

M. Smith Open Forum BOS 12/18/2018

12/18/18 EDC Board of Supervisors Meeting – Open Comments

“Mobile homes represent the largest sector of **non-subsidized affordable housing** in the United States, home to 22 million Americans with a median annual income of less than \$30,000. Yet demand exceeds supply. Restrictive zoning nationally has slowed the creation of new parks, and even where alternatives exist, moving a trailer from one park to another can cost more than \$5,000, meaning many residents can’t afford to move when their rents go up. Park owners, says University of Colorado sociologist and industry expert Esther Sullivan, “know they have a captive audience.”
<http://time.com/longform/affordable-housing-mobile-homes/>

Even though we live in a captive market, we have no consumer protection in El Dorado County, no kind of subsidy. Our citizens group is advocating this Board pass a Space Rent Stabilization Ordinance to help seniors and low income families remain in the homes we own.

With only a 2.8% increase in Social Security for 2019, those of us on fixed and low incomes cannot tolerate any higher expenses than we already have. We need YOUR help. My space rent went up 6% for 2019; my income went up 2.8%.

Remember, there are two property owners here...park owners and mobile home owners. The reasons are clear. We ask you, the EDC Board of Supervisors, to pass a Space Rent Stabilization Ordinance in 2019.

Please read the latest report from the CA Housing and Community Development report included here, released Dec. 2018. Take a look at how desperate this county is for affordable housing according to HCD.

Thank you...Michelle Smith, Crestview MHP, Placerville

President, Crestview MHPark Residents Association, Inc.
Vice President, Crestview MHPark Steering Committee
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**SB 35 Determination Methodology and Background Data
Updated December 2018**

SB 35 Reporting Period

SB 35 defines the Reporting Period as the first half of the regional housing needs assessment (RHNA) cycle or the second half of the RHNA cycle. For jurisdictions that have not completed the first half of the current (fifth) RHNA cycle, a proration will apply until the jurisdiction completes the first-half point of the cycle.

Prorated targets will be updated after Annual Progress Reports (APRs) are due each year until the jurisdiction completes the first-half of the fifth RHNA cycle, at which point a jurisdiction's determination will only be updated at the end of the fifth RHNA cycle, and at the midpoint and end point of all cycles going forward.

APRs are on calendar years, while RHNA planning periods¹ may begin and end at various times throughout the year. When a planning period begins after July, the APR for that year is attributed to the prior RHNA cycle. When the planning period ends before July 1, the APR for that year will be attributed to the following RHNA cycle.

SB 35 Determination for the Counties of Butte, El Dorado, Imperial, Los Angeles, Orange, Placer, Riverside, Sacramento, San Bernardino, Sutter, Ventura, Yolo, and Yuba; and all cities within each county

These jurisdictions are in the First Half Reporting Period, including 4 years (2014-2017 APRs) of an 8-year planning period. Less than 50% permitting progress toward 5th Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress. The next SB 35 Determination for these jurisdictions will be conducted at the Last Half Reporting Period, including 8 years (2014-2021 APRs) of an 8-year planning period, at which point they will need to demonstrate 100% permitting progress toward 5th Cycle RHNA.

*Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 35 streamlining for developments with 10% affordability or above. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 35 streamlining for developments with 50% affordability or above. **As the definition of low-income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the Lower-income need.***

(Note: Jurisdictions are automatically subject to SB 35 streamlining provisions when latest Annual Progress Report (2017) Not Submitted)

COUNTY	JURISDICTION	VLI % COMPLETE	LOWER% COMPLETE	MOD % COMPLETE	ABOVE MOD % COMPLETE
EL DORADO	EL DORADO COUNTY	5.4%	33.2%	5.7%	164.7%
EL DORADO	PLACERVILLE	▼ 0.0%	0.0% ▼	73.9%	71.8%
EL DORADO	SOUTH LAKE TAHOE	▲ 0.0%	0.0% ▲	6.3%	19.3%

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DIVISION OF HOUSING POLICY DEVELOPMENT

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Excerpts from
 April 26, 2018



<http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/inc2k18.pdf>

Attached are briefing materials and State Income Limits for 2018 that are now in effect and replace 2017 State Income Limits. Income limits reflect updated median income and household income levels for extremely low-, very low-, low-, and moderate-income households for California's 58 counties. The 2018 State Income Limits are on the Department of Housing and Community Development (HCD) website at <http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml>.

State Income Limits apply to designated programs, are used to determine applicant eligibility (based on the level of household income), and may be used to calculate affordable housing costs for applicable housing assistance programs. Use of State Income Limits are subject to a particular program's definition of income, family, family size, effective dates, and other factors. In addition, definitions applicable to income categories, criteria, and geographic areas sometimes differ depending on the funding source and program, resulting in some programs using other income limits.

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Last page instructs how to use income limits to determine applicant eligibility and calculate affordable housing cost and rent									

El Dorado County 4-Person Area Median Income: \$80,100	Extremely Low	16850	19250	21650	25100	29420	33740	38060	42380
	Very Low Income	28050	32050	36050	40050	43300	46500	49700	52900
	Low Income	44900	51300	57700	64100	69250	74400	79500	84650
	Median Income	56050	64100	72100	80100	86500	92900	99300	105750
	Moderate Income	67250	76900	86500	96100	103800	111500	119150	126850

Instructions:**Eligibility Determination:**

Use household size income category figures in this chart. Determine eligibility based on actual number of persons in household and total of gross income for all persons.

Determination of Income Limit for Households Larger than Eight Persons:

Per person (PP) adjustment above 8: (1) multiply 4-person income limit by eight percent (8%), (2) multiply result by number of persons in excess of eight, (3) add the amount to the 8-person income limit, and (4) round to the nearest \$50.

Yuba County

E X A M P L E	4 persons	8% PP Adj	+ 8 persons	=9 persons
Extremely Low	25,100	2008	39,550	41,550
Very Low Income	30,000	2400	39,550	41,950
Lower Income	48,000	3840	63,250	67,100
Moderate Income	72,000	5760	94,900	100,650

8 person +	8% Adj x 2	=10 persons
39,550	4016	43,550
39,550	4800	44,350
63,250	7680	70,950
94,900	11520	106,400

Calculation of Housing Cost and Rent:

Refer to Health & Safety Code Sections 50052.5 and 50053. Use benchmark household size and multiply against applicable percentages defined in H&SC using Area Median Income identified in this chart.

Determination of Household Size:

For projects with no federal assistance, household size is set at number of bedrooms in unit plus one.

For projects with federal assistance, household size may be set by multiplying 1.5 against the number of bedrooms in unit.

HUD Income Limits release: 4/1/2018

HUD FY 2018 California median incomes:

State median income: \$77,500

Metropolitan county median income: \$78,200

Non-metropolitan county median income: \$59,700

Note: Authority cited: Section 50093, Health and Safety Code. Reference: Sections 50079.5, 50093, 50105 and 50106, Health and Safety Code.

El Dorado County Board of Supervisors

Meeting Date: December 18, 2018

Open Forum Commentary

By Terry Kayes, District 3

2018 is nearly over. The Holiday Season is here, now comes the 'de-stressing' and forgetting. What will we recall and act on later?

Over the past 40 days, many people have read or heard so much about the Camp Fire in Butte County, they have all but forgotten about the Carr Fire, the Mendocino Complex Fire and the dozens of other major fires that since 2015 have continued to devastate the State of California, cost untold billions of dollars, and not just cost thousands of people their livelihoods, their lives, or their life-savings, but will result later in the diminished lifespans of tens of thousands, or perhaps millions of Californians by (how much?) 5, 10, 20, or 30 years? There is no way of knowing this.

Among those who will suffer and die sooner than they otherwise would have in the months, years and decades to come will be a cross-section of residents of El Dorado County, from wealthy to poor, who will have no recollection of those fires and the **many other causes of toxic air pollution** that for 4 to 6 months out of every year for the past 3 to 4 years have caused California to have hazardous air-quality indices on a par with and sometimes surpassing those of Beijing, China, Delhi, India, and many other air-pollution 'hell holes' in the Third World. And yet for decades now, California has routinely bragged about 'leading the nation' in combating air pollution, while in fact being 'dead last' among the states, based on the numbers. That is the reality.

So, here is the pertinent question that will have to be addressed to deal with that reality: Specifically, how many people have to die or have their lives ruined before the people of California take responsibility for a situation too many, in my view, have largely

brought on themselves, via apathy, denial, finger-pointing or blame-shifting on government, utility companies, and others — all while 'magic-thinking' people have persisted in building or buying their 'dream homes' in high fire-risk areas, amidst drought-stressed chaparral and trees that they won't remove, where they live their lives using propane gas and an array of toxic flammable materials, often kept in large amounts.

While haphazard maintenance by utility companies, like PG&E, may cause the sparks that set such fires, such sparks are not the cause of the lightning-fast spread of such fires to such catastrophic proportions that the long-term health, life-expectancy and well-being of millions of people are now all too frequently put at risk on the 'magic-thinking' altars of some people's lifestyle wants and self-proclaimed rights — and 'to Hell' with the rights and concerns of others who want to live in safety.

Perhaps the greatest tragedy of all is that a year from now the majority of Californians — meaning those not directly affected by the Camp Fire and its antecedents — will have forgotten, or will declare themselves 'too busy,' to actually do anything that will reduce their future risk of dying earlier than they expected from asthma, a stroke, pneumonia, or one of an array of types of cancer, pulmonary or cardiovascular ailments. Over the past 8 to 9 months, the hospitals in California have been filled with folks with such life-threatening maladies, and some died.

Forgetting and always being "too busy" can come at a terrible cost. Some weeks ago, the only granddaughter of a close 1st cousin of mine living in Elk Grove — a lovely, vivacious young woman of age 21 — died of asphyxiation due to asthma.

All of you have a nice Holiday Season, but please don't forget. The articles I've provided I hope will help you remember the havoc and suffering such fires cause over the long term.

<https://www.chicoer.com/2018/12/02/rebuild-paradise-since-1999-13-large-wildfires-burned-in-the-footprint-of-the-camp-fire/>

ENTERPRISE-RECORD

NEWS

Rebuild Paradise? Since 1999, 13 large wildfires burned in the footprint of the Camp Fire

The town's topography, climate and history leaves it vulnerable



Near YANKEE HILL, CALIFORNIA – NOVEMBER 10: Pushed by winds late Saturday evening, November 10, 2018, the Camp Fire heats up east of Highway 70 (Karl Mondon / Bay Area News Group)

By [MATTHIAS GAFNI](#) | mgafni@bayareanewsgroup.com | Bay Area News Group

PUBLISHED: December 2, 2018, 10:30 am | UPDATED: December 2, 2018, 7:01 pm

Chris Folkman deals in catastrophic risk. As a disaster analyst, he builds computer models that simulate wildfires. So as he watched the horrific headlines of the Camp Fire unfold last month, he began researching and creating a map of the region's fire history.

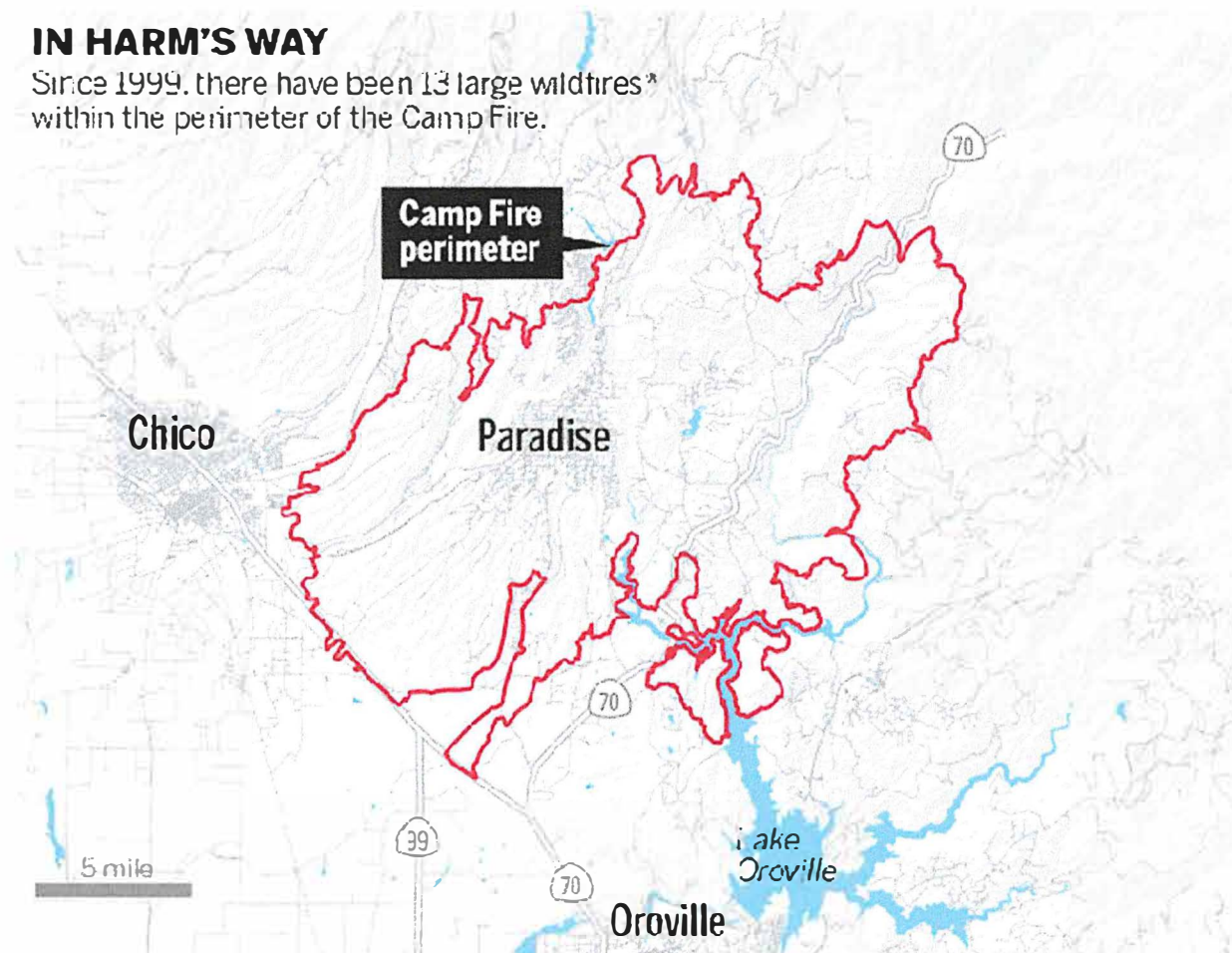
What he found left him speechless. Since 1999, 13 large wildfires had burned within the footprint of the Camp Fire's 153,000-acre scar.

The history of fire in this dry, blustery region of Northern California has added emphasis to a difficult question raised by the destruction of last month's historic blaze: Should Paradise be rebuilt?

Repeat natural disasters haven't stopped human habitation in the past. Despite the deadly October 2017 Tubbs Fire in Sonoma County, whose footprint is nearly identical to that of the 1965 Hanlev Fire, rebuilding is now underway in Santa Rosa. New Orleans resurfaced after Hurricane Katrina. And so on.

IN HARM'S WAY

Since 1999, there have been 13 large wildfires* within the perimeter of the Camp Fire.



*Wildfires larger than 300 acres
Source: RMS, Cal Fire and Department of Forestry and Fire Protection

BAY AREA NEWS GROUP

*Previous large fires by year within the Camp Fire perimeter:

- > Bloomer Fire 1999
- > Bucks Fire 1999
- > Doe Mill Fire 1999
- > Concow Fire 2000
- > Poe Fire 2001
- > Skyway Fire 2002
- > Skyway Fire 2006
- > Highway 70 Fire 2007
- > Honey Run Fire 2007
- > BTU Lightning Complex Fire 2008
- > Humbolt Fire 2008
- > Ninety Nine Fire 2116
- > Saddle Fire 2116

But whether we should live in such disaster-prone areas is the billion-dollar question — [or \\$7.5 billion to \\$10 billion question, if you consider Folkman's estimates on insured losses so far from the Camp Fire.](#) The blaze that decimated the Gold Country town of Paradise killed at least 88 people and destroyed more than 14,000 homes and businesses. Both are records for California.

“I think there needs to be a frank conversation about rebuilding and fire resilience,” said Folkman, a disaster analyst with Risk Management Solutions in San Francisco. “The good news is there are measures to be taken to make a house less susceptible to a wildfire. In the end, we have to face the fact that the climate is changing and a lot of houses are built in dangerous areas.”

Stay or go?

For a decade, Cindy Hoover has feared the Jarbo Gap winds. Ever since she plopped her fish in a mason jar and sat in gridlock as she tried to evacuate Paradise during the 2008 Humboldt Fire — which started just east of Chico and eventually destroyed 87 homes — Hoover would pack her bags and have her keys, some water and dog leash sitting on the counter when the winds started whistling.

“For 10 years I tortured myself with anticipation of what had just happened on Nov. 8,” said Hoover, who escaped the Camp Fire with her husband. “I escaped effortlessly only because I was ready, I always watched the weather, the wind and slept with my windows open smelling for the smell of burning vegetation.” The couple lost their home, and she’s not sure she will return after 45 years.

“I want to live in Paradise. It’s my home but I cannot live in a community that Paradise has become,” Hoover said. “This fire wasn’t a case of protecting homes; we didn’t have a chance.”

Casey Taylor does not share Hoover's doubts. As a Paradise native, she can't imagine living anywhere else than where her three-bedroom home built in the 1970s once stood. The executive director of Achieve Charter School has already contacted her insurance company and is receiving temporary housing help.

"I know our town leaders personally, and they were committed to revitalizing Paradise before the fire, and even more now, to bring it back better than ever," she said.

Cal Fire historical data shows that 42 fires larger than 300 acres have burned within the Camp Fire footprint since 1914. By sheer luck, the town of Paradise had largely been spared widespread destruction despite a century of close calls.

The Camp Fire was the eighth blaze Linda Luck has had to flee in California, including two others in Paradise, but it hasn't scared her away. Her Grinding Rock Way home, built of cinder block and a tile roof, is damaged but still standing.

"Would I go back? Yes," Luck said. "My husband built that house."

She's heard from neighbors who won't be joining her; at one meeting, only seven of 60 residents said they'd return to Paradise.

"I'm hearing that from a lot of my friends. It terrorized them," she said.

Wildland interface

Sixty percent of new homes built in California, Washington and Oregon since 1990 have been developed in what fire experts refer to as the Wildland Urban Interface, according to [Headwaters Economics, a Montana-based group that created the Community Planning Assistance for Wildfire program](#). Chris Folkman of Risk Management Solutions said that includes intermixes where vegetation and houses intermingle, such as in Paradise, and an interface, where a concentration of houses abuts a forest or chaparral.

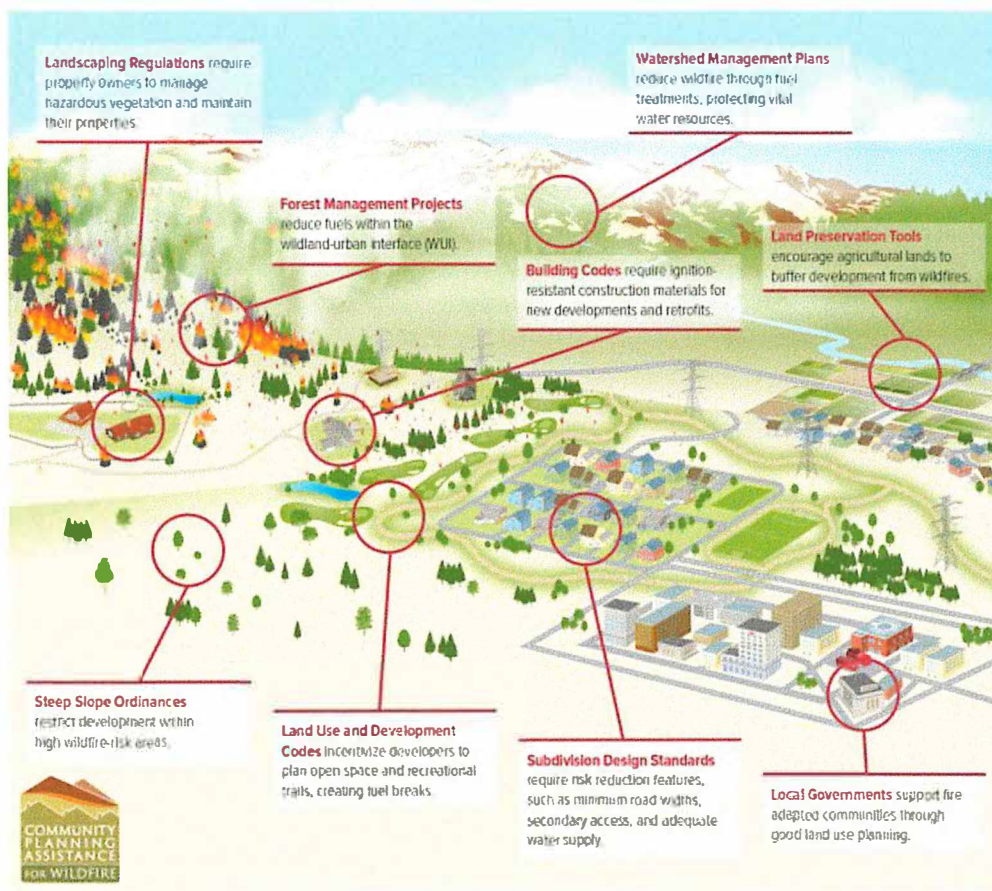
"The interface is really susceptible to very large losses because there tends to be a big cluster of houses," Folkman said. "At the same time, it's an extremely desirable place to live ... it's picturesque."

Kelly Pohl, a Headwaters researcher, said Folkman's map provides important information for communities that have been hit repeatedly by fire. Planners should consider that when asking whether there are certain areas people should not live.

“These recent disasters are really begging that question, and the answer probably is yes. There’s probably areas not safe in relation to wildfires,” Pohl said, referring to the historical map of fires in the Paradise area. “I think that’s all really important information for communities to look at when deciding where to allow homes.”

That being said, such communities can be rebuilt much more safely and resistant to fire by designing subdivisions with good escape routes, fuel breaks and fire-resistant materials and design features, she said. A Headwaters study found negligible cost differences in adding wildfire-resistant materials and design features to homes.

Such measures are all the more critical as climate change extends fire seasons and brings less rain and drier vegetation. Burned acres per wildfire has doubled since the 1990s, and the fire season in the West averages 84 days longer than the 1970s, according to Headwaters.



Headwaters Economics created this graphic to show land use planning tools to reduce wildfire risk in communities. (Courtesy of Headwaters Economics)

Recurring debate

The debate over whether it is safe to rebuild is not a new one for Butte County.

Over the summer of 2008, the Humboldt, Lightning and other fires burned about 100,000 acres in the Paradise region, more than 400 homes were lost or damaged and two people died. It could have been much worse, and it prompted [the Butte County civil grand jury to issue a report](#).

“By some miracle, the Humboldt Fire incident did not cross the West Branch of the Feather River,” the grand jury reported. “Had this occurred, property damage could have been huge and thousands of lives could have been threatened in Paradise and the Upper Ridge.”

The panel recommended a moratorium on home building in fire-prone areas and specifically cited the general plan’s forecasting of 3,400 additional units, or about 15,000 people, in “foothill fire-prone areas,” including a proposed 330-house development, which would have placed homes on the canyon rim.

But in September 2009, the Butte County Board of Supervisors [replied to the grand jury’s recommendation](#), calling it “not reasonable.” The supervisors noted building code improvements and fire prevention requirements for new housing.

Such land-use questions are being asked across the country and particularly in California, Oregon and Washington, where 84 percent of the wildland urban interface is undeveloped, according to Headwaters.

Butte County supervisor Doug Teeter — who lost his home in Paradise to the Camp Fire, along with the homes of his mother and sister — wasn’t on the board when it rebuffed the grand jury report but said his community is safe to rebuild.

“Absolutely, it’s a ridge. I feel it’s defensible and the reconstruction will be to modern building standards,” Teeter asserted, adding the historical fire map is misleading as many of the fires listed burned in uninhabited areas. “When Paradise gets rebuilt, it’s going to have different standards. It’s got to have that.”

Paradise Mayor Jody Jones, who also lost her home, said Paradise has grown responsibly, mostly rural residential homes on large lots, not large subdivisions.

“They didn’t abandon New Orleans after Katrina, they’re not abandoning Hawaii although there’s a volcano going off, they’re not abandoning San Francisco despite the earthquake dangers,” she said. “Anywhere you go, there’s some risk of a natural disaster. “We’re not going to abandon our town.”

Staff writer David DeBolt contributed to this report.

[Matthias Gafni](#)

Matthias Gafni is a Pulitzer Prize winning investigative reporter for the Bay Area News Group. He has reported and edited for Bay Area newspapers since he graduated from UC Davis, covering courts, crime, environment, science, child abuse, education, county and city government, and corruption. mgafni@bayareanewsgroup.com.

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<https://www.sfchronicle.com/california-wildfires/article/Camp-Fire-Crews-begin-massive-cleanup-of-13451001.php#photo-16615666>

San Francisco Chronicle

Camp Fire: Crews begin massive cleanup of hazardous materials left in wake of blaze

Kurtis Alexander | December 8, 2018



EPA contractors cleaning toxic materials carry propane tanks through a property destroyed by the Camp Fire. (Photo by Gabrielle Lurie / The Chronicle)

What California officials are calling the state's biggest disaster cleanup in decades began this week with crews in masks and white Tyvek suits taking aim at the toxic remnants of the Camp Fire in Paradise, California.

Burned gas stations, melted vehicles and entire neighborhoods reduced to scraps of heavy metals, fiberglass and asbestos left a lethal film on the 240-square-mile area

burned by the massive fire. That will be the first order of business for the mop-up teams. Next will be the concrete, steel and debris of nearly 14,000 charred homes.

The colossal effort to clear Butte County of the rubble, and make way for recovery of the town of Paradise and its neighbors, is expected to last at least a year. The trucks and trains being mobilized for the work are prepared to take out as much as 8 million tons of material — almost four times what was removed from last year's Northern California fires.

“One may think that an individual container of bleach is innocuous,” said Steve Calanog, an incident commander for the U.S. Environmental Protection Agency. “But when you multiply that container by the number of homes destroyed, the volumes are appreciable.”



Propane tanks that were gathered by cleanup crews are set aside for removal as part of the huge undertaking. (Photo by Gabrielle Lurie / The Chronicle)

The EPA, one of the many agencies involved in the joint state-federal effort that is expected to cost billions of dollars, had about 150 people on the ground this week, but that number will grow as the removal of hazardous materials picks up.

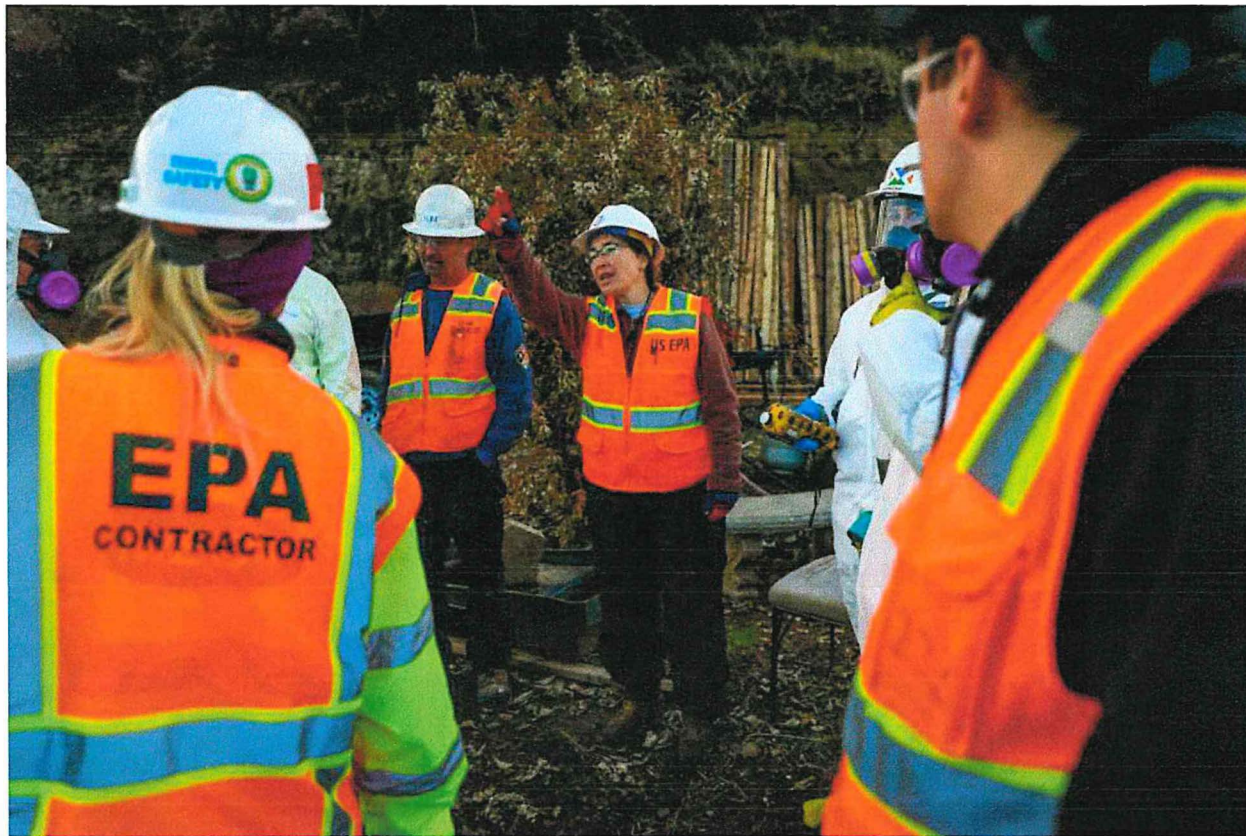


Contractors with the EPA look for hazardous materials at the site of a house that burned in the Camp Fire on Wednesday, December 5, 2018. (Photo by Gabrielle Lurie / The Chronicle)

Volunteers with the nonprofit Friends of Butte Creek aren't taking chances on what might end up in the stream at ground zero of the Camp Fire. In recent days, the group's members have attempted to protect Butte Creek from the drainage of the surrounding country, protecting it with about 3 miles of protective straw bales, known as wattles.

The creek is home to a resurgent population of spring-run chinook salmon whose young recently hatched. Now, the inch-long fish are having to deal with the pesky runoff from recent storms. Fire-produced pollutants in the storm water threaten to taint the larvae of insects and crustaceans that the young salmon eat, and silt and sediment washed into the creek could topple gravel beds that the fish live on.

“What we're concerned about are ash flows and debris flows and the toxic chemicals coming off the homes,” said Allen Harthorn, executive director of Friends of Butte Creek. The population of salmon here has been stressed by low water flows in recent years, though Harthorn said he's hopeful the fish can survive the fire.



EPA environmental engineer Patricia Bowlin (center) chats with EPA contractors before looking for hazardous materials at a property destroyed in the Camp Fire in Paradise, California, on Wednesday, December 5, 2018. (Photo by Gabrielle Lurie / The Chronicle)

“When their numbers get down, it gets harder for them to successfully spawn and reproduce,” Harthorn said. “But the fish seem to be very resilient and they’re able to rebound very successfully.”

Scientists have begun running tests on Butte Creek and other waterways to look for contaminants. They’re also testing soil. The results are pending.

The Feather River, which provides water to the State Water Project and sits on the eastern edge of the Camp Fire’s perimeter, is believed to have been affected much less by the burn.

“We know a lot of chemicals exited Paradise. We just don’t know what happened to them and where they are in the watershed,” said Jackson Webster, an assistant professor of civil engineering at Chico State University, who is among those doing the sampling.

Officials are also keeping an eye on whether possibly damaged septic systems in Paradise could cause harm. The town of 27,000 is one of the largest in California without a centralized sewer system.

The Camp Fire, which ignited November 8, virtually wiped out Paradise as it tore from the mountain community of Pulga to the Chico city limits. The 153,336-acre blaze was contained on November 25.

At least 85 people died and an estimated 18,793 structures burned. The fire is the deadliest and most destructive in California history.

Calanog, with the EPA, said his hazardous-materials crews learned a lot from their work in Sonoma and Napa counties after last year's Wine Country devastation.

The debris they've started clearing from the Camp Fire is virtually the same, but there is much more of it, and it's harder to transport from the more rural Paradise area, which is accessible only by narrow, two-lane roads.



An EPA contractor carries metal material out of a property that was destroyed in the Camp Fire in Paradise, California, on Wednesday, December 5, 2018. (Photo by Gabrielle Lurie / The Chronicle)



A metal ammunition box which was collected by the EPA is seen at the site of a house that burned in the Camp Fire in Paradise, California, on December 5, 2018. (Photo by Gabrielle Lurie / The Chronicle)



A radiator, propane tanks and other hazardous materials which were collected by the EPA at the site of a house that burned in the Camp Fire in Paradise, California, on December 5, 2018. (Photo: Gabrielle Lurie / The Chronicle)

Once the toxic material is disposed of, the large-scale removal of buildings will begin.

The Governor's Office of Emergency Services, which is overseeing the cleanup, expects both trucks and trains to be operating in earnest by the second week of January. Rail service from Chico will allow crews to get more debris out and move it to more waste facilities, according to the agency.

"We're using any eligible landfill in Northern California, but we may have to go farther than that," said office spokesman Brad Alexander.

The cleanup, which ultimately will involve thousands of government workers and private contractors, is expected to cost much more than the \$1.3 billion spent on debris removal from last year's Northern California fires.

The Federal Emergency Management Agency will pick up 75 percent of the tab, officials say, while the state will cover the rest.

Residential property owners do not have to contribute, unless their insurance company provides reimbursement for the excavation. Commercial businesses are responsible for cleaning up their own parcels.

Rebuilding can't begin until the state signs off on the rehabilitation of the property. In some places, this might be a matter of months, in others it could be longer. State officials have not said which areas will be cleared first.

“It's going to take about a year to do the bulk of the work,” Alexander said.

Kurtis Alexander is a San Francisco Chronicle staff writer.

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Kurtis Alexander is a general assignment reporter for The San Francisco Chronicle, frequently writing about water, wildfire, climate and the American West. His recent work has focused on the impacts of drought, the widening rural-urban divide and state and federal environmental policy.

Before joining the Chronicle, Alexander worked as a freelance writer and as a staff reporter for several media organizations, including The Fresno Bee and Bay Area News Group, writing about government, politics and the environment.