

Regional Early Action Planning Grants (REAP)

Annual Report Template



[REAP Program Webpage](#)

March 2021

REAP Grant Annual Report 2025

County of Siskiyou

Overall Context:

By making a regionally beneficial GIS both accurate and accessible on the Internet to property owners and future developers, the lengthy search for properties and investigation on services, zoning, etc., will be immediate rather than the month-long process that it currently takes. In polling of agencies and planning professionals working in Siskiyou County, an accurate GIS was noted as the best tool for identifying parcels for housing at all income levels. Because the County has limited staffing, allowing potential developers to do their research before contacting staff will also free up staff time which will accelerate consideration of active planning projects. Staff too will benefit from having all the analysis information at their fingertips rather than the multiple departments, files, and mapping research exercise that analysis currently takes.

Corrections to the property boundaries in GIS will also result in better estimates of property sizes that will aid in calculating potential housing units.

Without an accurate GIS each request for information must be handled by staff, which can take several weeks. With a regionally accurate GIS, the time to provide accurate information to developers and property owners will be reduced from several weeks to instantaneous for most things, and a few days if research is needed.

The existing countywide parcel layer was highly inaccurate with boundary discrepancies ranging from 10' to 2.75mi. The severe discrepancies will require remapping.

The existing GIS infrastructure was found to be insufficient for implementing new technologies, creating a limiting factor and a need to explore options for infrastructure upgrades and potentially an on-call GIS consultant.

The RFP for the permit ready plans was released on October 3rd, 2022, award letter sent and accepted on Dec 19th 2022 and the contract was signed April 19, 2023. The Permit Ready Plans portion of the grant went live to the public on 1/19/2024. These house plans are free to property owners and building contractors for use within Siskiyou County's

borders. Seven different house plans are available and range in size from a less than 400sqft efficiency studio to a 1650sqft 3-bed/2.5-bath. All the units except for the largest may also be used for development of Accessory Dwelling Units (ADUs). Each of the units has a choice of three different styles: Craftsman, Farmhouse, and Modern. Those styles were chosen due to their popularity within our region. The plans are pre-checked by the Siskiyou County Building Department to ensure that they are California Building Code compliant and designed for 60# snow load and include engineering, mechanical, electrical, plumbing, stacked roof, a choice of either slab or raised foundation, and Title 24 documents.

The need for this exists due to the lack of housing in our county, which is in part due to wildfires that have burned hundreds of homes in our county in recent years. As many of those homes that burned were either not insured or were underinsured, fire survivors have limited funds available to rebuild. Providing free permit ready plans helps reduce the cost to rebuild and the time to rebuild, as they are already plan checked.

Limiting factors to these plans are that they do not include solar plans, fire sprinkler plans, and site-specific updates to the Title 24 documents. However, Siskiyou County was able to partially mitigate those limiting factors by allowing rebuilding of a home destroyed during a declared natural disaster under a prior version of the California Building Code, which does not require either solar or fire sprinklers. If the build site is sloped or has expansive (clay) soils, additional foundation engineering will be required. Additionally, if development is proposed in jurisdictions that do not contract building services with Siskiyou County, those jurisdictions may require the plans be re-checked by their own building departments, which could potentially result in additional expenditures of time and money. Printing costs of the building plans are also not included. Siskiyou County was able to utilize a different grant to fund the purchase of paper and ink for our plotter to print plans for County builds until such a time as the paper and ink have been expended.

At this time, the building department has 3 issued permits and 3 submitted permits all utilizing the pre-approved plans along with multiple residents who have reviewed and received copies of the plans. Three of these permits are for fire rebuilds due to the McKinney and Slater Fires. One of the original recipients of these plans was a local builder who is in the process of using the 3 bedroom 2 bath in the farmhouse style with a garage on slab for his own home. During the formwork portion of the building process it was brought to the attention of the building department that if trusses are being utilized, all of the pad footings and columns for the glulam beams would not be necessary. Once this was brought to the

building departments attention, an amendment to the contract with Design Path Inc was created to encompass this detail for the truss attachments lowering the cost of labor and materials for future building use.

Project Highlights, Best Practices and Recent and Anticipated Achievements:

Project Highlights and Recent Achievements:

September 26, 2022: Release of Request for Proposals (RFP) for GIS Parcel Fabric Services

October 3, 2022: Release of Request for Proposals (RFP) for Permit Ready Plans

January 13, 2023: Acquired licensing for the California Natural Diversity Database to incorporate into the county GIS

January 19, 2023: GIS Parcel Fabric Services contract with Vestra Resources, Inc. was signed/executed by the county Board of Supervisors.

January 23, 2023: GIS Parcel Fabric Services kickoff meeting with Vestra Resources, Inc.

January 26, 2023 – March 2023: Parcel layer assessments, health check, preliminary QA/QC, acquire control point data from Caltrans.

March 2023 – May 2023: Migration of parcel layer to parcel fabric and line/arc corrections.

April 4, 2023: Permit Ready Plans contract with Design Path Studio was signed/executed by the county Board of Supervisors.

April 2023 – June 2023: Permit Ready Plans design development.

May 2023 – July 2023: Establish topology within the parcel fabric geodatabase and perform parcel edits.

Anticipated Achievements:

July 2023 – July 2024: Complete parcel boundary corrections, scripting for workflow automation regarding parcel updates and publishing services to the countywide GIS portal. Project is scheduled to be completed by June 30, 2024.

July 2023 – August 2023: Continue and complete Permit Ready Plans design development.

September 2023 – October 2023: Permit Ready Plans presentations to local government and fire survivor groups.

September 2023 – November 2023: Permit Ready Plans Building Plan Sets completion.

October 2023: Release RFP for GIS On-Call Services. The selected proposer will assist with county GIS infrastructure upgrades, task automation, and accessibility for current GIS users and the public.

November 2023: Permit Ready Plans Building Plan Sets department reviews and revisions.

December 2023: Permit Ready Plans available for use.

January 2024: GIS On-Call Services contract signed/executed by the county Board of Supervisors.

July 2024: Possible contract extension for maintaining the parcel fabric.

January 19, 2024: Permit Ready Plans live to the public and available via the Siskiyou County website

Status of Activities:

The GIS map work/parcel fabric project is estimated at 50% completion. The remaining work consists of boundary corrections, remapping of areas with major boundary discrepancies, and workflow/update automation scripting. The project is scheduled to be completed by June 30, 2024; however, a contract extension may be necessary for further updates and maintenance.

The Permit Ready Plans project is estimated at 30% completion. The remaining work consists of completing design development, creation of building plan sets, review and revision of the building plan sets, and creation of renderings and final floor plans for publication.

[Insert data in the following table regarding Status of Activities]

Activity Category	General Description	Amount Allocated	Amount Expended	Timing	Status	Regional Impact on Housing
Permit Ready Plans	Design Path Invoices	\$193,425.00	\$162,619.67	January 2024-Oct 2024	complete	Goal is to increase housing production by reducing time and costs, and specifically focus on areas impacted by wildland fires.
GIS Map Work	VESTRA Invoices	\$473,000	\$444,898.35	January 2024 – Oct 2024	complete	Increase housing production by reducing time and costs associated with development projects.
Admin	Administration	\$20,613	\$20,507.73	January 2024-Oct 2024	Complete	

Summary of Indicators of Housing Production:

[Insert information on Indicators of Housing Production]

[Insert data in the following table regarding Summary of Indicators of Housing Production]

Housing Production Indicator	Baseline Year (2019)	Current Year (2024)	Cumulative Change	Notes
Building Permits	40	42	2	Does not include manufactured homes.
Certificates of Occupancy	16	23	7	
Completed Entitlements	0	0	0	

Additional Information:

The close out report was submitted and approved and all funding was expended.