing, drafting, engineering, surveying, planning, or architecture services.
  - H. Laundry, janitorial or facility maintenance services.
  - I. Entertainment and recreational facilities such as, but not limited to, indoor theaters, bowling alleys, pool halls, game rooms and amusement enterprises, health clubs, spas, saunas and hot-tub establishments.
  - J. Other service commercial uses when of similar character to those uses listed above.



- K. Commercial and residential accessory uses and accessory structures.
- L. Residential Uses and supportive and transitional housing

9-3 Uses permitted subject to first obtaining a Use Permit in each case: The following service commercial uses are permitted when conducted within a completely enclosed building (excepting auto sales); and when not exceeding a maximum of twelve thousand (12,000) square feet of gross floor area per use or twenty-four thousand (24,000) square feet of total gross floor area:

- A. Uses permitted in Section 12.08.15.2 when outdoor storage exceeds fifty (50) percent of the gross floor area per use or when not contained within a completely screened area; or when exceeding a maximum of six thousand (6,000) square feet of gross floor area per use or a maximum of twelve thousand (12,000) square feet of total gross floor area.
- B. Uses permitted in Section 12.08.15.2 which may be objectionable by reason of production or emission of noise, offensive odor, smoke, dust, bright lights, vibration, or unusual traffic, or involve the handling of explosives or dangerous materials.
- C. Businesses providing retail sales of new or used automobiles with incidental minor and major repair services, and carwashes.
- D. Automobile, truck, and vehicle service and repair shops and garages providing minor and major repairs, body work and painting; temporary storage of ten (10) or fewer vehicles with no repair or dismantling services.
- E. Commercial parking lots, taxicab companies, including outdoor storage.
- F. Rental or leasing of trucks, trailers, and recreational vehicles.
- G. Uses which are minor additions or alterations to existing uses or structures permitted by Section 12.08.15.2, limited to an increase of twenty (20) percent of the use area or gross floor area.
- H. Uses permitted in Section 12.08.15.2 which may be objectionable by reason of production or emission of noise, offensive odor, smoke, dust, bright lights, vibration, or unusual traffic, or involve the handling of explosives or dangerous materials.
- I. Open-air retail sales of boats, recreational vehicles, mobile homes, modular homes, factory built homes, swimming pools, storage tanks, satellite dish antennas and other large and bulky items.
- J. Contractors' heavy equipment storage yards or heavy equipment rental yards.
- K. Fuel tank farms, wholesale fuel sales or distributors, including natural gas or propane distributors or wholesalers.

L. Mini Storage

9-4. Development Standards

- A. Minimum lot size: 12,500 square feet.
- B. Minimum average lot width:
  - 1) Interior lots: One hundred (100) feet.
  - 2) Corner lots: One hundred twenty-five (125) feet.
- C. Maximum length to width ratio: Three (3) to one (1).
- D. Maximum lot coverage : Seventy-five (75) percent.
- E. Minimum yards:
  - 1) Front yard: Ten (10) feet from lot line; or thirty-five (35) feet from the centerline of roadway, whichever is greater. Yards abutting streets are front yards.
  - 2) Rear yards: None; or twenty (20) feet from the lot line when contiguous to any residential district.
  - 3) Side yard: None; or five (5) feet from the lot line when contiguous to any residential district.
  - 4) Accessory structures: The above yards shall apply.
- F. Maximum height:
  - 1) Principal structures: Thirty-five (35) feet.
  - 2) Accessory structures: Twenty (20) feet
- G. Parking: The following minimum parking requirements shall apply except as provided for in Chapter 12.08.12
  - 1) Service commercial use: One (1) space per six hundred (600) square feet of gross floor area.
- H. Signs: As provided in Chapter 12.08.25

## CHAPTER 12.08.10

### M-1 INDUSTRIAL ZONE

#### 10-1. Industrial Purpose and applicability

The industrial or M-1 zone is intended to apply to areas in which manufacturing, heavy commercial uses and large administrative facilities are the desirable predominant uses. The regulations of this chapter apply in all industrial or M-1 zones.

#### 10-2. Industrial Principal permitted uses

A. Principal permitted uses in the M-1 zone are as follows:

- 1) Administrative, business and professional offices
- 2) Agricultural product processing
- 3) Agricultural supplies and equipment sales
- 4) Alcoholic beverage sales, on-site
- 5) Automotive repair
- 6) Automobile service stations
- 7) Bottling plant
- 8) Carpentry and cabinet making shops
- 9) Clothing manufacture
- 10) Contractor's yards
- 11) Electric component assembly and manufacturing
- 12) Equipment rental yards
- 13) Fabrication of wood, metal and fiber products
- 14) Fire station
- 15) Government vehicle repair/storage yards
- 16) Handicraft manufacture

- 17) Light industrial uses within an enclosed building with no noticeable noise, odors or vibrations at the property line.
- 18) Manufacturing within enclosed buildings of electrical and electronic equipment and of household effects and appliances; metal working shops
- 19) Motor repair
- 20) Paint booth
- 21) Plumbing shops
- 22) Propane sales
- 23) Public utility buildings
- 24) Pump sales and repair
- 25) Research and development facilities
- 26) Recycling facility
- 27) Recreational vehicle storage
- 28) Restaurants and outdoor eating areas
- 29) Storage warehouses
- 30) Towing services
- 31) Tractor sales equipment yards
- 32) Truck storage, repair and distribution centers
- 33) Produce stand(s)
- 34) Other uses which the City Council determines by written findings are similar to the above.

10-3. Industrial Conditional Uses Requiring Conditional Use Permits

A. Conditional uses requiring use permits in the M-1 zone are as follows:

- 1) Airports, heliports and landing strips
- 2) Animal hospitals and kennels
- 3) Bowling alley
- 4) Catering truck(s)/Food truck(s)

- 5) Churches
- 6) Day care
- 7) Dry cleaning plants
- 8) Dwellings, motels and mobile home parks;
- 9) Explosives, sale and storage
- 10) Flea Market(s)
- 11) Health club
- 12) Manufacturing uses not within an enclosed building
- 13) Mini-storage
- 14) Printing and lithography
- 15) Surplus sales.

- B. Special regulations: all manufacturing and fabricating areas shall be enclosed in buildings, and all equipment and materials storage areas adjacent to R zones shall be screened by walls, fences or adequate plantings to a height of not less than six feet;
- C. Storage of gasoline and other petroleum products emitting a flammable vapor at less than one hundred (100) degrees Fahrenheit.
- D. Other uses which the Building Official determines by written findings are similar to the above.

#### 10-4. Industrial Lot requirements

Lot requirements in the M-1 district are as follows:

Minimum lot width: one hundred (100) feet except those parcels existing at the adoption of this ordinance with a width less than one hundred (100) feet, shall not be reduced to less than sixty (60) feet.

#### 10-5. Industrial Design requirements

Design requirements for structures in the M-1 zone are as follows:

- A. Compliance with parking and landscaping requirements of section 12.08.17
- B. Maximum building coverage sixty (60) percent and up to one hundred (100) percent coverage by parking/paved areas in the downtown area;

- C. The required front yard shall be landscaped and not used for parking. The only area not landscaped within the required front yard is the driveway access to the required parking area, which shall not exceed twenty-five (25) feet in width;
- D. When the subject site is immediately adjacent to a residential zone district, the following standards shall apply:
  - 1) A solid six foot masonry wall shall be placed on the property line, reduced to three feet within the required adjacent residential zone front setback area.
  - 2) All exterior lighting shall be designed to reflect away from the adjacent residential area, or down to the ground within the commercial site.
- E. All manufacturing and fabricating areas shall be enclosed in buildings, and all equipment and materials storage areas adjacent to residential zones shall be screened by walls, fences or adequate plantings to a height of not less than six feet;
- F. Required rear and side yards may be used for parking or for outdoor storage when adjacent to a residential zone as long as such storage does not exceed the height of the required six foot wall.

#### 10-6. Industrial Site Design

- A. New projects shall be compatible with their surrounding development in intensity, setbacks, building forms, material, color, and landscaping:
  - 1) Site design shall respect existing roadway patterns and driveways. New curb cuts shall be aligned with existing driveways and streets, when applicable.
  - 2) Develop transition between projects with different uses and intensities to provide a cohesive visual and functional shift. Create transition by using appropriate setbacks, gradual building height, bulk, and landscaping.
  - 3) Integrate perimeter landscaping with the landscaping of adjacent developments.
  - 4) Minimize paved areas for curb cuts and parking on the street frontage of projects to maintain a continuous and attractive streetscape.
  - 5) Preserve natural site features such as mature trees, views, etc., and incorporate into the site design of the new project.
  - 6) Site design of projects shall be compatible with and protect existing nearby heritage structures and trees.
  - 7) Link on-site walkways to the public sidewalk system outside the project site for ease of pedestrian access.

- 8) Provide pedestrian links between residential developments and nearby employment and shopping center, schools, and parks to encourage pedestrian activities.

#### 10-7. Industrial Site Organization

- A. Locate site components such as structures, parking driveways, walkways, landscaping and open spaces to maximize visual appeal and functional efficiency. Security kiosks and gates shall be located to allow queuing for at least three (3) cars.
- B. Emphasize the pleasant components of the project such as existing trees and views, and disguise its less desirable scenes such as parking areas, loading and service areas through placement and design of structures and landscaping.
- C. Siting of noise and odor generating functions on a site shall not create a nuisance for the adjacent properties.
- D. Orientation of buildings on a site shall relate to each other and to buildings on adjacent sites for aesthetic organization. The front of one building shall not face the back of another. In these instances, an increased setback between buildings may be required to meet the standards of the California Building Code.
- E. Street frontages shall not be dominated by surface parking to encourage pedestrian orientation and a continuous streetscape. Limit paved areas on street frontages to one double row of parking and locate the rest of the parking elsewhere on the site.
- F. Where half or more of the parking is located at the rear of a retail/office building, provide main entries in the front and rear of buildings for convenient access.
- G. Site design of projects shall have external orientation for a positive street experience. Orient buildings toward public streets and provide view corridors into the project site. View corridors may be provided by controlling the spacing and angles of building on the site and by providing open vistas and plazas.
- H. Building facades shall be lively and include windows and main entries which face public streets for a pedestrian friendly environment.
- I. Provide convenient and safe pedestrian and automobile access to the site from adjacent streets.
- J. Define site boundaries by landscaping and bands of decorative paving to announce entry into the site.
- K. Every project shall have a main entry, defined by landscaping and other decorative features. Main entrances to all buildings shall be well defined.

- L. Design and locate a project's internal circulation pattern for maximum ease of movement and a minimum of safety hazards.
- M. Consider energy efficiency in the siting of buildings. Shading of structures and parking areas is recommended.

10-8. Industrial Open Space

- A. Design each project site for maximum utility of open space for ventilation, sunlight, recreation, and views for both new and existing buildings.
- B. In business parks and strip shopping centers, open space areas are recommended.
- C. Open space areas may include benches, art, landscape, water, and hardscape features, as approved by the City.
- D. Provide direct access to common useable open space from all buildings. Common open spaces shall be useable for recreational purposes (landscaping strips of less than 50 feet in width between buildings does not constitute useable common open space).

10-9. Industrial Scale and Character

- A. Break up large buildings into groups of smaller segments whenever possible, to appear smaller in mass and bulk. This may require increasing setbacks to comply with the tandards of the California Building Code.
- B. Adjacent buildings shall be compatible in height and scale.
- C. Buildings and additions shall not shade more than ten (10) percent of the structures or open space areas on adjacent properties for proper solar access.
- D. Buildings shall maintain similar horizontal and vertical proportions with the adjacent facades to maintain architectural unity.
- E. Step back upper stories of buildings three stories or taller from public roads and adjacent low scale development to reduce the bulk impact.
- F. Maintain the dominant existing scale of an area.
- G. Placement of windows and openings on second story additions shall not create a direct line of sight into the living space or the back yard of adjacent properties to maintain privacy.
- H. Buildings shall maintain visually interesting activities at the street level by placing active facades with windows and openings on the street side to promote pedestrian activities.



- I. Interrupt front facades on large structures by various architectural elements such as trellises, balconies, steps, openings, etc., about every thirty (30) feet to appear smaller in scale.
- J. Choose inset, multi-pane windows over a continuous band of single pane windows, to create a sense of scale.
- K. Maintain the scale and character of the existing main structure in building additions by retaining similar proportions and rhythm present on the main structures.

10-10. Industrial Architecture and Design

- A. Maintain diversity and individuality in style but be compatible with the character of the neighborhood.
- B. In areas where no prevailing architectural style exists, maintain the general neighborhood character by the use of similar scale, forms and materials providing that it enhances the neighborhood. The scale, forms, and materials shall be approved by the City.
- C. Develop a comprehensive architectural theme for multi-building complexes. Unify various site components through the use of similar designs, material, and colors. The designs, material, and colors shall be approved by the City.
- D. “Corporate architecture” and generic designs are not recommended. Design each project specifically with respect to its own surrounding environment.
- E. Buildings shall have three distinct components: base, middle, and top. Define each component by horizontal and vertical articulation.
- F. Link buildings and sites together by proper building orientation, landscaping, and similarly designed building and site components.
- G. Buildings on corner lots shall demonstrate a strong tie to the public streets. Enhance street corners by special design features such as celebrated main entrances, or landscape features.
- H. Include decorative building elements in the design of all buildings. Add more interest to buildings by incorporating changes in wall plane and height, arcades, porticos, trellises, porches, balconies, dormers, windows, openings, etc.
- I. Repeat design and decorative building elements in all elevations and the roof as well as the front facade.
- J. Windows and openings shall be consistent with the architectural style of buildings and maintain similar proportions and rhythm with those on adjacent buildings.
- K. Provide clear windows on street level on retail buildings to create interest for pedestrians.

- L. Define building entries by use of human scale architectural elements such as arches, posts, awnings, etc. Orient main entries toward public streets.
- M. Awnings and canopies shall be compatible with the building design and shall conform to Section 12.08.04 of this Code.
- N. Awnings shall not cover or replace façade articulation by wrapping around buildings in continuous bands. Place awning only on top of doors, windows, and other openings.
- O. Design fire escapes and exterior stairs, elevator shafts, and balconies as part of the building, not as separate elements.
- P. Exterior remodeling of older buildings being occupied by new tenants is strongly encouraged.

10-11. Industrial Accessory utility buildings

- A. The style, material, and color of accessory buildings visible from public streets shall be the same as those of the main building.
- B. Accessory buildings shall be proportional to the main structures in size and bulk. Accessory buildings may not dominate any site areas.

10-12. Industrial Roof

- A. New roofs shall be consistent in form and shape with the dominant roof form in the neighborhood.
- B. Buildings in, or adjacent to, residential neighborhoods, with predominately gabled roofs, shall have gabled roofs to create a residential scale and character.
- C. Long horizontal roof lines are not allowed. Interrupt roof line by architectural treatment and features. The maximum allowable unbroken roof line is thirty (30) feet.
- D. Vary roof levels and forms on a large building to create diversity and to decrease the apparent scale of the building.
- E. Include roofs on all elevations, not just on the front facades of buildings. Roof forms shall express entrances to buildings.
- F. Roofs shall be an integral part of building design. False mansard roofs are not allowed.
- G. Include architectural elements such as projecting cornices in design of flat roofs to define the edge of the roof.
- H. Parapets and roof screens shall be integrated architecturally into building designs. Placement, material, and color of roof screens shall not impact the building architecture or roof form.

#### 10-12. Industrial Material and Color

- A. Develop a comprehensive material and color scheme for each project to tie in the various parts of the project. Choose variety of colors and materials to add interest to buildings. Colors and materials shall be approved by the City.
- B. Avoid large expanses of smooth surfaces such as concrete or glass. Use materials with a sense of scale and texture.
- C. Avoid large expanses of highly reflective surfaces and mirror glass exterior walls to prevent heat and glare impacts on the adjacent public streets and properties.
- D. Choose high quality materials and paint to prevent degradation and for ease of maintenance.
- E. Use wrought iron, cast iron, or high quality wood for decorative features and trims. Vertical sliding panels (i.e. T-111) are prohibited.
- F. Coordinate exterior colors of adjacent structures on the same or adjacent sites.
- G. Strong, bright contrasting colors shall be used for ornaments and accent only.
- H. Coordinate color and material of building additions with those of the principal structure.
- I. Wall and ground sign design material and color shall be compatible with the principal building on the site.

#### 10-13. Industrial Service Facilities

- A. Locate service areas and drives away from public streets and nearby residential uses. Place service facilities in the least visible areas.
- B. Provide convenient access for all service and emergency vehicles. Separate service drives from other on-site circulation patterns when possible.
- C. Fully screen all service facilities from the Public Street and adjoining properties. Doors for service facilities shall be recessed and integrated into the overall design of the building.
- D. Screening devices shall have a similar design and material to the main structures on the site, and shall be incorporated into the site design of the project.
- E. Fences, walls, dense landscaping, berming, or any combination of the above, may be used to screen service areas and facilities.

- F. In multi-building complexes, service areas shall be combined or located next to each other to minimize the visual and noise impact on the surrounding uses.
- G. Service facilities shall be easily accessible for service vehicles and tenants. Service yards shall be located so as to minimize interaction between service vehicles and automobiles.
- H. Service facilities shall be separated from pedestrian walkways to increase safety.

#### 10-14. Industrial Mechanical Equipment

- A. Mechanical equipment shall not be located in any front setback area between the public street and the building.
- B. Mechanical equipment shall be located far enough from adjacent properties to not cause noise impacts. Noise level at property line may not exceed 50 dBA in or adjacent to residential areas and 75 dBA in all commercial and industrial zones.
- C. Fully screened roof top equipment by parapet walls or a roof well on all four sides.
- D. Avoid individual screening of a group of equipment on a single roof. Contain all equipment within same roof screen.

#### 10-15. Industrial Lighting

- A. Light fixture design shall be compatible with the design and the use of the principal structure on the site. Light fixtures shall be equipped with appropriate reflectors and shielded to prevent illumination of the adjacent properties.
- B. Incorporate placement of light fixtures into the landscape scheme of the project. Show location and type of all exterior lights on the landscape plans.
- C. Height of any light poles shall be appropriate for the project and surrounding environment. Height of the light poles shall not exceed that of the main building.
- D. Use bollard type luminaries, maximum of eight (8) feet high for pedestrian areas.
- E. Shield light sources to prevent any glare or direct illumination on public streets, adjacent properties or highways.
- F. All area lights shall be energy efficient type (High Pressure Sodium or equivalent).
- G. All on-site pedestrian and automobile traffic areas shall be well lit for safety and security.

#### 10-16. Industrial Trash Enclosures

- A. All development in this zoning district shall provide for adequate storage of trash and recyclable materials in containers in enclosed areas.

- B. Trash enclosures shall be conveniently accessible by collection trucks. Access driveways shall be a minimum of sixteen (16) feet in width.
- C. Enclosures shall not be located in setback, landscaped, or parking areas.
- D. Adequate turn around areas for collection trucks shall be provided.
- E. A concrete pad in front of and within enclosures to prevent damage to pavement is required.
- F. Trash enclosures shall screen trash containers on all four sides. The height of enclosures shall fully screen the containers.
- G. A roof shall be provided for trash enclosures when visible from any upper story.
- H. The style, material, and color of enclosures shall be similar to those of the main structure.
- I. Enclosures shall be made of masonry or wood and match the main building in finish and color. Enclosures may be masonry or wood, painted to match the main building.
- J. Steel enclosure gates are required as a minimum standard.
- K. When visible from public rights-of-way, redwood slatted cyclone fencing may be acceptable, but depending on the design of the main buildings, wood, concrete, or stucco is encouraged.

10-17. Industrial Professional Offices and Buildings

- A. Professional office buildings shall have the highest quality architecture and be oriented toward streets.
- B. For office buildings, a combination of hardscape such as textured paving, water fountains, and landscaping shall be used to provide strong emphasis to focal points and entrances to the buildings.
- C. In multi-building complexes, buildings and offices shall be most visible from a public right-of-way.
- D. When there are two or more buildings located on site, buildings shall be oriented toward public streets and provide view corridors into the project site. View corridors may be provided by controlling the spacing and angles of buildings on the site and by providing vistas and plazas.
- E. The site boundaries and main entrances shall be defined by both landscaping and decorative paving.

10-18. Industrial Fences and Walls

- A. All fences and fencing materials require a Fencing Permit approved by the City of Loyalton Planning Department prior to installation. Ty-vek or like materials, corrugated materials, tin, aluminum, bamboo, hay, and other like materials deemed by the City to be unacceptable are prohibited. All fencing material and fence construction shall be approved by the City in accordance with the Loyalton Municipal Code and the California Building Code, prior to construction of the fence.
- B. Any masonry and stucco walls require a Building Permit if greater than three (3) feet in height.
- C. Fences and walls shall be compatible in style and material with the main structures on a site.
- D. To avoid the monotony of long, solid walls and fences around the perimeter of projects, variation in height, texture and color is recommended with approval by the City.
- E. Signs, lights, and other street furniture incorporated into the design of fences and walls are encouraged.
- F. Barbed wire fencing may be used for security purposes only. All chain link fencing requires slats.
- G. Screening devices shall be made of opaque (solid) materials such as wood or masonry blocks.
- H. Fences and walls used for noise control shall be made of materials most suited for noise reduction, and which minimize reflective sound.
- I. Security fencing and gates shall be of an open type to allow for maximum visibility of the secured area. Wrought iron and cast iron fences are recommended for security fences and gates for all uses.
- J. Fencing shall be a maximum of six (6) feet in height. Fencing over six (6) feet in height, excepting fences listed in B above, shall require a Building Permit. All corner lots, including corners on alleys, shall be a maximum of three (3) feet in height within the front and exterior side yard setback areas.
- K. All fences shall be made of durable and weather resistant materials as approved by the City.

10-19. Industrial Setbacks

Minimum yards in the M-1 district are as follows:

- A. Front: fifteen feet;

- B. Rear: none except that where a rear yard abuts on residential zone such rear yard shall be not less than twenty-five (25) feet, or a distance equal to the height of the building immediately abutting the required yard, whichever is greater.
- C. Side: none except that where a side yard abuts a residential zone such side yard shall be not less than twenty-five (25) feet, or a distance equal to the height of the building immediately abutting the required yard, whichever is greater.
- D. Adjacent buildings shall have compatible front setbacks to maintain visual continuity of the streetscape. Setback infill projects in areas with different front setbacks at a distance equal to the average setbacks of buildings on either side not to exceed fifty percent (50%) of the minimum setback requirements of the Zoning Code.

10-20. Industrial Height

Maximum building height in the M zone is fifty (50) feet.

10-21. Industrial Site Plan Review

Prior to application for a building permit, the applicant shall submit to the City of Loyaltan a complete Site Plan application including signage and parking with all applicable fees and all other documents necessary for review by the City Council to ensure compliance with all requirements of the Code.

## CHAPTER 12.08.11

### REGULATIONS FOR THE HEAVY INDUSTRIAL OR “M-2” DISTRICT

- 11-1. Purpose: To provide areas for heavy industrial and manufacturing uses which can locate and operate away from the restrictive influences of non-industrial uses, while maintaining an environment free from offensive or objectionable noise, dust, or other nuisances. The following regulations shall apply in all “M-2” districts.
- 11-2. Uses permitted: The following heavy industrial and manufacturing uses are permitted: When conducted within a completely enclosed building; with up to one hundred (100) percent of the gross floor area for outdoor storage of products or materials, when within a completely screened area on the same lot; and when not exceeding six thousand (6,000) square feet of gross floor area per use or twelve thousand (12,000) square feet of total gross floor area:
- A. Uses permitted in the “M1” district, Section 12.08.10; uses permitted in the “C3” district, Section 12.08.09.
  - B. Wholesale sales, storage and distribution centers when including incidental retail sales on-site.
  - C. Truck terminals and truck repair.
  - D. Contractors’ equipment storage yards, and equipment rental yards.
  - E. Boat manufacturing and repair.
  - F. Sale of pre-sized rock for ornamental, monument or other uses, when not involving on-site excavation, crushing, or sorting of soils or parent material.
  - G. Industrial and residential accessory uses and accessory structures.
  - H. One security guard or night watchman quarters when incidental to a commercial or manufacturing use; or an accessory dwelling subject to the requirements of this part.
  - I. One administrative office when incidental to a commercial or manufacturing use.
  - J. Other heavy commercial uses when of a similar character to those uses listed above.
- 11-3. Uses permitted subject to first obtaining a Use Permit in each case: The following heavy industrial and manufacturing uses are permitted: When conducted within a completely enclosed building; with up to one hundred (100) percent of the gross floor area for outdoor storage of products of materials, when within a completely screened area on the same lot; and when not exceeding twelve thousand (12,000) square feet of gross floor area per use or twenty four thousand (24,000) square feet of gross floor area:



- A. Uses permitted in Section 12.08.11.02 when exceeding six thousand (6,000) square feet of gross floor area per use or twelve thousand (12,000) square feet of total gross floor area.
- B. Uses permitted in Section 12.08.11.02 which may be objectionable by reason of production or emission of noise, offensive odor, smoke, dust, bright lights, vibration, or unusual traffic, or involve the handling of explosives or dangerous materials.
- C. Food services such as cafes and diners when open to the public between the hours of 6:00 a.m. and 6:00 p.m.
- D. Lumber re-saw mills.
- E. Uses which are minor additions or alterations to existing uses or structures permitted by Section 16.2, limited to an increase of twenty (20) percent of the use area or gross floor area of the structure(s).
- F. Uses permitted in Sections 12.08.11.02 and 12.08.11.03 when not conducted within a completely enclosed building; when outdoor storage exceeds one hundred (100) percent of the gross floor area; or when exceeding twelve thousand (12,000) square feet of
- G. Uses permitted in Section 12.08.11.02 which may be objectionable by reason of production or emission of noise, offensive odor, smoke, dust, bright lights, vibration, or unusual traffic, or involve the handling of explosives or dangerous materials.
- H. Auto wrecking yards, salvage and dismantling yards, and junk yards.
- I. Concrete or asphalt batch plants, rock crushing and stone product yards, sand and gravel plants.
- J. Commercial excavation of stone or earth materials such as quarries, gravel pits, or topsoil yards.
- K. Lumber mills.
- L. Processing, slaughtering, or packaging of beast, fish, or fowl such as fish canneries, meat packing plants or slaughterhouses, offal or dead animal disposal, reduction or incineration plants, or tanneries, including incidental commercial feedlots or fat rendering plants.
- M. Manufacturing, mixing or processing of chemicals including, but not limited to, acetylene gas, acid, ammonia, asbestos, or explosives.
- N. Electroplating establishments.
- O. Hazardous or toxic waste disposal operations.

- P. Manufacturing, assembly, packaging or processing of materials which incorporates processes involving the pulverization of clays, use of kilns fired by fuels other than electricity or gas, or the refining or rendering of oils or fats.
- Q. Fuel tank farms, wholesale fuel sales or distributors, including natural gas or propane distributors or wholesalers.
- R. Other heavy industrial uses when of similar character to those uses listed in this Subsection.
- S. Uses expressly prohibited: Unless otherwise listed in Sections 12.08.09.02, 12.08.10.02 and 12.08.11.02, uses permitted in any commercial district, or commercial/manufacturing district are expressly prohibited within the “M-2” district.

11-4. Development standards

- A. Minimum lot size: 12,500 square feet.
- B. Minimum average lot width:
  - 1) Interior lots: One hundred (100) feet.
  - 2) Corner lots: One hundred twenty-five (125) feet.
- C. Maximum length to width ratio: Three (3) to one (1).
- D. Maximum lot coverage : Seventy-five (75) percent.
- E. Minimum yards:
  - 1) Front yard: Ten (10) feet from lot line; or thirty-five (35) feet from the centerline of roadway, whichever is greater. Yards abutting streets are front yards.
  - 2) Rear yard: None; or thirty (30) feet from the lot line when contiguous to any residential district.
  - 3) Side yard: None; or thirty (30) feet from the lot line when contiguous to any residential district.
  - 4) Accessory structures: The above setbacks shall apply.
- F. Maximum height: Forty-five (45) feet.
- G. Parking: The following minimum parking requirements shall apply except as provided for in 12.08.12
  - 1) Warehousing: One (1) space per two thousand five hundred (2,500) square feet of gross floor area.

- 2) Incidental offices: One (1) space per two hundred fifty (250) square feet of gross floor area.
- 3) Manufacturing: One (1) space for every employee on the shift having the largest number of employees, but not less than one (1) space for each six hundred (600) feet of gross floor area, minimum of four (4) spaces.

#### 11-5. Industrial Site Plan Review

Prior to application for a building permit, the applicant shall submit to the city a complete site plan application including parking and signage with all applicable fees and all other documents for review.

## CHAPTER 12.08.12

### PARKING

#### 12-01. Parking Regulations Purpose

In order to prevent traffic congestion, off-street parking facilities shall be provided incidental to any new building or structure and major alterations and enlargements of existing uses. Off-street parking spaces or areas required shall be in proportion to the need for such facilities created by the particular type of land use. Off-street parking facilities shall also be laid out in such a manner that the facilities will protect the public safety and insulate surrounding land uses from their impact.

#### 12-02. Parking Definitions

For purposes of this chapter or part, the following words are defined:

- A. Parking Area, Off-Street - An area, building or space, exclusive of street or alley rights-of-way, used for the parking of automobiles.
- B. Parking Area, Public - An off-street parking area publicly or privately owned available for public use whether free, for compensation or as an accommodation for clients or customers.
- C. Parking Space - Space in the open, within a structure on private property or in a public parking area designed for the parking of one automobile.
- D. Net Floor Area - The total floor area excluding public areas such as hallways, stairs, lobbies and storage or service area.
- E. Gross Floor Area - The total floor area including public areas such as hallways, lobbies, washrooms, related storage areas, and service rooms or areas but excluding unfinished dead storage and mechanical areas.
- F. Seats or Seating Capacity - Shall refer to the actual seating capacity or an area based upon the number of seats or one seat per 18 inches of bench or pew length.
- G. Shopping Center - A group of contiguous retail stores, service facilities and related uses utilizing common facilities such as parking, landscaping, signing and loading areas. This group does not have to be in a single ownership.
- H. Place of Public Assembly - A location, auditorium, hall or similar facility, publicly or privately owned, developed for the principal purpose of accommodating groups of persons for meetings, exhibitions, shows and other public interest events.

### 12-3. Parking Space Requirements

The number of Off-street parking spaces in connection with the erection or change of use of any building or structure shall be provided as determined by the City Council provided there is no conflict with state law.

### 12-4. Guidelines for Off-Street Parking Facilities

#### A. Surfacing and Marking:

- 1) The parking area shall be maintained in good condition at all times and shall be surfaced in a manner to be consistent with the type and level of use so as to provide safe and convenient use in accordance with the following guidelines:
  - a) Parking areas used the year around shall be surfaced with asphaltic concrete or its equivalent, except that less intensive uses may be surfaced with gravel or its equivalent.
  - b) Parking areas used only periodically shall be surfaced with gravel or its equivalent, except under special circumstances when directed by the Public Works Director.
- 2) Parking spaces, entrances, exits and circulation directions shall be marked and shall remain discernible at all times.

B. Stall Size: Each parking space shall be not less than eighteen feet in length and nine feet in width, exclusive of driveways, ramps, and columns, for medium and large automobiles and not less than sixteen feet in length and eight feet in width for subcompact and compact automobiles.

C. Compact Cars: For any development, a maximum of 40% of all parking provided may be compact car parking. Such spaces shall be signed or otherwise designated for smaller compact cars.

#### D. Landscaping:

- 1) For parking lots abutting public roads, a minimum five-foot landscape planter shall be installed abutting the right-of-way, except where driveways are installed.
- 2) In addition to the street side planter required in subsection (1), an additional 5% of all parking lot areas shall be landscaped.
- 3) All landscape areas shall be planted and continuously maintained by the owner. A minimum of one tree shall be planted for each twenty parking spaces.

E. Grading and Drainage: The grading and drainage of all parking areas shall conform to the requirements of the Public Works Director.

12-5. A Conditional Use Permit shall be issued by the City Council in order to vary from the guidelines in section 12.08.12.04.

## CHAPTER 12.08.13

### P-D PLANNED DEVELOPMENT ZONE

#### 13-1. Planned Development Purpose and Applicability

The planned development or P-D zone is intended to apply to parcels of undeveloped land, which are suitable for, and of sufficient size to contain, a completely planned development. Planned developments involving the careful application of design are encouraged to achieve a more functional, aesthetically pleasing and harmonious living and working environment within the city which might not be otherwise possible by strict adherence to the regulations of this part. A planned development may include a combination of different dwelling types and/or a variety of land uses which are made to complement each other and harmonize with existing and proposed land uses in the vicinity, by design. The PD designation must meet the required densities in the low and medium density residential designations in the City's General Plan. The following regulations shall apply in all planned development or P-D zones:

#### 13-2. Planned Development Establishment Master Plan and Conditional Use Permit

A. A planned development is approved through the following process:

- 1) Submittal of a planned development master plan to the City Council following the hearing and notification requirements for use permits.
- 2) The detail provided shall be sufficient to show the intended use, density, intensity and plan concepts proposed within the project.
- 3) Within one year of approval of the planned development master plan and prior to any development, an application shall be submitted to rezone the site (or a portion thereof) of to P-D. The P-D zone change request is submitted with a use permit application for the phase(s) of the project included in the requested P-D zone change area. If the site has been previously zoned P-D, a rezone application is not necessary.
- 4) Where lots/parcels are to be sold as part of the planned development, a tentative subdivision or parcel map application shall also accompany the use permit and zone change request.
- 5) If the project is small and the master plan is sufficiently detailed, the use permit approving the master plan may be all that is necessary to authorize project implementation along with a P-D zone change and tentative map application, if applicable.

- 6) If the project is larger and/or the master plan is general in nature, implementation will require a detailed use permit application along with the P-D zone change request and tentative map if necessary. As noted in subsection 4 above, implementation of the planned development occurs through the submittal and approval only of the detailed use permit and a tentative subdivision map if lots/parcels are to be sold.
- B. The City Council shall provide a recommendation on the planned development applications to the city council, by forwarding their recommendation to the city clerk within ten (10) days of their action. The city council shall follow the notification, hearing and action requirements for use permits, zone changes, and tentative maps as provided in this part.
- C. Approval of the planned development shall only occur when such plan is consistent with the general plan, and any deviation from normal zoning standards is found to not have any negative effect on the neighborhood and will benefit the future residents and users of the project site.
- D. To qualify for a planned development, the minimum size of the project shall be two acres.
- E. The average population density per net acre shall not exceed the maximum population density prescribed by the general plan for the area ( 20 dwelling units per acre)unless the applicant can demonstrate, by the design proposal and such additional evidence as may be submitted, that the objectives of this part will be achieved. However, an increase in density may be authorized by the city council upon receipt of a recommendation from the City Council, of up to, but not exceeding, twenty-five (25) percent of the amount prescribed by the general plan.

13-3. Planned Development Use Permit Application Plan of Detailed Development

Application for use permits for the development of land in existing or proposed planned development zones shall be accomplished by a plan of detailed development. Such plan shall include a map or maps and such written material as may be required to show:

- A. Topography of land and contour intervals;
- B. Proposed access, traffic and pedestrian ways;
- C. Lot design and easements;
- D. Areas proposed to be dedicated or reserved for parks, parkways, playgrounds, school sites, public or quasi-public buildings and other such uses;



- E. Areas proposed for commercial or industrial uses, off-street parking, multiple and single-family dwellings, and all other uses proposed to be established within the zone;
- F. Proposed location of buildings on the land, including all dimensions necessary to indicate size of structure, setback and yard areas;
- G. Proposed landscaping, fencing and screening;
- H. Such other detailed elevations, plans and other information as may be required by the City Council to enable it to evaluate adequately the proposed development.

13-4. Planned Development Deviation from regulations allowed when

- A. All uses shall conform to the height, area, width, depth, ground coverage and yard regulations normally required for such uses except where the overall development will be improved by a deviation from such regulations. In all cases each structure shall conform to the precise development plan, which shall be made a part of the approved Conditional Use Permit.
- B. The standards (setbacks, building height, design requirements, etc) to be applied to a project shall be clearly delineated within the application and included in the project development plan. Where specific deviations from required standards have not been approved, and if project standards are not clear within the approved project, the zoning standards most applicable to the project shall be applied.
- C. Minor modifications to the approved plan, not exceeding ten (10) percent of the most applicable standard, may be approved by the planning director when it can be determined that such modification is consistent with the intent of the approved plan and will have no detrimental effect on adjacent uses and property.

13-5. Planned Development Delineation on zoning map – Supplemental regulations

Planned development zones shall be delineated on the zoning map by the P-D designation followed by consecutive numbers to indicate the consecutive order of establishment of each such zone, and the approved plans and use permits shall constitute supplemental regulations for such zones.

13-6. Planned Development Use permits – Additional information.

Use permits may specify development completion dates and provide authorization for city initiation of reversion to prior zoning classification should the project not proceed within a timely manner, or otherwise be inconsistent with the conditions of use permit approval.

CHAPTER 12.08.14

O-S OPEN SPACE ZONE

14-1. Open Space Purpose and applicability

This zone classification is intended to be applied to properties which are found most properly to be preserved in a natural state and/or to provide open space buffer areas in which uses are restricted to recreational, conservation or light agricultural types, and including accessory and public service uses. The specific regulations of this chapter shall apply in all O-S zones.

14-2. Open Space Principal permitted uses

Principal permitted uses in the O-S zone are as follows:

- A. Measures to promote conservation or natural terrain and vegetation, and to reduce fire and erosion hazards;
- B. Riding and hiking trails, picnic sites;
- C. Public and private nonprofit riding stables, parks, golf courses, and tennis and swimming clubs;
- D. Farming and grazing;
- E. Uses which the City Council determines, by written findings, are similar to the above.

14-3. Open Space Conditional uses requiring Conditional Use Permits

Conditional uses requiring use permits in the O-S zone are as follows:

- A. Farm dwellings on parcels of ten (10) acres or more;
- B. Living quarters for caretakers or watchmen.

CHAPTER 12.08.15

PUBLIC FACILITIES DISTRICT (PF)

15-1. Public Facilities Purpose

The PF District shall be subject to the following specific regulations in addition to the general regulations hereinafter contained in order to promote and encourage a suitable environment devoted to publicly owned government buildings and facilities, public community centers, libraries and museums, public educational facilities, public school districts facilities, public transit stations, public parking lots and structures, and other such uses directly or indirectly serving the general public.

15-2. Public Facilities Uses Permitted

- A. Primary Uses. The following uses, or uses determined to be similar by the Planning Director, are permitted in the PF District as primary uses:
  - 1) Public agency facilities.
  - 2) Public educational facilities.
  - 3) Public parking lots and structures.
  - 4) Public school districts facilities.
  - 5) Public transit stations.
- B. Secondary Uses. The following uses are permitted as secondary or subordinate uses to the uses permitted in the PF District:
  - 1) Accessory buildings and uses.
  - 2) Cafeterias, concession stands and information kiosks located inside a public agency building.
  - 3) Public agency equipment and storage yards.
  - 4) Concession stands located outside a public agency building.

15-3. Public Facilities Lot Requirements

- A. Minimum Lot Size: None.
- B. Minimum Lot Frontage: 35 feet.
- C. Minimum Average Lot Width: 50 feet.

D. Maximum Lot Coverage: 90 percent.

15-4. Public Facilities Yard Requirements

A. Minimum Front Yard: 20 feet.

B. Minimum Side Yard: 5 feet.

C. Minimum Side Street Yard: 10 feet.

D. Minimum Rear Yard: 20 feet.

15-5. Public Facilities Height Limit

A. Maximum Building Height: No limit

B. Maximum Accessory Building Height: 26 feet

C. Maximum Height for Fences/hedges/walls.

1) Front and Side Street Yard: 4 feet

2) Side and Rear Yard: 6 feet

15-6. Public Facilities Site Plan Review

Where the City has jurisdiction, Site Plan Review approval may be required before issuance of any building or construction permit within this district if the Planning Director determines that a project materially alters the appearance and character of the property or area or may be incompatible with City policies, standards, and guidelines. This may include fences (i.e., such as anodized gray chain link fences in certain circumstances.)

15-7. Public Facilities Minimum Design and Performance Standards

This Section establishes design and performance standards that shall apply to the construction of open space/park and recreation buildings and uses in the PF District.

CHAPTER 12.08.16

HISTORIC PRESERVATION COMBINING DISTRICT (H)

- 16-1. Purpose of the Historic Preservation “H” Combining District: To provide special conditions or regulations for the protection, enhancement, perpetuation, or use of places, sites, buildings, structures, and other objects having special character or special historical value, and to protect cultural and archeological sites with potential for listing on the National Register of Historic Places and/or designation as a State or Local Historic Landmark. Such sites may be of local or statewide significance and may have anthropological, cultural, military, political, architectural, economic, scientific, religious, or other values.

Within the “H” combining district, all uses of land shall comply with the regulations of the base zoning district and with the additional regulations of the “H” combining district. All uses not otherwise in compliance with any standard, regulation, guideline or setback requirement the base zoning district and this part shall be subject to administrative review by the City Council prior to any development or issuance of any permit pursuant to this Part.

Applicability: The Historic Preservation combining district “H” shall include the historic area of the City of Loyalton as shown as “H” combining on the zoning map and shall also include:

- A. Sites, structures, or buildings or having special character as determined by the City Council which have been officially designated as significant by local, state, or federal agencies not otherwise specifically shown on the zoning map shall also be subject to H combining zoning and City Council Review, as appropriate
- B. Other sites, buildings, or structures having a special character or special historic value.

- 16-2. Uses permitted:

All uses permitted in the base zoning district shall be permitted in the H combining district.

- 16-3. Uses permitted subject to approval of a Conditional Use Permit

The alteration of any city cultural resource or site within an “H” combining district shall require a use permit. No feature of any property zoned “H” which gives the property its special historical, archaeological, or architectural character shall be altered or demolished except in accordance with the provisions of such a use permit.

- 16-4. Exceptions:

The City Council may waive the submission of or the requirement for a use permit if the Council finds that:

Loyalton City Zoning Ordinance #306

- A. All the purposes of this Chapter have been fulfilled by the approval of any other permit required by this Part; or
- B. The project involves only interior alterations not materially changing the character of the property; or
- C. The project involves only minor exterior alterations not materially changing the character of the property; or
- D. The project is a residential accessory use or structure that in the opinion of the City Council will not be inconsistent with the purpose of this Chapter.

CHAPTER 12.08.17

FLOODWAY FRINGE OR “FF” OVERLAY DISTRICT

- 17-1. Purpose: To provide land use regulations for properties and their improvements situated in the floodplain to ensure protection from hazards and damage which may result from flood waters.

Within the “FF” combining district, no development shall take place except in accordance with the regulations of the base zoning district, with the regulations of this Chapter, and the regulations contained in City of Loyaltan Ordinance 14.01, Floodplain Management. Where the “FF” imposes a greater restriction upon the use of buildings, structures or premises than are required by the base zoning district, the provisions of the “FF” district shall control. All uses shall be reviewed by the City Council for compliance with Ordinance 14.01, Floodplain Management prior to any development or issuance of any permit pursuant to this Code. Only those uses permitted in both the base zoning district and the “FF” combining district are permitted uses.

- 17-2. Applicability: This district is intended to be applied to properties which lie within a floodway fringe, as determined by the Federal Insurance Administration’s Flood Insurance Study (FIS) for the City of Loyaltan, dated September 1, 1988, as amended and incorporated herein. The district may also be applied to other areas subject to inundation.

- 17-3. Uses permitted:

Those uses permitted in the base zoning district.

- 17-4. Uses permitted subject to first obtaining a Use Permit in each case:

- A. Those uses permitted in the base zoning district when not in compliance with any performance standard set forth in Ordinance 14.01, Floodplain Management of the City Code.
- B. Floor level: All habitable floor levels shall have an elevation of three (3) feet above the water surface elevation of the one hundred (100) year flood as determined by the Federal Insurance Administration’s Flood Insurance Study (FIS) for the City of Loyaltan dated September 1, 1988, as amended.

CHAPTER 12.08.18

REGULATIONS FOR THE SPECIAL RESIDENTIAL USE OR

“B” COMBINING DISTRICT

18-1. Purpose: To provide for specified maximum number of Residential Dwellings in the C1- General Commercial Zoning District. Within the “B” combining district, all uses of land shall comply with the regulations of the C-1 base zoning district and with the additional regulations of the “B” combining district. In no case shall a “B” combining district allow a reduction of a minimum lot size below that required or increase the maximum permitted density above that required in the development standards of the C-1 district with which it is combined. For the purpose of this chapter, density shall mean the maximum number of dwelling units permitted per lot.

18-2. Uses Permitted

Residential uses not to exceed one single-family residential use per lot.



## CHAPTER 12.08.19

### CONDITIONAL USE PERMITS

#### 19-1. City Council Conditional Use Permit Authority

A request for a Conditional Use Permit may be granted, granted subject to conditions, or denied by the City Council for any use for which a Conditional Use Permit is permitted or required by these regulations, or for any use which, while not specifically enumerated in these regulations, is, in the opinion of the City Council, similar to and compatible with the conditional uses permitted in the zone in which the subject property is situated.

#### 19-2. Conditional Use Permit Application

Application for a use permit shall be filed at the office of the city clerk upon a form provided, and shall be accompanied by such information as may be required to describe fully the proposed use for which the permit is sought, and shall be accompanied by a filing fee established by the city council.

#### 19-3. Conditional Use Permit Public Hearing

- A. Upon receipt of such application and determination of completeness, the city clerk shall set the matter for public hearing as directed by the City Council within forty-five (45) days of filing of the application.
- B. Notice of the time and place of the hearing shall be given at least ten (10) calendar days before the hearing to owners of property within three hundred (300) feet of the petitioner's property, using addresses from the last assessment roll, and by publication once in a newspaper of general circulation in the city.
- C. The notice shall include the date, time and place of the public hearing, identify the hearing body and give a general explanation of the matter to be considered and a general description of the area affected.

#### 19-4. Conditional Use Permit City Council Action

- A. Within sixty (60) days of the conclusion of the hearing, the City Council shall act on the matter unless this time period is waived by the applicant.
- B. Approval of an application for a Conditional Use Permit shall be based upon a written finding that the establishment, maintenance, or operation of the use of building applied for will not, under the circumstances of the particular case, be materially detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or

working in the neighborhood of such proposed use or be materially detrimental to property or improvements in the neighborhood or to the general welfare of the city.

- C. The granting of any Conditional Use Permit may be made subject to terms and conditions as deemed necessary to ensure compliance with the intent and purposes of the entire city code.
- D. Failure of the City Council to act within the time set out in this chapter shall be deemed to be denial of the application on that date.

19-5. Conditional Use Permit Revocation

In any case where the terms and conditions to the granting the use permit are not being complied with, the City Council shall give notice to the holder of the use permit of its intention to revoke the use permit. Proceedings for the revocation of the use permit shall be conducted in the same manner as the required proceedings for a new application.

19-6. Conditional Use Permit Expiration and Revision

- A. Construction of the conditional use shall be commenced within one year from the date the approved conditional use permit is approved by the City Council or the conditional use permit shall expire and become void, unless a written request for extension is received by the City Clerk or his/her designee at least thirty (30) days prior to such expiration or abandonment. Upon receipt of written request for extension with application and fee set by City Council, the City Clerk or designee shall set the matter for public hearing before the City Council for determination.
- B. Any changes to an approved Conditional Use Permit shall be subject to review by the City Council with application and fee set by City Council.

## CHAPTER 12.08.20

### VARIANCES

#### 20-1. Variances

Variances may be granted in order to prevent unnecessary hardships that would result from a strict or literal interpretation and enforcement of certain regulations prescribed by this part. A practical difficulty or unnecessary hardship may result from the size, shape or dimensions of a site or the location of existing structures thereon, from geographic, topographic or other physical conditions on the site or in the immediate vicinity. A variance shall not be granted to permit a use not permitted in the zone by this part. All variances are to be processed as set forth below.

#### 20-2. Variances Application and Fee

Application for a variance shall be made to the City in writing on a form prescribed by the City. Said application shall be accompanied by a fee set by resolution adopted by the City Council.

#### 20-3. Variances Public Hearing

A public hearing and ten calendar day notice thereof shall be required on an application for a variance in the manner specified in the California Government Code.

#### 20-4. Variances Findings

Approval or conditional approval of a variance shall be granted only when the City Council makes the following findings:

- A. Due to special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.
- B. The adjustment authorized by the variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated. The City Council shall impose such conditions as will assure continued compliance with this finding.
- C. The variance does not authorize a use or activity, which is not otherwise expressly authorized by the zone regulation governing the parcel of real property.

20-5. Variances Limitation on Filing Identical Application

After denial of any variance application, reapplication for the same request shall not be accepted for filing within six (6) months after the effective date of the denial.

20-6. Variances Revocation/Modification

- A. Whenever in the opinion of the City Council the conditions of any variance issued have not been complied with, the City Council shall give the property owner and lessee of the subject property a ten (10) calendar days written notice to comply.
  
- B. If, at the end of the ten (10) calendar day period, the property owner and lessee still fail to comply with the conditions of approval of the variance, the City Council shall immediately set a hearing before the City Council to determine why the variance should not be revoked/modified. Notice of the hearing shall only be mailed to the property owner and lessee of the subject property involved ten (10) calendar days prior to the hearing. The notice shall state the violations and shall request appearance of the owner and lessee at the time and place specified for the hearing to show cause why the variance should not be revoked or modified. At the conclusion of the hearing, if the City Council determines that any condition of the variance has not been complied with, the City Council shall have the right to revoke or modify the variance. Such revocation or modification shall be subject to the right of appeal in the same manner as set forth in Chapter 12.08.24.

## CHAPTER 12.08.21

### AMENDMENTS

#### 21-1. Applicability of Amendment Procedures

This part may be amended as other ordinances are adopted or amended whenever it is found that the public convenience, necessity and general welfare require such amendment to accomplish the purpose hereof, except that whenever any such amendment will change any zone boundary, change the zoning of any property, impose new regulations, or remove or modify any adopted regulations, the procedures of this chapter shall apply.

#### 21-2. Zoning Amendment Initiation

An amendment may be initiated by one or more owners of property affected by the proposed amendment, or by action of the City Council.

#### 21-3. Amendment Application

The application of one or more property owners for the initiation of an amendment shall be filed in the office of the city clerk on a form provided, and shall be accompanied by a filing fee as established by resolution of the city council, and by plans and other information as may be required to describe fully the proposed amendment.

#### 21-4. City Council Amendment Hearing – Notice

- A. Upon receipt of such application, or notice of intent to the city council or City Council, the city clerk shall set the matter for public hearing.
- B. The notice shall include the following:
  - 1) The time, date and place of the hearing;
  - 2) The type and magnitude of the changes proposed;
  - 3) The place where copies of the proposed changes may be obtained;
  - 4) A general description of the areas affected;
  - 5) The right to appear and be heard.
- C. The notice of public hearing shall be given at least ten (10) calendar days prior to the hearing date as follows:

1. By publication at least once in a newspaper of general circulation, published and circulated in the city; and
  2. By mail or delivery to all persons, including businesses, corporations, or other public or private entities shown on the last equalized assessment roll as owning real property within three hundred (300) feet of the property which is the subject of the proposed zoning change.
- D. In the event the number of owners is greater than one thousand (1,000), alternative notice to that required by subsection C.2. above may be given at least ten (10) days prior to the hearing by either of the following procedures:
1. By placing a display advertisement of at least one-fourth page in the newspaper having the greatest circulation within the area affected by the proposed amendment, and in at least one additional newspaper having general circulation within such area, if such additional newspaper is available; or
  2. By placing an insert with any generalized mailing sent by the city to property owners in the area affected by the proposed ordinance or amendment, such as billings for city services.

21-5. Proposed Changes to Amendments

The city council may approve, modify or deny the application after conclusion of the public hearing. The City Council is not required to conduct another public hearing on the modified proposal.

21-6. City Council Action

The hearing may be continued from time to time, except that the city council shall act on the matter within sixty (60) days of the original date of council hearing. Failure of the council to act within such period shall constitute disapproval of the proposal.

## CHAPTER 12.08.22

### NONCONFORMING USES AND PROPERTY

#### 22-1. Nonconforming Uses

- A. Use of Land: Any lawful use of land existing at the time of the adoption of this part or any zoning ordinances or amendment thereto may be continued, although such use does not conform to the regulation specified in such enactment chapter for the zone in which such land is located. A conditional use permit shall first be obtained for any enlargement or expansion of such non-conforming use by 50% or more in size or area.
- B. Use of Building: Any lawful use of a building existing at the time of the adoption of any zoning ordinance, may be continued, although such use does not conform to the regulations specified for the zone in which such building is located. A conditional use permit shall first be obtained for any enlargement or expansion of such non-conforming use by 50% or more in size or area. However, except as otherwise provided by law, nothing in this part shall prevent the restoring to a safe condition of any part of a building or structure declared unsafe by proper authority.
- C. Reconstruction of Nonconforming Building: A nonconforming building or structure damaged or destroyed by fire, explosion, flood, earthquake or other act, may be restored only if made to conform to all regulations, other than use restrictions, specified by this Part, provided, that such building may be restored to a total floor area not exceeding that of the former building.
- D. Abandonment: If the actual operation of a nonconforming use ceases for a continuous period of three years, the nonconforming use shall be considered abandoned; unless the legal owner can establish valid proof to the contrary, then without further action by the City Council, the use of such land or building shall be subject to all the regulations specified by this Part.

#### 22-2. Nonconforming Uses Continued

The lawful use of lands or buildings existing at the time they become subject to any regulations of this part to which they do not conform, may be continued, except that the following provisions shall apply unless a use permit allowing such modification and/or expansion is approved:

- A. No such use shall be enlarged, increased or structurally altered, nor be extended to occupy a greater area than that existing on the effective date of the application of these regulations to the subject property. This includes converting enclosed garage space.

- B. Any use for which a use permit is required by these regulations shall be considered a nonconforming use until a use permit is obtained.
- C. Any interruption of a nonconforming use, or the use of a nonconforming building, which continues for thirty-six (36) months or more, shall be deemed to be an abandonment of such use, and subsequent use of buildings shall be in accordance with the regulations applicable to the subject property.
- D. Ordinary maintenance and repair may be made to any nonconforming use or building, provided that such maintenance and repair does not exceed fifty (50) percent of the actual value in any one year.
- E. Except as otherwise provided by law, nonconforming uses may be expanded, under the following terms and conditions:
  - 1. Approval shall be by use permit on a case by case basis by the City Council;
  - 2. Approval of the City Council must be accompanied by specific findings as follows:
    - a. Only increase in size of existing structures
    - b. In the case of structures there shall be no change in basic use, unless other necessary permits are obtained
    - c. Under no circumstances shall any development exceed the permissible lot versus structure square footage ratio as described in this code and/or the city general plan standards
  - 3. The nonconforming use of land or buildings may only be modified or enlarged without a Conditional Use Permit approval when such modification or enlargement brings the entire parcel into conformity with this part.

#### 22-3. Nonconforming Property

Except as otherwise provided in this part, a lot having an area, frontage, width or depth less than the minimum prescribed for the zone in which the lot is located, as depicted on a subdivision map duly approved and recorded prior to the adoption of this part, may be used for any use permitted in the zone, but shall be subject to all other standards for the zone in which the lot is located.

#### 23-4. Nonconforming Lot Area and Width

Use of lots with areas or widths which do not conform to the minimum specifications of the zone in which they are allocated will be permitted where the lot in question was delineated on a



recorded subdivision or parcel map or was under one ownership on the effective date of these regulations and owner thereof has not subsequently acquired adjoining property.

## CHAPTER 12.08.24

### APPEALS

#### 24-1. Allowable Appeals

- A. Determinations and actions that may be appealed, and the authority to act upon an appeal shall be as follows:
- 1) Decisions by the Building Official, City Planner or any other city employee. Any decision by the Building Official or his designee including zoning clearances, may be appealed to the City Council.
  - 2) City council review/appeal.
    - a) Any member of the city council within ten (10) days from the date of the review authority's action may request the opportunity to review/discuss any decision rendered by the Building Official or his designee.
    - b) The city council may appeal any decision by the Building Official, his designee, at the next available city council meeting if a member of the city council has requested the opportunity to review the decision within ten (10) calendar days from the date of the review authority's action. A majority vote of the city council is required to initiate the appeal.
- B. Statute of limitations. The decision of the City Council shall be final on all matters unless a appeal is filed with the Superior Court of the County of Sierra within thirty (30) days after the decision of the City Council.

#### 24-2. Filing and Processing of Appeals

- A. Timing and form of appeal.
- 1) Appeals shall be submitted in writing, and filed with city clerk, on an application form, within ten (10) days from the date of the review authority's action.
  - 2) The appeal shall state the pertinent facts of the case and the basis for the appeal.
  - 3) Appeals shall be accompanied by the filing fee set by the City Council.

The City Clerk shall schedule the matter for consideration by the City Council and prepare a report on the matter. If the matter originally required a noticed public hearing, the City Clerk shall give notice in the same manner followed for the original hearing.

- B. Review by City Clerk.

- 1) The City Clerk shall determine if the appeal was filed within the applicable time limits and shall summarily reject any appeal which was filed beyond the time limits. Further, the City Clerk shall determine if the appeal contains sufficient information as required by subsection A, Timing and form of appeal, above.
  - 2) If the City Clerk determines that the information in the appeal is incomplete, the City Clerk shall immediately notify the appellant of the insufficiency and allow the appellant an additional seven days in which to correct the deficiency.
  - 3) If upon the expiration of any additional time, the City Clerk determines that the statement on appeal is still insufficient, the City Clerk shall summarily reject the appeal.
- C. City Attorney's authority to summarily reject appeal. Upon presentation of the notice of appeal, together with the required statement on appeal, the city clerk may summarily reject the appeal if the City Attorney finds that the matter being appealed is a requirement of law.
- D. Action. At the hearing, the appeal body may consider any issue involving the matter being appealed, in addition to the specific grounds for the appeal.
- 1) The appeal body may, by resolution, affirm, affirm in part, or reverse the action, the decision, or determination of the original review authority.
  - 2) When reviewing an appeal, the appeal body may:
    - a) Deny the permit or entitlement, even though the appeal only requested relaxation or elimination of one or more of the conditions imposed on the permit or entitlement; or
    - b) Impose additional conditions that may address other issues or concerns than the original subject of the appeal.
  - 3) The appellant shall present all available evidence and testimony at the appeal hearing unless the appellant can demonstrate, to the satisfaction of the appeal body, that new information:
    - a) Was not available to the appellant; or
    - b) The appellant could not have participated in the review process because they could not have known about the review process.

## 24-2. Appeals from Administrative Action

All interpretation and decision of the administrative staff authorized by this part are subject to appeal as follows:

- A. Appeals of any administrative interpretation or decision shall be made by filing a written appeal with the City Clerk. The City Council shall hear and decide on the appeal within forty-five (45) days of filing the appeal, and shall make findings supporting their decision on the matter.
- B. All such appeals shall be filed with the City Clerk within ten (10) calendar days of the final action by the Building Official.
- C. The City Council will conduct the appeal as a de novo hearing and may approve, deny or modify conditions of approval.

## CHAPTER 12.08.25

### SIGNS

#### 25-1. Sign Definitions

As used in this part, the following words and phrases shall have the meanings respectively ascribed to them by this chapter. Explanatory diagrams of some of the sign definitions set forth herein are provided at the end of this chapter.

A. Advertising surface (facing)

“Advertising surface (facing)” means the entire surface on which any type of letter, figure, emblem, trademark, logo, picture, or other advertising material is placed, or may be placed.

B. Appurtenant sign

“Appurtenant sign” means a sign pertaining to the business or activity carried on at the premises upon which the sign is located, constructed or erected.

C. Awning/Canopy

“Awning or canopy” includes any structure made of cloth, metal or other suitable material with a metal frame attached to a building and projecting over a public or private pedestrian walk and supported by the ground or building sidewall.

D. Awning/canopy sign

“Awning/canopy sign” means any advertising of any nature, which is painted, printed, sewed or otherwise attached to an awning or canopy.

E. Building

“Building” means any structure having a roof supported by columns or by walls and designed for the shelter and housing of any person, animal or chattel, including any underground shelter, swimming pool, or any commercial or industrial structure designed for the sale, storage, or manufacture of anything of value.

F. Bulletin Boards

A place where people can leave public messages, for example, to advertise things to buy or sell, announce events, or provide information.

G. Corner Lot

A lot located and being at the junction to two or more intersecting streets with a boundary line thereof bordering on each of such streets and where such streets intersect at an interior angle of not more than 135 degrees. If the intersection angle is more than 135 degrees the lot is considered an interior lot. The shortest such street frontage shall constitute the front of a rectangular lot for purposes of determining front, side and rear yards. Where the front of a lot differs by the reason of the prevailing custom of the other buildings on the block, the planning director may determine the front lot line consistent with the orientation of other structures in the area.

H. Curb line

“Curb line” means the line at the face of the curb nearest to the street or roadway. In the absence of a curb, the curb line shall be established by the Director of Public Works.

I. Electrical code

“Electrical Code” means the electrical code of the City of Loyalton.

J. Electrical Sign

“Electrical Sign” means any sign which is wired to provide current employed in illuminating or animating any part of the sign, except flood lighting.

K. Embellishments

“Embellishments” mean that portion of any sign structure or sign which contains no moving parts, is not animated, nor illuminated, and which contains no advertising copy, nor conveys any portion or all of any advertising message, and is generally located above the message portion of any sign and is constructed for aesthetic purposes as part of the decorative trim of the design of the overall sign structure.

L. Erect

“Erect” means to build, construct, attach, hang, place, suspend or affix to or upon any surface.

M. Face of building

“Face of building” means the general outer surface of a structure or wall of a building facing a street.

N. Facing or surface

“Facing or surface” means the surface of the sign upon, against, or through which the copy or message is displayed or illustrated on the sign.

- O. Frontage
- The full length of a plot of land or a building measured alongside the road on to which the plot or building fronts.
- P. Hanging sign
- “Hanging sign” means a sign that is hanging from a permanent building canopy or marquee existing over a pedestrian walkway and is sized and located in a manner to service pedestrians using the walkway, advising them of the adjacent use.
- Q. Marquee
- “Marquee” means a permanent roofed structure, attached to and supported wholly by the building and projecting over a pedestrian walkway.
- R. Monument sign
- “Monument sign” is a freestanding ground mounted sign not exceeding eight feet (8’) above ground level.
- S. Multiple Tenant Sign
- A sign that includes as copy, only the names of two (2) or more businesses, places, organizations, buildings or persons it identifies.
- T. Non-commercial sign
- “Non-commercial sign” means any sign not advertising or promoting a business entity, commercial activity or product for sale and sets forth the ideas or beliefs of the owner or occupant of the property upon which such sign is placed regarding political, sociological, religious, or economic subjects of public interest or general concern.
- U. Off-site sign
- A sign identifying a use, facility, service, or product that is not located, sold, or manufactured on the same premise as the sign. Off-site signs require city approval to assure setbacks are met.
- V. On-site sign
- A sign identifying a use, facility, service, or product that is located, sold, and/or manufactured on the same premise as the sign.
- W. Pole sign or post sign

“Pole sign” or “post sign” means any advertising of any nature which is wholly supported by one or more pole or posts set in or attached to the ground.

X. Portable sign

“Portable sign” means any sign or sign device which is designed to be set on the ground without any substantial attachment thereto. Sandwich sign boards are considered a portable sign.

Y. Projecting sign

“Projecting sign” means any sign other than a wall sign, which is suspended from or supported by any building, pole, post, or structure, which projects outward there from.

Z. Real estate sign

“Real estate sign” means any sign advertising for sale or lease of the lot or parcel of land upon which it is erected or maintained.

AA. Roof sign

“Roof sign” means any sign of any nature, together with all its parts and supports, which is erected, constructed, or maintained on or above the roof or parapet of any building including wall signs which extend above the roof or parapet of any building. Roof signs are prohibited within the Loyalton City Limits.

BB. Sign

“Sign” means any medium including its structure and component parts, which is erected out of doors and which is used or intended to be used to attract attention of the general public to the subject matter for advertising purposes together with window signs as defined in this code.

CC. Sign business

“Sign business” means the business of selling, offering for sale, leasing or renting, electric and non-electric signs and includes the business of painting, construction, erection, maintenance or repair of signs upon buildings, fences, windows, posts, structures and surfaces.

DD. Sniping

“Sniping” means advertising by the pasting, posting, sticking, tacking, hanging, affixing or placing of cloth, paper or cardboard bills, cards or posters, or metal signs, to or upon fences, posts, trees, buildings, structures or surfaces other than outdoor advertising



structures. This definition does not include any sign or notice issued by any court or public office or posted by any public officer in performance of a public duty or by a private person in giving a legal notice, or any cloth, paper or cardboard sign advertising for sale or lease the property upon which it stands or any type of sign permitted elsewhere in this part.

EE. Street

“Street” means a public or private thoroughfare which affords the principal means of access to abutting property, including an avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare except an alley as defined herein.

FF. Structure

“Structure” means anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground or underground.

GG. Structural trim

“Structural trim” means the molding, battens, cappings, nailing strips, latticing, platforms and letters, figures, characters or representations in cut out or irregular form which are attached to the sign structure.

HH. Temporary signs

“Temporary signs” as regulated by this part includes any sign, banner, pennant, valance or advertising display constructed of cloth, canvas, light fabric, cardboard, wall board, or other light materials, with or without frames, intended to be displayed for three months or less only. City Council approval will be required for all temporary signs to ensure compliance with setbacks.

II. Use Permits or Conditional Use Permits

“Use Permits or Conditional Use Permits” are Conditional Use Permits as provided in the Zoning Ordinance, and shall comply with all procedures and requirements as provided therein.

JJ. Wall

“Wall” means any exterior surface of a building or any part thereof excluding the roof.

KK. Wall sign

“Wall sign” means any sign of any nature which is attached to or supported by a wall of a building, or painted directly on the wall and shall include all parts and supports of such

sign. Signs hanging from a porch or canopy and parallel to the face of the building shall be considered wall signs.

LL. Window sign

“Window sign” shall mean a sign that is applied or attached to a window or located within two and a half feet of the inside of a window and intended for view by the pedestrian or vehicular traffic.

25-2. General Sign Guidelines

A Conditional Use Permit approved by the City Council shall be required if the following sign guidelines are not met.

A. Total advertising surface limitations.

The maximum, total exterior advertising surface permitted for any one lot or parcel shall be one hundred (100) square feet for a single use and two hundred fifty (250) square feet for multiple uses. A use permit may be granted by the City Council to exceed the maximum sign area as provided in Chapter 12.08.27.

B. Advertising surface calculation.

The “advertising surface (facing)” of a sign shall be either the area of the entire sign face, or where individual sign letters and/or other components are mounted individually on a building surface, the area calculated by enclosing the extreme limits of all writing, logo, representation, emblem, or other display within no more than three (3) parallelograms or triangles.

C. Sphere calculations.

In the case of a sphere of any type, only one-half thereof shall be considered the “advertising surface (facing)” unless the sphere may be observed on all sides by the public, in which event the entire surface area of said sphere shall be considered the “advertising surface (facing).”

D. Sign height.

No sign shall exceed the building height limits as set forth in each zone district as specified in this code unless the proposed sign qualifies for an exception by use permit pursuant to this code.

E. Sign height above public property.

Signs projecting over public property, if permitted, shall comply with the minimum standard set forth in the latest edition of the California Building Code and the California Electrical Code. In no event shall the clearance be less than eight (8) feet unless a use permit is obtained.

F. Illumination of signs.

Illumination of signs shall be permitted; provided, however, when reflectors, flood lights, or spotlights are used, they shall be installed, focused and maintained as to concentrate their illumination upon the sign face or outdoor advertising structure face and shall not cause glare upon the street or adjacent private property or cause sky reflected glare. City Council approval shall be required for all illumination signs to ensure compliance with City of Loyalton Municipal Code.

G. Electric Signs and Outline Lighting.

All electric signs and outline lighting shall comply with Article 600 of the current edition of the California Building Code. A building permit and approval by the Building Official is required prior to the installation of any such electrical sign or outline lighting.

H. Quasi-public uses identification.

In addition to any other allowed signing, churches, schools, hospitals and other uses of a quasi-public nature, as determined by the Planning Director, shall be allowed one (1) monument sign and one (1) wall sign. However, the sign permit and the review and approval process shall be required. Said monument sign shall not exceed eight (8) feet in height and the advertising surface shall not exceed twenty-four (24) square feet per side; the wall sign shall not exceed twelve (12) square feet in area. Both types of signs may be internally or externally illuminated.

I. Visibility Triangles.

Signs shall maintain a minimum seventy-five (75) foot visibility triangle at street intersections, a minimum thirty-three (33) foot visibility triangle at driveways, shall not be located less than ten (10) feet behind the edge of pavement and shall not be located so as to create a traffic hazard as determined by City Staff.

J. Engineering Plans Required.

The following signs shall require engineered plans, and the building permit application shall include complete plans and calculations sealed by an engineer or architect registered in the State of California:

- 1) Canopy and marquee signs, when the area of the face of one (1) sign or the aggregate area of all signs exceeds twenty-five (25) square feet.
- 2) Wall signs exceeding fifty (50) square feet in area, except:
  - a) Wall signs constructed of cut-out letters and insignia attached directly to the building and for which no individual letter exceeds fifty (50) square feet in area.
  - b) Any signs painted directly upon the wall of a building.
- 3) Ground or pole signs when the area of the face of one (1) sign or the aggregate area of all signs on the sign structure exceeds thirty-five (35) square feet and the structure exceeds six (6) feet in height.
- 4) As otherwise required by the City Building Official.

K. Building Code Compliance

All signs shall be required to meet all stipulations of the Building Code.

L. Sign Permits

All signs, except those exempted by this code, shall be processed by the Building Official, with appeal to the City Council, on forms as approved by the City of Loyalton.

M. Permit Fees

A sign permit fee, to be established by resolution, shall be paid by the applicant upon application for a sign permit.

N. Flashing signs

All electrical signs intended to attract attention by any flashing on and off, or simulating any motion through a series of rapid light changes shall require City Council approval. These signs shall be appropriate to the surrounding environment and shall not cause potential safety issues and shall not have a negative effect on traffic safety or otherwise negatively affect the neighborhood.

O. Moving signs

Signs with movement or moving parts which is generated by electronic means shall be allowed upon approval by the City Council and engineered plans shall be required. Moving signs shall be evaluated prior to approval to ensure that they will not create a safety hazard.

P. Marquee signs.

Marquee signs shall be prohibited except for theaters, religious facilities, schools, gasoline pricing signs, restaurants, and hotels/motels. These signs shall be allowed and shall not be larger than 25 square feet unless approved by the City Council.

25-3. Hanging Signs

A. Hanging Signs Permitting

Permits for a hanging sign shall be approved by the City Council.

B. Hanging Signs Standards

A hanging sign is a sign hanging over a covered pedestrian walkway. It shall be at least eight (8) feet above the walkway. Such sign shall not be internally lighted and shall not exceed eight (8) square feet in area per face. No more than one (1) such sign shall be allowed per use per frontage. Such sign shall only identify the name and/or logo of the adjacent use.

25-4. Projecting Signs

A. Projecting Signs Permitting.

Permits for a projecting sign shall be approved by the city council

B. Projecting Signs General Standards.

Projecting signs shall be permitted as secondary identification signs (in addition to wall signs) for sites with a high degree of pedestrian traffic and where the view of the primary sign by pedestrians is limited.

Projecting signs may be used as primary signs for buildings that do not possess adequate areas with proper visibility for the location of other types of identification signs.

Projecting signs shall be placed perpendicular to the building frontage and shall not extend above the level of the building eave of a sloped roof or highest point on a flat roof.

C. Projecting Signs Area limitations.

Projecting signs shall not exceed six (6) square feet each side. Only one (1) such sign shall be allowed per each street frontage.

D. Projection over public property.

Signs projecting over public property shall comply with the minimum standard set forth in the latest edition of the California Building Code and the California Electrical Code. In no event shall the clearance be less than eight (8) feet unless a use permit is obtained.

- E. Extension from pole, wall or buildings.

No projecting sign shall be erected with the nearest portion of the sign face extending a greater distance than eighteen (18) inches from the pole or wall or building to which it is attached.

- F. Projecting Signs Wind pressure requirements.

All projecting signs shall be constructed in accordance with wind pressure requirements set forth by the Building Code.

#### 25-5. Awning and Canopy Signs

- A. Awning and Canopy Signs Permitting

Permits for an awning or canopy sign shall be approved by the City Council. Engineering plans may be required.

- B. Awning Signs

Awning signs shall be placed upon the hanging border of an awning. The advertising surface of an awning sign shall not extend above or below the hanging border of the awning. The allowable area of the awning sign shall be limited to ten percent of the awning surface or 25 square feet, whichever is less. In no case shall an awning project beyond the back edge of a curb.

- C. Canopy signs

The advertising surface of a canopy sign shall not extend above or below the canopy border. The area of the canopy sign shall be limited to ten percent of the canopy surface or 25 square feet, whichever is less.

#### 25-6. Pole Signs

- A. Pole Signs Permitting.

Permits for a pole sign shall be approved by the City Council, if the land is to be developed simultaneously with the pole sign, or is already developed. A Conditional Use Permit, as defined in Chapter 17.80, shall be required for all pole signs that are to be located on land with no development.

- B. Pole Signs Design and construction.

Loyalton City Zoning Ordinance #306

- 1) Maximum total sign area for pole or post signs shall be 100 square feet for a single (one use) sign and 250 square feet for a multi-use sign.
- 2) Maximum height of the pole or post for the sign shall not exceed 70 feet above the finished grade, not including the sign. The sign area shall be limited to 100 square feet for a single use and 250 square feet for multi-use.
- 3) Pole signs shall only be allowed in the “C” Commercial or “PD” Planned Development Zoning Districts, only if the proposed use has been permitted by the City, subject to city council review.
- 4) No pole sign(s) shall be allowed to be constructed within 330 feet of any existing pole sign.
- 5) No pole or post sign shall project over any public right-of-way or sidewalk. Pole signs erected over a private vehicular drive shall be erected so as to provide not less than fifteen feet (15') vertical clearance.
- 6) All such signs shall be required to provide an architecturally enhanced treatment for the sign base, pole and supports compatible with the individual business or the complex/center. Pole covers and sign base shall be a minimum of 25 percent of the full sign width.
- 7) Engineering plans shall be required for all pole signs.
- 8) The ground area surrounding the pole base shall be clear of all brush, vegetation, weeds and debris within a 15-foot perimeter at all times.
- 9) Multiple tenant signs may be added to and are allowed on existing pole signs as part of the permit process. Added multiple tenant signs may not exceed 250 square feet per side. All requirements of the Loyaltan Municipal Code shall apply.

#### 25-7. Monument Signs

##### A. Monument Signs Permitting.

Monument signs shall be considered and approved by the City Council.

##### B. Monument Signs Standards

- 1) Monument signs shall not exceed a height of eight (8) feet, including the base. The advertising surface of any sign face shall not exceed twenty-four (24) square feet per side. When practical, landscaping shall be provided around the base of the sign. Only one (1) such sign is permitted for each street frontage. Provided

that parcels with frontage exceeding two hundred (200) feet may have a maximum of two (2) monument signs. The distance between monument signs on any one (1) parcel shall not be less than fifty (50) feet.

- 2) All such signs shall have monument-type bases of masonry construction. A comparable alternate basic material may be used upon approval by the City.

#### 25-8. Multiple Tenant Signs

##### A. Multiple Tenant Signs Permitting

Permits for commercial center signs pursuant to this chapter or part shall be approved by the City Council.

##### B. Multiple Tenant Identification Signs

A multi-tenant identification sign, which may include tenant directional signs, are permitted upon obtaining approval of the City Council pursuant to the following standards:

- 1) Multi-tenant signs shall not be more than twelve (12) square feet in total area.
- 2) Multi-tenant signs shall not exceed six (6) feet in height above the finished grade.

#### 25-9. Wall Signs

##### A. Wall Signs Permitting

Wall signs shall be considered and approved by the City Council.

##### B. Wall Signs Location and height

A wall sign shall not project more than fifteen (15) inches from the surface of the building to which it is attached. The face of any wall sign which extends over public property must be eight feet or more above the surface of the adjoining ground, sidewalk or pavement. Wall signs shall not extend above the roof line.

##### C. Wall Signs Area limit

Surface of a wall sign or a combination of wall signs shall not exceed one hundred (100) square feet. Signs painted directly on the wall shall be included in the calculation of the one hundred (100) square foot maximum area. This includes any existing signs painted on the wall. In no event shall the area of the sign exceed twenty (20) percent of the area of the building wall upon which the sign is to be placed.



## 25-10. Exceptions

### A. Signs Urgently Needed

Any sign deemed by the Building Official to be urgently needed due to undue economic hardship upon the applicant may be allowed temporarily by the Building Official, upon approval of the City Council for the sign, until such time as the appropriate approving authority approves or denies the application. In the event such application is ultimately denied, any such sign erected pursuant to this subsection shall be removed within fifteen (15) days from the date of such denial.

### B. Additional signing allowed by conditional use permit.

- 1) The City Council, by way of a Conditional Use Permit, may allow additional sign types, number of signs, size of signs, and number of locations. The applicant must submit a statement with the application supporting the request for the additional signing. Criteria for additional signing may include large parcel size, unusual configuration or location, size of buildings, multiple street frontages, number of independent businesses, location of the buildings on the parcel or unique qualities of the use of the parcel, any of which must relate to the finding which shall be required of the City Council that the additional signing will not be contrary to the intent of this chapter or the public interest, safety, health and welfare.
- 2) Under such conditional use permit sign request, the City Council may increase each allowed sign area by up to fifteen (15) percent for any such sign.

### C. Height and size exceptions-conditions for granting.

The City Council, through a conditional use permit, may grant exceptions upon the verified application of any property owner as to the maximum overall height of any sign above natural ground level or as to the maximum square feet of advertising surface, whenever one or more of the conditions hereinafter set forth exist.

The proposed sign identifies a retail shopping center or industrial park or similar complex, involving a total of at least one hundred thousand (100,000) square feet of gross floor area, or an individual business with a gross floor area exceeding fifty thousand (50,000) square feet.

The grade of the nearest adjacent street or highway, excluding the interstate freeway, to the proposed sign location is of an elevation ten (10) feet or more above the natural ground level of the sign site.

In the exercise of the power herein delegated, the City Council shall impose such conditions upon exceptions so granted as in its judgment may be necessary to assure compliance with the spirit and purpose of this part.

As to the existence of any of the herein above set forth conditions and the necessity for exception from the provisions of this part, the burden of proof shall be upon the applicant.

D. Public service or directional signs.

Permits for public services or directional signs shall be considered and approved by the City Council. Any such sign will provide only directional information as to the location of services or goods and shall contain no advertising content identifying a particular brand name or product or a particular business.

Public service or traffic signs erected by the city are exempt from the provisions of this part.

25-11. Federal and State Law Provisions

A. Federal law

Nothing in this part, either by inclusion or omission, shall be deemed to be in conflict with Public Law 89-285, 89th Congress, S. 2084, October 22, 1965, known as the Highway Beautification Act of 1965, 79 Stat. 1028, or the State Scenic Highway Act of 1963, as such laws apply or may apply to the portions of the interstate system and the primary system of the Federal and state highways now within or which may come within the limits of the city.

B. State law

Nothing in this part, either by inclusion or omission, shall be deemed to be in conflict with any of the laws of the state of California, as such laws apply or may apply to the portions of the interstate system and the primary system of federal and state highways now within or which may come within the limits of the city.

25-12. Noncommercial Signs

Noncommercial signs shall be allowed under the same conditions in which a commercial sign is allowed pursuant to this part. The city shall have the right to review, approve or disapprove the contents or copy of any such signs. The permit procedures shall otherwise be the same as for commercial signs.

25-13. Sign Maintenance and Materials

A. Sign Materials

All signs shall be comprised of materials that are not considered hazardous to public safety, as approved by the Planning Department.

B. Prohibited Sign Materials

Signs of the following materials shall be prohibited within the City of Loyalton:

- 1) Cardboard
- 2) Roof Tin
- 3) Spray Paint

C. Sign Maintenance

All signage within the City of Loyalton shall be maintained by the owner or person in possession of the property on which the sign is located. Maintenance shall be such that the signage continues to conform to all conditions stated in this Ordinance.

Any damaged sign or sign base shall be repaired within thirty (30) days of notice to repair, issued by the Building Department.

Any metal pole covers and sign cabinets shall be kept free of rust and rust stains.

Any internally-illuminated sign cabinets or sign panels which have been damaged shall remain un-illuminated until repaired.

All signs erected within the City limits shall be kept weed free.

25-14. Comprehensive sign plan

A. Comprehensive sign plan Purpose

A comprehensive sign plan shall be provided for groups of businesses or for the whole of a shopping center development. Such a plan shall regulate the location, size, height, color, orientation, lighting, and types of signs included in the area.

B. Comprehensive sign plan Contents

The Comprehensive Sign Plan:

- 1) Shall propose signage which in height and area is no more than twenty (20) percent greater than is permitted in the Zoning District in which the use is located.
- 2) Shall not propose signage of a type that is otherwise prohibited by this Code.
- 3) Shall be limited to those projects which individually or collectively exceed ten (10) gross acres in size for non-residential and one hundred (100) gross acres in size for residential.

C. Comprehensive sign plan Submittal

The applicant shall submit all of the documents, information, data, and other requirements for Comprehensive Sign Plan approval to the City at the time of application. The applicant shall be responsible for furnishing any additional information and materials relevant to the application that the City may require.

D. Comprehensive sign plan Review

Application for the review and approval of a Comprehensive Sign Plan shall be submitted and reviewed concurrently with a site plan or preliminary subdivision plat and shall be acted upon by the City Council.

Applications submitted for existing developments shall be submitted to and reviewed by the City and acted upon by the City Council. The City Council may approve the Comprehensive Sign Plan subject to any modifications, conditions, requirements, or standards that may be appropriate.

Fees for the submittal and review of Comprehensive Sign Plans shall be as set forth by the City Council.

E. Comprehensive sign plan Evaluation Criteria

**Size and Height:** All proposed signage shall be no larger than allowed in that Zoning District. Factors to be considered in determining appropriate size and height include topography, traffic volumes, traffic speeds, visibility ranges, impact on adjacent properties, and copy size.

**Location and Orientation:** All proposed signage shall respect both the developed and undeveloped surrounding environment. Signs shall be located and oriented appropriately to allow sufficient visibility and legibility. Factors that may be considered in reviewing the appropriateness of the sign location and orientation may include: location relative to the surrounding streets, traffic volumes and access points, visibility angles and topographic features.

Color, Materials and Types of Illumination: Signs proposed under the Comprehensive Sign Plan shall be compatible with the architecture and theme of the specific development in which the signs are located. Compatibility with the specific development shall include color, materials and architectural style. Signage shall compliment and enhance the character of the project.

F. Comprehensive sign plan Amendments

All amendments to an approved Comprehensive Sign Plan shall be processed in accordance with the following procedures. Fees for the submittal and review of Comprehensive Sign Plan amendments shall be as set forth by the City Council.

Minor Amendments: Minor Amendments shall include any change which does not increase the number of signs nor increase the size or height of any sign beyond what was approved under the original Comprehensive Sign Plan Approval. All changes processed under the Minor Amendment procedures shall comply with all provisions of this chapter and shall not deviate from the information provided in the original approval. Minor amendments may be approved administratively by staff.

Major Amendments: Major Amendments shall be defined as those amendments not meeting the criteria set forth above to qualify as a Minor Comprehensive Sign Plan Amendment. Major Amendments shall be processed and approved in the same manner as the initial Comprehensive Sign Plan submittal.

25-15. Prohibited Signs

A. Nonconforming signs

- 1) Any existing sign which was in compliance with all signage requirements when erected, but no longer complies with the provisions of this part shall not be substantially altered or reconstructed unless the sign, when so reconstructed or altered, complies with the applicable requirements of this part.
- 2) Reasonable repairs and alterations may be made to nonconforming signs. However, in the event any such sign is hereafter damaged exceeding fifty percent (50%) of the reproduction cost, according to appraisal thereof by competent appraisers, or is removed by any means whatsoever, including an act of God, such sign may be restored, reconstructed, altered, or repaired only to conform with the provisions set forth in this Ordinance.
- 3) Whenever the business conducted on premises changes, the subsequent sign-modifications to reflect that change, whether it is in copy, size, or shape of signage, must bring the sign into conformance with regulations set forth in this Ordinance.

4) Any nonconforming sign cannot be expanded or enlarged.

B. Signs which may confuse traffic

- 1) No sign shall be erected, constructed or maintained if which sign displays or makes use of the words “stop”, “danger”, or any other word, phrase, symbol or character, in such a manner as to interfere with, mislead or confuse traffic.
- 2) Signs having red, green or amber lights that could be confused with traffic signals shall not be permitted if designed or located to be seen primarily by vehicular traffic. Such colors are not prohibited where, by the design of the sign or lights used, it is extremely unlikely that such lights could be confused with traffic signals by the driving public.

C. Roof signs

Roof signs are prohibited.

D. Portable Signs

Portable Signs are permitted in all commercial and industrial zoning districts. Portable Signs are prohibited in public right of way, except in downtown district. Portable Signs may not exceed 16 square feet in size.

E. Obscene signs

Obscene signs containing statements, words, pictures, or other representations, which are obscene as defined in Penal Code Section 311 are prohibited.

F. Parking of advertising vehicles prohibited

No person shall park any vehicle or trailer in a public right-of-way, or on private property so as to be visible from a public right-of-way, which has attached thereto or located thereon any sign or advertising device for the basic purpose of providing advertisement of products or directing people to a business. This chapter is not intended to apply to standard advertising or identification practices where such signs or advertising devices are painted on or permanently attached to a business or commercial vehicle and are used in conjunction with the business that it identifies or advertises including vehicles utilized for the delivery of business products.

G. Unsafe signs

The owner of any sign as defined and regulated by this part, including supporting structures, shall keep the same in a safe condition at all times. If the Building Official finds that any sign regulated herein is unsafe or insecure, or is a menace to the public, he

or she may give written notice to the sign owner and to the property owner. If such sign owner fails to remove or alter the sign so as to comply with the standards herein set forth within thirty (30) days after such notice, the Building Official may cause such sign to be removed or altered to comply at the expense of the sign owner or owner of the property upon which it is located.

The Building Official may cause any sign, which is an immediate danger to persons or property to be removed summarily and without notice.

H. Clearance from electric power and communication lines

No sign shall be constructed, installed or erected, which has less horizontal or vertical clearance from energized electric power lines and communication lines than prescribed by the California Penal Code, Section 385, the regulations of the California Public Utilities Commission, and the orders of the Division of Industrial Safety, State of California.

I. Obstruction of fire escapes, stairways, or exterior doors

No portion of any sign, or the supports thereof, shall be placed so as to obstruct any fire escape, stairway, exterior door or standpipe, nor shall any such outdoor advertising structure or sign or any of the supports thereof, be attached to or supported by any fire escape.

No portion of any sign or the supports thereof shall be placed so as to interfere with human exit through any window of any room.

J. Removal of certain advertising

Any advertising copy or message now or hereafter existing which advertises a business no longer in operation under the same name, a product or service which is no longer available, a public or private event which has already occurred, or a candidate for public office, the election for which has already taken place, shall be removed by the owner, agent or person having the beneficial use of the building, or structure or premises upon which such copy or message may be found, within thirty (30) days after written notice from Planning Director. Upon failure to comply with such notice within the time specified in such order, the Planning Director is authorized to cause the removal of the advertising copy or message, and the expense incident to such removal shall be the obligation of the owner of the building, or structure or premises on which the advertising copy or message is displayed.

K. Obstruction to traffic signs

No sign shall be erected at any location where, by reason of its position, it will obstruct or interfere with the view of any authorized traffic sign, signal or device.

L. Liability for damages

The provision of this part shall not be construed as relieving, or limiting in any way, the responsibility or liability of any person erecting or owning any sign from person injury or property damage resulting from the placing of such sign, or resulting from the negligence or willful acts of such person, his agents, employees or workmen, in the construction, maintenance, repair or removal of any sign erected in accordance with a permit issued hereunder. Nor shall this part be construed as imposing upon the city, or its officers or employees, any responsibility or liability by reason of the approval of any signs, materials, or devices under the provisions of this part.

25-16. Exempt Signs

A. Exempt Signs General Compliance Requirements

All signs not expressly exempted below shall be subject to the provisions of this code and shall comply with all applicable provisions thereof.

B. Exempt signs: The provisions and regulations of this part shall not apply to the following signs:

- 1) One real estate sign, which advertises the sale, rental or lease of the premises, is permitted on each parcel frontage as follows:

Single family residential zoned parcels, six (6) square foot maximum area per sign.

Multi-family residential zoned parcels, twelve (12) square foot maximum area per sign.

Non-residential zoned parcels, eight (8) square foot maximum area per sign.

The residential signs shall not exceed six (6) feet in height above the ground, and the non-residential signs eight (8) feet above the ground;

- 2) Window signs, the combined total of which do not exceed twenty (20) percent of the window area;
- 3) Bulletin boards not over twelve (12) square feet in area for public, charitable or religious institutions when the same are located on the premises of such institutions, as part of an approved monument sign;



- 4) Signs denoting the architect, engineer contractor, or financing institution when placed upon work under construction, and not exceeding twelve (12) square feet in area;
- 5) Signs placed flat against the façade of a building that identifies the history and name of a building or historic events not exceeding three (3) square feet in area and constructed of bronze, brass, or other like incombustible material;
- 6) Traffic or other municipal signs, legal notices or railroad crossing signs;
- 7) Signs of public service companies indicating danger, and aids to service or safety;
- 8) Signs placed on the interior of a property and not seen from the public right of way;
- 9) Gasoline price signs not exceeding twenty (20) square feet per side; with no more than two (2) separate signs per parcel;
- 10) California and United States flags;
- 11) Signs placed in parking lots to direct traffic and inform users of parking requirements;
- 12) Warning signs to indicate danger or to serve as an aid to public safety or to show the location of public utilities' underground facilities.
- 13) Political signs. These signs shall be removed within the time frame allowed by State and Federal law.
- 14) Yard sale/Rummage sale signs. These signs shall be removed 48 hours after the sale.

C. Ordinary maintenance and repair of an existing conforming advertising structure provided there is no structural modification including repainting with the same colors.

D. Informational window signs shall be exempt as follows:

Small non-illuminated informational signs related to the operation of the business located on the windows or glass doors are exempt from these provisions and are not included in the total allowed sign area. Examples of such signs are “open/closed” signs, credit card signs, rating or professional signs, and signs of a similar nature. Only one (1) of each type of sign is allowed, not to exceed one (1) square foot in area per sign with no more than four (4) in number at any individual business.

One neon or other “open” sign is permitted in the window per each street frontage as a sign exempt from the provisions of this part and shall not exceed four (4) square feet in area. The area of the open sign is not included in the total allowed window sign area.

E. Temporary signs promoting short-term retail sales programs, special products, activities, or events are exempt provided they comply with the following standards:

- 1) The sign shall not be displayed for more than ninety (90) days.
- 2) No more than one (1) such sign is allowed for each street frontage.
- 3) Maximum sign area not to exceed fifty (50) square feet. The area of an inflatable device shall be measured like a sphere and shall not exceed one hundred (100) square feet with an aggregate maximum of two hundred (200) square feet.
- 4) If temporary signs are placed in windows, they shall not exceed fifty (50) square feet or twenty (20) percent of the total window and glass door area, whichever is the most restrictive requirement.
- 5) Portable signs are not permitted as a temporary sign.

F. Fee exempt signs

All temporary signs and signs erected by nonprofit or volunteer organizations are exempt from the requirement of paying application and sign permit fees. An application and sign permit for any such sign is required in the same manner as otherwise provided in this part. These signs shall not be displayed for more than ninety (90) days. An extension may be granted upon authorization by the City of Loyaltan City Council.

G. Exempt parking and directional signs

Parking directional signs not exceeding eight (8) square feet per side located in close proximity to driveway entrances are exempt.

Directional signs located within a non-residentially zoned parcel for the purpose of directing vehicular traffic or pedestrians to specific entrances or services at the business facility shall be exempt provided that the face of any such sign shall not exceed eight (8) square feet.

# **City of Loyalton**

## **Housing Element 2014-19**

### **Appendix G**

#### **Amended Zoning Code Sections**



CHAPTER 12.08.26

REASONABLE ACCOMODATION

26-1. Purpose

This article establishes reasonable and necessary standards for the City of Loyalton, pursuant to the Federal Fair Housing Amendments Act of 1988 and California Fair Employment and Housing Act, Gov. Code Section 12901 et.seq, to provide people with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of this Article is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning or building laws, rules, policies, practices and/or procedures of the City.

26-2. Requests for reasonable accommodation:

In order to make specific housing available to an individual with a disability, a disabled person and/or their authorized representative may request reasonable accommodation relating to the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City. A request for reasonable accommodation in laws, rules, policies, practices and/or procedures may be filed at any time that the accommodation may be necessary to ensure equal access to housing. If an individual needs assistance in making the request for reasonable accommodation, or appealing a determination regarding reasonable accommodation, the Planning Department will endeavor to provide the assistance necessary to ensure that the process is accessible to the applicant or representative. The applicant shall be entitled to be represented at all stages of the proceeding by a person designated by the applicant. If the project for which the request is being made also requires some other planning or building permit or approval, then the applicant shall file the request together with the application for such permit or approval.

26-3. Required Information:

All requests for reasonable accommodation shall include the following information:

Applicant's name, address and telephone number;

Assessor's Parcel Number and physical address of the property for which the request is being made;

The current actual use of the property;

The code provision, regulation or policy from which accommodation is being requested;

The basis for the claim (including documentation) that the individual is considered disabled under the state and federal fair housing acts and why the accommodation is necessary to make the specific housing available to the individual.

Plans showing the details of the proposed use to be made of the land or building, and any other pertinent supporting documentation as required by the Planning Department.

26-4. Jurisdiction

The Planning Director, or his/her designee, shall have the authority to consider and act on request for reasonable accommodation. When a request for reasonable accommodation is filed with the City, it will be referred to the Planning Director for review and consideration. The Planning Director shall issue a written decision within thirty (30) days of the date of receipt of a completed application and may (1) approve the accommodation request, (2) approve the accommodation request subject to specified nondiscriminatory conditions, or (3) deny the request. All written decisions shall give notice of the right to appeal and the right to request reasonable accommodation on the appeals process, if necessary. The notice of decision shall be sent to the applicant or any other person requesting notice by certified mail, return receipt requested. If necessary to reach a determination on the request for reasonable accommodation, the Planning Director or Building Official may request further information from the applicant consistent with this Article, specifying in detail what information is required. In the event a request for further information is made, the thirty- (30) day period to issue a written determination shall be stayed until the applicant responds to the request. Accommodation approval shall not have any force and effect until applicant acknowledges receipt thereof and agrees in writing to each and every term and condition thereof.

26-5. Grounds for accommodation:

In making a determination regarding the reasonableness of a requested accommodation, the following factors shall be considered:

Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual protected under the Acts.

Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.

Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City.

Whether the requested accommodation will require a fundamental alteration to the zoning, or building laws, policies and/or procedures of the City.

Physical attributes of the property and structures.

Alternative reasonable accommodations which may provide an equivalent level of benefit.

## 26-6. Appeals

Within thirty (30) days of the date the Planning Director issues a written decision, the applicant requesting the accommodation may appeal an adverse determination or any conditions or limitations imposed in the written determination. Any other interested person not satisfied with the decision of the Planning Director, may file an appeal within seven (7) calendar days of the date on which the decision being appealed was rendered. All appeals shall contain a statement of the grounds for the appeal. Appeals shall be to the City Council who shall hear the matter and render a determination as soon as reasonably practicable, but in no event later than sixty (60) days after an appeal has been filed. Following the filing of an appeal, the City Council shall hold a public hearing on the matter. All determinations on an appeal shall address and be based upon the same findings required to be made in the original determination from which the appeal is taken.

CHAPTER 12.08.27

DENSITY BONUS ORDINANCE

27-1. Purpose

The purpose of this section is to implement State law requirements under California Government Code, Sections 65915-65918, as they may be amended from time to time, or the current equivalent to encourage the development of residential development that offers a percentage of its units to be made available to families of low or moderate income.

27-2. Bonus Requirements for Residential Projects.

Pursuant to Government Code Section 65915 and 65917, the City must grant to an applicant of a qualifying housing development who seeks a density bonus (“Developer”) either 1) a density bonus or 2) a density bonus with an additional incentive(s) as set forth in this Article. A density bonus housing agreement shall be made a condition of any density bonus approved pursuant to this Section, and may be prepared as part of the Development Agreement (“DA”) process. The agreement shall be recorded as a covenant on the property on which the designated affordable dwelling units will be constructed, which covenant shall run with the land.

27-3. Eligibility for Density Bonus, Incentives or Concessions

The following are eligibility requirements for a density bonus, incentives or concessions applicable to this Section:

Affordability: A Developer entering into an agreement pursuant to Government Code Section 65915 to construct a housing development may qualify for a density bonus if the proposed housing development of five or more residential units;

A minimum of five percent of the total units made available to very low income households, as defined by the most recent version of the applicable section of the California Health and Safety Code; or

A minimum of ten percent of the total units are made available to lower income households, as defined by the most recent version of the applicable sections of the California Health and Safety Code; or

A minimum of ten percent of the total units in a common interest development, made available to moderate income households, as defined by the most recent version of the California Health and Safety Code, provided that all units in the development are offered to the public for purchase; or



A senior housing development or senior restricted mobile home parks, as defined by the most recent version of the applicable in Section 65915 of the California Government Code.

Government Code Section 65915.5 shall govern the availability of bonus incentives for projects which convert apartments to condominium projects which include at least thirty-three (33%) percent of the total units of the proposed condominium project to persons and families of low or moderate income as defined in Section 50093 of the Health & Safety Code, or fifteen (15%) percent of the total units to lower income households as defined in Section 50079.5 of the Health and Safety Code.

**Allowed Density Bonus:** For the purposes of calculating the density bonus below the Developer shall select which qualifying subsection of Section (A) under which he/she wishes the bonus to be awarded. Qualifying developments are eligible for a density bonus and one or more additional incentives or concessions as follows:

**Lower income households.** A housing development eligible for a bonus in compliance with criteria of Section (A)(1)(ten (10%) percent of lower income households) shall be entitled to a density bonus calculated pursuant to Government Code Section 65915 (f)(1).

**Very low income households.** A housing development eligible for a bonus in compliance with criteria of Section (A)(2) (five (5%) percent of very low income households) shall be entitled to a density bonus calculated pursuant to Government Code Section 65915 (f)(2).

**Senior citizen development.** A housing development eligible for a bonus in compliance with criteria of Section (A)(3) (senior citizen development or mobile home park) shall be entitled to a density bonus calculated pursuant to Government Code Section 65915 (f)(3).

**Common interest development.** A housing development eligible in compliance with criteria of Section (A)(4)(ten (10%) percent for moderate income households) shall be entitled to a density bonus calculated pursuant to Government Code Section 65915(f)(4).

**Density Bonus for Land Donation.** When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to the City, the maximum allowable residential development under the applicable zoning ordinance and general plan, as permitted by Government Code 65915(h)(1). This increase shall be in addition to any other density bonus. The applicant shall meet the conditions in Government Code Section 65915(h) in order to qualify for the additional development.

**Density bonus for housing with child care facilities.** The City shall grant a housing development that includes a child care facility in compliance with Government Code Section 65915(h).

**Development Standards:** Projects qualifying under this section shall comply with the following development standards.

Designated affordable units shall be reasonably dispersed throughout the project where feasible, shall contain on average the same number of bedrooms as the non-designated units in the project, and shall be compatible with the design or use of the remaining units in terms of appearance, materials, and finished quality.

If the project is phased, the density bonus units shall be phased in in the same proportion as the non-density bonus units, or phased in another sequence acceptable to the City.

Circumstances may arise in which the public interest would be served by allowing some or all of the designated affordable units to be produced or operated at an alternative site.

27-4. Inclusionary Housing

At the time of adoption of this Density Bonus ordinance, the City does not have an inclusionary housing policy in place. However, if an inclusionary housing policy is adopted, designated affordable units shall not count towards the requirements of the City's inclusionary housing requirements.

27-5. Allowed Incentives or Concessions

The following are allowed incentives or concessions that can be made for projects qualifying under this section:

- A. Applicant Request and City Approval: An applicant for a density bonus may submit to the City a proposal for the specific incentives or concessions listed that the applicant requests, and my request a meeting with the City staff prior to submitting the development application. The City Council shall grant an incentive or concession request that complies with the requirements of this section and State Law, unless the City Council makes in writing, based on substantial evidence, the findings established in Government Code Section 65915(d)(1)(A), 65195(d)(1)(B), or 65915(d)(1)(C).
- B. Number of Incentives: The applicant shall receive other concessions or incentives, as listed in Item C of this section, which significantly contribute to the economic feasibility of construction or the qualifying development project. The number of concessions or incentives will be determined by Government Code Section 65915(d)(2).
- C. Types of Incentives: For the purposes of this Section, bonus concessions or incentives which the City may provide include, but are not limited to any of the following, as established in Government Code Section 65915(k).
  - 1. A reduction in site development standards or a modification of zoning code requirements of architectural design requirements that exceed the minimum State of California Building Standard pursuant to California Government Code Section 65915(k);

2. A modification of zoning ordinance requirements or design standards requirements that result in identifiable financially sufficient and actual cost reductions that exceed the minimum State of California Building Standards pursuant to California Government Code Section 65915(k), including but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required;
3. Approval of mixed-use zoning in conjunction with the housing project, if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project; and
4. Any other incentive or concession proposed by the Developer or the City that results in an identifiable, financially sufficient, and actual cost reductions.

27-6. Processing of Bonus Requests.

The following is required for processing a bonus request:

- A. Permit requirement: A request for a density bonus and other incentives and concessions shall be evaluated and decided through the permit process in as though it were a Use Permit application to the City Council for approval.
- B. Finding for approval. The approval of a density bonus and other incentives and concessions shall require that the review authority firms make all the following findings:
- C. The residential development will be consistent with the General Plan.
- D. The residential development will be consistent with the General Plan, except as provided by this Chapter for density bonuses, and other incentives and concessions.
- E. The approved number of dwellings can be accommodated by existing and planned infrastructure capacities.
- F. Adequate evidence exists to indicate that the project will provide affordable housing in a manner consistent with the purpose and intent of this Chapter.
- G. There are sufficient provisions to guarantee that the units will remain affordable for the required time period.

27-7. Density Bonus Agreement

The following is required for a density bonus agreement:

- A. Agreement Required and Provisions. An applicant requesting a density bonus agreement shall agree to enter into a recordable density bonus agreement (“agreement”) with the City in a form approved by the City Attorney. The executed agreement shall be recorded on the property designated for the construction of the designated affordable units. The approval and recordation shall take place prior to final map approval, or where a map is not being process, prior to issuance of building permits for such properties.
- B. Project Information: The agreement shall include at least the following information about the project:
- C. The total number of units approved for the housing development, including the number of designated affordable units.
- D. A description of the household income group to be accommodated by the housing development, and the standards and methodology for determining the corresponding affordable rent or affordable sales price and housing cost consistent with U.S. Department of Housing and Urban Development (“HUD”) Guidelines.
- E. The marketing plan for the affordable units.
- F. The location, unit sizes (square feet), and number of bedrooms of the designated affordable dwelling units.
- G. Tenure of the use restrictions for designated affordable dwelling units of the time periods required by this Section and Government Code Section 65915.
- H. A schedule for completion and occupancy of the designated affordable dwelling units.
- I. A description of the additional incentives being provided by the City.
- J. A description of the remedies for breach of the agreement by the owners.
- K. Other provisions to ensure successful implementation and compliance with this Section and Government Code Section 65915.

Minimum Requirements. The agreement shall provide, at a minimum, that:

- A. The Developer shall give the City the continuing right-of-first-refusal to lease or purchase any or all the designated affordable dwelling units at the appraised value.

- B. The deeds to the designated affordable dwelling units shall contain a covenant stating that the developer or successors-in-interest shall not assign, lease, rent, sell, sublet, or otherwise transfer any interest for designated affordable dwelling units without the written approval of the City.
- C. When providing the written approval, the City shall confirm that the price (rent or sale) of the designated affordable dwelling unit is consistent with the limits established for low and very low income households, as published by HUD.
- D. The City shall have the authority to enter into other agreements with the developer, or purchasers of the designated affordable dwelling units, to ensure that the required dwelling units are continuously occupied by eligible households.
- E. Applicable deed restrictions, in the form satisfactory to the City Attorney, shall contain provisions for the enforcement of owner or developer compliance. Any default or failure to comply may result in foreclosure, specific performance, or withdrawal of the Certificate of Occupancy.
- F. In any action taken to enforce compliance with deed restrictions, the City Attorney shall, if compliance is ordered by a court of competent jurisdiction, take all action that may be allowed by law to recover all of the City's costs of action including legal services.
- G. Compliance with the agreement will be monitored and enforced in compliance with the measures included in the agreement.
- H. The designated affordable dwelling units that qualified the housing development for a density bonus and other incentives and concessions shall continue to be available as affordable units in compliance with the requirements of Government Code Section 65915(c).
- I. For-sale housing conditions: In the case of for-sale housing developments, the agreement shall provide for the following conditions governing the initial sale and use of designated affordable dwelling units during the applicable restriction period:
- J. A requirement that designated affordable dwelling units shall be owner-occupied by eligible households, or by qualified residents in the case of senior housing.
- K. Provisions as the City may require ensuring continued compliance with maintaining affordable dwelling units in compliance with this Section and State law.
- L. Terms for future sales and recapture of any equity to ensure continued affordability of dwelling units for the requisite time period, as prescribed by Government Code Section 65915(c).

- M. Rental Housing Conditions: In the case of rental housing development, the agreement shall provide for the following conditions governing the use of designated affordable dwelling units during the restriction period:
- N. The rules and procedures for qualifying tenants, establishing affordable rent, filling vacancies, and maintaining the designated affordable dwelling units for qualified tenants.
- O. Provisions requiring owners to annually verify to the City tenant incomes and maintain books and record to demonstrate compliance with this Section.
- P. Provisions requiring owners to submit an annual report to the City, which includes the name, address, and income of each person occupying the designated affordable dwelling units, and which identifies the bedroom size and monthly rent or cost of each unit.
- Q. The applicable use restriction shall comply with the time limits for continued availability in compliance with this Section.
- R. Execution of agreement: Following City Council approval of the agreement and execution of the agreement by all parties, the City shall record the completed agreement on the parcels designated for the construction of designated affordable dwelling units, at the County Recorder's Office.
- S. The approval and recordation shall take place at the same time as the final map or, where a map is not being processed, before issuance of Building Permits for the project.
- T. The agreement shall be binding on all future owners, developer and/or successors-in-interest.