

Regional Early Action Planning Grants of 2019 (REAP) Close Out Report Form



County of Siskiyou

10/25/2024

REAP Close Out Report Form Instructions

This form is for Regional Early Action Planning Grants of 2019 (REAP) grant holders to satisfy the reporting requirements of California Health and Safety Code section 50515.04. The report must be submitted to the California Department of Housing and Community Development (HCD) via email to reap@hcd.ca.gov no later than December 31, 2025.

Additional information about the REAP program is found at the program's webpage at: <https://www.hcd.ca.gov/grants-and-funding/programs-active/regional-early-action-planning-grants-of-2019>

Please proceed to the REAP Close Out Report Form on the next page and complete Parts I–X.

REAP Close Out Report Form

Part I – Summary

Briefly describe the grantee's REAP project(s), including but not limited to the following information:

1. Overview of the project
2. Project start date, duration and completion
3. Project goals and relevance to REAP goals
4. Proposed uses and actions taken in support of proposed uses
5. Actions that had the greatest impact on housing production
6. Overall outcomes including quantified outcomes

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 will also benefit from having all the analysis information at their fingertips rather than the multiple departments, files, and mapping research exercise that analysis currently takes.

The GIS improvement project started on January 23, 2023 with the initial task of converting the existing parcel layer to a parcel fabric and improving the accuracy of the parcel boundaries. This project will be an ongoing maintenance project with no end date as boundary line adjustments and property ownership continue to change.

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

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, leading to the next GIS improvement project.

County staff has been developing an internal GIS environment with improved editing workflows for county staff to assist with GIS data maintenance, ensuring that data is kept current and accurate, which can be posted to a publicly accessible website for ease of access by developers, external agencies, companies, and the general public. This is an ongoing project with no end date as data and technology continues to evolve.

With a regionally accurate GIS data and a public website to download relevant GIS data, 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.

Preliminary parcel boundary updates have been deployed on multiple pre-existing web applications for review and testing purposes, and the feedback from county staff has been positive.

Preliminary parcel boundaries have also been provided to outside agencies, including but not limited to real estate agencies, developers, state, local, and tribal agencies who have all been appreciative of the updated boundary lines, as they previously remained unchanged for an extended period of time.

County staff is in the final stages of deploying the parcel fabric within the new enterprise GIS environment. Upon deployment, we will begin testing ease of access for county staff, editing workflows, and data loading, followed by staff training on the new system.

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.

Part II – Lead Agency and Partnerships

List lead agency and partnerships, including names, position titles, organizations, and the roles and responsibilities of each. What did those collaborative relationships and processes look like?

GIS Consultant - Vestra Resources, Inc:

Arthur Stackhouse – Project Manager and Senior GIS Specialist

Mr. Stackhouse provided project management services for the duration of the parcel fabric project, as well as parcel boundary edits and workflow optimization. Mr. Stackhouse will continue to provide the county with parcel fabric services through a contract extension with Vestra Resources, Inc. for GIS services.

Davin Laine – Systems Engineer

Mr. Laine provided information technology technical assistance in the installation, configuration, and implementation of the internal GIS environment. Mr. Laine will continue to provide the county with technical assistance on the new internal GIS environment through a contract extension with Vestra Resources, Inc. for GIS services.

GIS Consultant – Chico State Enterprises – Geographical Information Center:

Darren Inks - Project Manager

Mr. Inks served as the project manager for on-call GIS services.

Kirk Anderson - GIS Analyst

Mr. Anderson provided GIS workflow and implementation services.

Randy Needham – GIS Systems Analyst

Mr. Needham provided technical assistance with server specifications and review, as well as preliminary information for deploying an internal enterprise server.

Permit Ready Plans - Design Path Studio

Yvonne St. Pierre – Owner / Architect

Ms. St. Pierre is the owner/ architect of Design Path Studio who worked with our planning and building teams within the Community Development Department to get our permit ready plans available for public usage.

Part III – Drivers

Answer the following questions:

1. Did any local, state, or federal legislation or mandates drive the project(s)? (SB 35, AB 1397, etc.)
2. Was it a community-driven effort?
3. Were there additional funding opportunities present?

Assembly Bill 1332 (AB 1332) will go into effect January 1st, 2025 requiring all cities and municipalities in California to develop a program for preapproval of ADU plans which will be posted on the agency's website.

Additionally, staff conducted outreach throughout the development of the ADU plan development as well as provided information to both the Planning Commission and Board of Supervisors, as well as the City Councils.

No other funding opportunities were present as part of this project.

Part IV – Engagement Process

Answer the following questions:

1. Who were your stakeholders?
2. What did the engagement process look like?
3. What role did stakeholders play in the process? (Keep in mind: training, education, council formation, technical assistance, etc.)
4. What were the outcomes of the engagement process?

Stakeholders for the GIS portion of this project included various county departments including, but not limited to Planning, Building, and Community Development, Public Works, Emergency Services, and Assessor. These departments provided valuable input on how the county GIS could be improved, and select staff from these departments will assist with the testing phase once the enterprise GIS server is deployed with the parcel fabric and web mapping application.

Staff conducted outreach throughout the development of the ADU plan development as well as provided information to both the Planning Commission and Board of Supervisors, as well as the City Councils.

Questions, suggestions, and feedback from the public and outside agencies were also a driving factor in the improvements and enhancements to the county GIS.

Through these processes, we were able to gain awareness of the project as well as intake any questions or comments related to the development of the plans.

Part V – Challenges

Answer the following questions:

1. What challenges were encountered?
2. What solutions were encountered or created?
3. Are there areas for improvement of policy alignment at the state or federal level to help achieve this project more easily?

The existing GIS infrastructure was found to be insufficient for implementing new technologies, creating a limiting factor for deploying a parcel fabric solution. The solution was to procure new equipment that could facilitate long term GIS expansion and enhanced capabilities.

Another challenge was county information technology staffing changes and consultant project analyst staffing changes. County staffing changes were mitigated by utilizing the consultants information technology staff to provide services the county was unable to provide. Consultant staffing changes were quickly mitigated by the consultant assigning additional staff to the county's project to keep it moving forward.

Regarding the Permit Ready Plans 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.

Part VI – Outcomes

Answer the following questions:

1. What are the current or projected outcomes? What are the benefits?
2. Did actual outcomes meet expectations?
3. Have new opportunities arisen as a result of this project?
4. What are the next steps?

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.

Improved editing workflows for county staff will assist with GIS data maintenance, ensuring that data is kept current and accurate, which can be posted to a publicly accessible website for ease of access by developers, external agencies, companies, and the general public, while keeping the authoritative dataset on internal infrastructure.

With the recent improvements and the foundation for an enterprise GIS, this has created the opportunity for Siskiyou County to integrate GIS with other external systems countywide, including, but not limited to permitting, Building, Planning, and Community Development, County Assessor, Elections, Emergency Services, and Public Works.

The next steps will be finishing the enterprise server implementation, parcel fabric integration, testing, deploying, and training staff on the new system. Future steps will be working toward external system integration.

The Permit Ready Plans are already being utilized as of January 19th 2024 as we have three currently issues permits and three submitted plans packets. This would be the projected outcome for this project and the benefits would definitely emphasize the opportunity with these plans to be used for fire victims such as the three permits that were submitted already.

Based on the interest received from the Siskiyou County residence during our three presentations to the public, in which we explained the different options available our current submitted permits are lower than expectations but we have multiple residents still interested. High interest rates, cost of materials and finding reliable available contractors are just a few of the limiting factors homebuilders are facing when looking to build a new home and/ or ADU.

No new opportunities have arisen as a result of this project.

Next steps for the permit ready plans are to be updated to be in compliance with the upcoming 2025 building code which comes into effect January 1st 2026.

Part VII – Replicability

Answer the following questions:

1. What aspects of the project could be replicated in other communities?
2. What useful resources and tools were implemented? Were there specific tools used for specific regions or sectors?

Having a public data website where GIS information can be readily viewed and downloaded is essential to providing public services from a local governmental entity standpoint, and should be common practice with local government agencies statewide.

A public web map with improved parcel boundaries, zoning information, floodplain information, among others, has been implemented. This web map has a query tool for the public to research parcel and zoning information.

A public website for viewing and downloading GIS data has also been enhanced, and updated to include recent layer improvements.

Based on the SB 1332 this process for pre approved plans will be replicated throughout California by every jurisdiction based on the requirements per the bill.

Having the permit ready plans accessible through the Siskiyou County website for public review has helped instrumentally. Local contractors and material source locations were sent a flaskdrive with the plans set so they can proce out the jobs and/ or materials to be more effective for the resident base.

Part VIII – Project Highlights, Best Practices and Anticipated Achievements

Answer the following questions:

1. What are the most prominent project highlights and why?
2. What are some of the best practices that could be used by other agencies at a local, regional, state or federal level?
3. What are some long-term achievements that could result from the overall project?

The most prominent highlights are procuring, installing, and configuring a new enterprise GIS server, as well as converting the county parcel layer to a record driven parcel fabric to improve editing workflows and accuracy of the data.

With the recent improvements and the foundation for an enterprise GIS, this has created the opportunity for Siskiyou County to integrate GIS with other external systems countywide, including, but not limited to permitting, Building, Planning, and Community Development, County Assessor, Elections, Emergency Services, and Public Works.

The next steps will be finishing the enterprise server implementation, parcel fabric integration, testing, deploying, and training staff on the new system. Future steps will be working toward external system integration.

Based on the accelerated timeline the permit ready plans were completed and ready for public use on January 19th 2024 almost a year ahead of the mandatory date set by SB1332. The full array of options for these plans can be viewed on our Siskiyou County website making these accessible to more residents.

Due to the multitude of fires that Siskiyou County and surrounding areas have sustained in recent years, the housing deficit is felt immensely throughout the county. These permit ready plans are a way to help offset these housing deficits and help facilitate our residents to rebuild or add an ADU to their property to sustain the limited housing crisis.

Part IX – Additional Resources

Provide web links to:

1. the project itself, and
2. resources used throughout the project, and any other relevant resources.

Siskiyou County GIS Website: <https://www.co.siskiyou.ca.us/gis>

Siskiyou County Open Data Hub: <https://open-data-siskiyou.hub.arcgis.com/>

Siskiyou County Web Map Gallery: <https://siskiyou.maps.arcgis.com/home/gallery.html>

Siskiyou County Permit Ready Plans: <https://www.co.siskiyou.ca.us/community-development/page/siskiyou-county-pre-approved-house-plans-now-live>

Part X – Further Information

Provide information on who can be reached for HCD to obtain more information about the project. Include names, phone numbers, and email addresses for one or more individuals.

Brandon Konicke – GIS Coordinator

(530)842-8855

bkonicke@co.siskiyou.ca.us

Lisa Flagg – Administrative Services Manager

(530)841-2150

lmflagg@co.siskiyou.ca.us

Hailey Lang – Deputy Director of Planning

(530)598-0000

hlang@co.siskiyou.ca.us

Rachel Jereb – Senior Planner

(530)842-8205

rjereb@co.siskiyou.ca.us

Glenn Shockency – Deputy Director of Building

(530)842-8262

gshockency@co.siskiyou.ca.us