

General Plan Annual Progress Report 2018

County of Plumas



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Plumas County Planning and Building Services
Planning Department
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I. Introduction

This report has been prepared pursuant to the requirements of Government Code Section 65400. Guidance for preparation of the report is provided by the Governor's Office of Planning and Research (OPR).

In addition, the Plumas County General Plan contains language addressing the requirements for an annual report in the Introduction, on page 12:

"The State Government Code has recently initiated the requirement that the jurisdiction's Planning Commission file an annual report with both the Board of Supervisors and the State Office of Planning and Research on the status of the Plan, the progress of its implementation, and its compliance with General Plan guidelines among other things. Evaluation of the policies and standards in the Plumas County General Plan text will continue after adoption, as a natural part of the day-to-day interpretation and application of its provisions by staff and decision-makers. It is likely that changing conditions and experience in policy implementation will uncover a number of adopted policies and land use designations requiring modification and the need for written policies on additional subjects. Because the provisions of the General Plan are designed for application to the development of the entire County, text amendments require careful consideration by the Planning Commission and Board of Supervisors of possible broader implications.

"The County will consider all suggestions for needed changes in the General Plan and will initiate formal approval proceedings on proposals it deems worthy of further consideration. The annual report required by Government Code Section 65400 shall be prepared by staff and submitted to the Planning Commission and Board of Supervisors for consideration. In addition to the minimum statutory requirements, each annual report submitted to the Planning Commission and Board of Supervisors shall be accompanied by information reflecting the County's growth rate, based upon the number of building permits issued for the preceding year. Based upon this information, the Board of Supervisors should consider whether the projected growth rates identified in the Environmental Impact Report for this General Plan have been met or exceeded, and should take whatever action the Board deems appropriate, consistent with this General Plan, to ensure that growth occurs as contemplated in the General Plan. The annual report should be a public process open to everyone. All groups and agencies should be encouraged to participate, as should individual property owners and residents. Provisions shall be construed to reflect the County's desire to accommodate a reasonable amount of growth, consistent with the other goals, policies and implementation measures of this General Plan."

The purpose of the document is to report on Plumas County's progress in implementing its General Plan. The document was provided to the Planning Commission on June 6, 2019. It will be provided to the Board of Supervisors and submitted to the Governor's Office of Planning and Research and the Department of Housing and Community Development (HCD) at a later date.

Background

The County adopted a comprehensive update to the General Plan on December 17, 2013. There have not been any amendments to the Plan since that date. The planning process started in 2005 and took many years. Many public workshops, hearings and meetings were held and there was substantial effort on the part of staff, consultants, the Board of Supervisors, the Planning Commission, local organizations and interest groups, and the general public.

The Plan replaced, reformatted, and/or updated the old 1984 General Plan. Three new optional elements were added to the Plan: an Economic Element, an Agriculture and Forestry Element and a Water Element. The December 17, 2013 version of the General Plan has been in effect, governing day-to-day decisions of the County's planning processes, since that date.

High Sierra Rural Alliance filed a lawsuit on the General Plan Update Environmental Impact Report 85 on January 16, 2014. HSRA and the County embarked on extensive settlement negotiations for over a year without achieving resolution. The matter came on for hearing on February 25, 2016 in Plumas County Superior Court before the Honorable Stephen E. Benson.

The trial court's Order and Judgment was filed on March 24, 2016. Appellant High Sierra Rural Alliance filed its appeal on June 1, 2016. California Court of Appeal, 3rd Appellate District, ruled in the County's favor on all counts on October 19, 2018.

Informational Document

This document is a reporting document, and does not create or alter policy. The content is provided for informational purposes only, and is exempt from the requirements of the California Environmental Quality Act (CEQA) per Guidelines Section 15306.

Organization

After this Introduction, a summary of projects and issues addressed in the last year is provided, and then each General Plan Element is addressed. Following these topics, the County's planned General Plan and Ordinance update are addressed.

II. Plans, Projects, and Accomplishments

During 2018, the County processed numerous projects and participated in a variety of planning programs. The following summaries provide a brief overview of these projects and programs, and are not intended to be exhaustive.

Building Permits

Plumas County Planning and Building Services processed 1,002 building permits in 2018. Planning staff reviews all permits for structures for zoning consistency compliance. A “Housing Unit Change Form” is attached as Appendix B. 40 detached constructed dwelling units, 10 manufactured homes, and 2 converted units were completed in 2018. In addition, 9 units were lost to demolition, fire or natural disaster.

Currently, there is one Permit Technician, one Senior Permit Technician, two Inspectors, one Plans Examiner and the Building Official on staff.

Planning Permits

Planning processed a variety of planning permits during 2018 including Special Use Permits, Tentative Parcel Maps and associated environmental reviews. The breakdown in applications received is as follows:

- Certificate of Compliance (3)
- General Plan Amendments and Zone Changes (1)
- Lot Line Adjustments (13)
- Owner Initiated Mergers (7)
- Tentative Parcel Maps (1)
- Modification of Recorded Map by Certificate of Correction (2)
- Sign Permits (11)
- Special Use Permits (13)
- Reversion to Acreage (1)
- Amendments to Mine/Reclamation Permits (3)

There are existing General Plan Amendments, received prior to the General Plan Update process, that were put on hold, essentially until the General Plan Update was completed:

GPA 9-05/06-03 Soper Wheeler Company – application for a General Plan Amendment and zone change from Timber Resource Lands and TPZ zoning to Suburban Residential and S-1 zoning.

GPA 01-05/06-12 Thayer – application for a General Plan Amendment and zone change from Agricultural Preserve and Secondary Suburban Residential (AP, S-3 zoning) to Secondary Suburban Residential (S-3 zoning)

GPA 01-05/06-14 Lehr – application for a General Plan Amendment and zone change from Industrial (I-2 zoning) to Secondary Suburban Residential (S-3 zoning)

GPA 06-05/06-19 DeCoite - application for a General Plan Amendment and zone change from Agriculture and Grazing (GA zoning) to Rural Residential (R-10 zoning)

GPA 10-08/09-01 Sierra Willow Creek – application for a General Plan Amendment and zone change from Secondary Suburban Residential (S-3 zoning) to Suburban Residential (S-1 zoning)

There are also three existing Zone Change applications that have not yet been processed under the General Plan Update:

ZC 10-04/05-01 Soper Wheeler

ZC 11-06/07-01 Soper Wheeler

ZC 11-06/07-02 Soper Wheeler – these applications are Zone Change applications from TPZ (Timberland Production Zone) zoning to GF (General Forest) zoning within the Timber Resource Lands General Plan Designation.

Projects Reviewed During 2018

CC 7-16/17-01 Certificate of Compliance for Dante and Sandi Perano – Application for remainder parcel of the Creekside Subdivision, Hamilton Branch

CC 9-17/18-01 Certificate of Compliance for Michael and Debbie Rinehart - Application for remainder parcel of phase of Gold Mountain Subdivision, Clio

CC 10-18/19-01 Certificate of Compliance for Lincoln and Lilith Fowler – Application for parcel created by tax sale in Hamilton Branch

GPA 7-18/19-01 General Plan Amendment for Richard and Susan DeLano (The Brewing Lair) - Application from Rural (R-10 zoning) to Commercial (C-3 zoning) in Blairsden. This application is now complete and an environmental review document will now be prepared and circulated prior to Planning Commission review.

TPM 12-17/18-02 Lake Almanor Partners Tentative Parcel Map – Application for a division of two parcels in Hamilton Branch. Approved by Zoning Administrator and recorded.

TPM 3-97/98-06 Stewart Parcel Map (Mark Callahan, applicant) - Application for a Modification of Recorded Map by Certificate of Correction to remove sewer line easement in Plumas Eureka

Modification of Recorded Map by Certificate of Correction for Welch Estates Unit 3 – Application to remove an access restriction onto Grizzly Road, a county road in Lake Davis

U 10-17/18-05 Special Use Permit for LaBarn, LLC – Application for a 108-unit boat and recreational vehicle storage facility in Chester

U 10-17/18-04 Special Use Permit for Plumas Charter School – Application for a learning center for junior high and high school students for a minimum of one year while a permanent learning center facility is being built in Quincy

U 12-17/18-06 Special Use Permit for Plumas Charter School – Application for a learning center for elementary students (K-2) for a minimum of one year while a permanent learning center is being built in Quincy

U 2-17/18-09 Special Use Permit for Joe Tantardino (no fee) – Application for two 4-H swine projects in Hamilton Branch

U 12-17/18-07 Special Use Permit for Plumas Charter School – Application for a learning center for 50 students and 6 staff members for a minimum of one year while a permanent learning center is being built in Quincy

U 12-17/18-08 Special Use Permit for Brett and Patricia Womack – Application for an 8-space recreational vehicle park on the Lake Almanor Peninsula

U 4-17/18-10 Special Use Permit for Kristen McCann (no fee) – Application for 4-H swine project in Chester

U 4-17/18-11 Special Use Permit for Deborah Britton (no fee) – Application for 4-H swine project in Chester

U 8-17/18-02 Special Use Permit for Plumas Charter School – Application for permanent learning center of approximately 15,000 square feet plus associated infrastructure in Quincy

U 5-17/18-12 Special Use Permit for Nathan and Catherine Stoller – Application for a certified California CRV recycling center in an existing structure in Chester

U 5-17/18-13 Special Use Permit for Melody O'Brien and Derek DeLaney (no fee) – Application for 4-H pony and goat projects in Quincy

U 8-18/19-01 Special Use Permit for Alicia and Byron Williams (no fee) – Application for 4-H goats and chickens in Greenville

U 6-17/18-14 Special Use Permit for Leslie Wehrman – Application for bed and breakfast inn and place of assembly outside Portola

TSM/PD 8-05/06-01 Trailhead Subdivision – Application for Reversion to Acreage of approved 83 parcel subdivision resulting in one legal parcel under the California Subdivision Map Act provisions

MR 1-97/98-03 Extension of Time for Permit to Mine/Reclamation Plan for Joy Engineering Sparrowk Quarry in Vinton

MR 3-96/97-03 Extension of Time for Spanish Creek Sand and Gravel – Spanish Ranch pit in Meadow Valley

MR 2-12/13-01 Amendment of Permit to Mine/Reclamation Plan for Seneca Gold LLC - Seneca

In addition, planning staff performed **16 annual mining inspections** and investigated **two reclamation plan violations**.

Currently, there are three full-time staff members in the Planning Department: the Planning Director, Assistant Planning Director and the Associate Planner. In addition, there is a part-time position for fiscal. Unlike most County departments, Planning does not have any dedicated clerical staff. The Assistant Planning Director performs the role of clerk for the Planning Commission.

The Geographic Information Systems department has one full-time employee.

Other Plans and Projects

SRA FireSafe Regulations update – Beginning in 2016, Planning staff worked on the update for over a year, consulting with local fire protection districts and representatives of the California Department of Forestry and Fire Protection (CALFIRE). The Planning Commission held several hearings on the Plumas County Code update implementing the California FireSafe Regulations (PRC 4290) and recommended that the Board of Supervisors review the regulations and request certification from the Board of Forestry and Fire Protection on September 1, 2016.

The Board of Supervisors held a public hearing on the proposed code amendments on June 13, 2017 and this public hearing was continued until July 18, 2017. After closing the public hearing, the Board of Supervisors voted to submit the regulations for preliminary review by the California Board of Forestry and Fire Protection. The Resource Protection Committee of the California Board of Forestry and Fire Protection reviewed the regulations for compliance on December 5, 2017.

On October 9, 2018, the Board of Supervisors held a public hearing the ordinance that incorporated suggested changes resulting from the review by the Resource Protection Committee. The first reading was waived and the ordinance was adopted on October 9, 2018. The California Board of Forestry and Fire Protection reviewed the Ordinance 2018-1114 and associated materials at their November 7, 2018 meeting and certified them under 14 California Code of Regulations 1270.03.

Housing Element update – The Planning Commission will review a proposal to update the Plumas County Housing Element (5th and 6th cycle) at the meeting on June 6, 2019.

III. General Plan Elements

The General Plan details the County's guiding principles for a variety of planning topics and is the constitution for future development. California Government Code Section 65300 *et seq.* provides direction and specifications for the content of the General Plan. The following seven elements are required:

- Land Use
- Circulation
- Conservation
- Open Space
- Noise
- Safety
- Housing

The elements may be combined or renamed, but basic requirements must be included. An agency may adopt any type of optional element, such as an Economic Element, at its discretion. Only the Housing Element must be certified by another agency (i.e., Housing and Community Development) although the State Geologist and CALFIRE provide some oversight of other aspects.

The Plumas County General Plan consists of the following Elements:

- Land Use
- Housing
- Noise
- Circulation
- Economic
- Public Health and Safety
- Conservation and Open Space
- Agriculture and Forestry
- Water Resources

Land Use Element

The broadest section of the General Plan is the Land Use Element. The Land Use Element designates the type, intensity, and general distribution of uses of land for housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other categories of public and private uses. It is the guide to the physical form of the County. The Land Use Map is supported by descriptions of allowed uses and development densities for each land

use designation. For Plumas County, the Land Use map also identifies areas for potential future expansion or growth. The Land Use Element also guides coordination and planning with other jurisdictions, such as the City of Portola, the United States Forest Service and the United States Military to avoid incompatible uses.

Housing Element

The Housing Element is a comprehensive assessment of current and projected housing needs for all economic segments of the County. In addition, it embodies policies for providing adequate housing and includes action programs for that purpose. Mandated by the State of California, the Housing Element is required to be updated at least every five years and must be approved by the State Department of Housing and Community Development. Plumas County's Housing Element was updated and approved in 2009. The Housing Element includes a section on the Summary of Needs and Constraints, a Housing Program with goals and policies, and a background report highlighting demographics, resources, and a review of the accomplishments in implementing the previous Housing Element. Plumas County's Housing Element was completed in a separate process from the rest of the General Plan update.

Noise Element

The Noise Element identifies and appraises noise problems within the County and forms the basis for land use distribution. The Noise Element addresses potential noise-related issues within the County, as well as methods of limiting noise exposure to communities and natural resource areas. Programs and policies developed in the General Plan include protection of noise-sensitive land uses, consideration of noise impacted areas, and noise associated with airports.

Circulation Element

The Circulation Element is correlated with the Land Use Element and identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals and other local public utilities and facilities. The Circulation Element provides a plan to guide the County's efforts relating to the movement of people, goods, energy, and other commodities. Topics of discussion include roads and highways, public transit, non-motorized transit including bicycles and pedestrians, rail, air, and movement of goods.

Economic Element

The Economic Element, which is the first optional General Plan element, provides policy guidelines for the economic stability and development of the County. Topics of discussion included in this element are policies that support economic development programs, construction of infrastructure, communication and energy facilities, agriculture, forest industries, recreation and tourism.

Public Health and Safety Element

The primary purpose of the Public Health and Safety Element is to establish policies and programs to protect the County from risks associated with seismic, geologic, flood and wildfire

hazards. It is the intent of this section to craft programs and policies that reduce the risk of death, injury, property damage, and the economic and social dislocation related to the above hazards. This element has also included policies that address the goal of sustaining healthy communities.

Once adopted by the Board of Supervisors, the SRA FireSafe Regulations ordinance update will serve to implement policies and implementation measures in the Public Health and Safety Element regarding wildfire hazards.

Conservation and Open Space Element

The Conservation Element addresses the conservation, development, and use of natural resources, including water, forests, soils, rivers and mineral deposits. The Open Space Element details plans and measures for the long-range preservation and conservation of open space lands, including open space for the preservation of natural resources, the managed production of resources, outdoor recreation, and public health and safety.

As is allowed under State law, the Conservation and Open Space elements are combined to produce element seven. Issues such as agriculture, forestry, and water are typically addressed in Conservation and/or Open Space. Plumas County has elected to address these issues in separate element sections. The Conservation and Open Space Element provides guidance for the conservation, development, and utilization of natural resources and open space land within the County. Specifically included in this section are policies pertaining to biological resources, mineral and soil resources, cultural and historic resources, scenic resources, parks and recreation, trails and bikeways, air quality, climate change, energy conservation and open space resources in general.

Agriculture and Forestry Element

In addition to the Open Space and Conservation Element, and due to the importance of agricultural and forestlands in Plumas County, an Agriculture and Forestry Element has been prepared to discuss in more detail these two important resources. This element is the second optional element of the Plan. The topics of discussion within the policies include productive use of resource lands, conversion of agriculture and forest lands, promotion of healthy competitive farm, ranch and forestry economies and sustainable food systems, water quality and quantity for agriculture, education and awareness of the importance of agriculture and forestry, support of infrastructure creation and management of greenhouse gas (GHG) emissions.

Water Resources Element

The third optional element contained in the Plumas County General Plan Update is the Water Element. Plumas County is almost entirely contained within the Feather River Watershed and makes up approximately 72% of the land area of the watershed. The value that good policy and management practices bring to the rest of California through ecosystem services cannot be underestimated. Protecting water quality and quantity for local economic sustainability is also important. The topics discussed in this element include water quality and quantity, watershed management, climate change, public water supplies, agriculture and forestry, recreation, hydropower generation and wastewater and storm water management.

IV. General Plan and Zoning Code Update

The County comprehensively updated its General Plan on December 17, 2013. One of the follow-up actions was to update the County's Zoning Code per direction provided in the General Plan.

At the Planning Commission meeting of December 15, 2016, the Commission selected a zoning code update priority list to follow when updating the General Plan during the next year or several years. The list of priorities, as established by the Commission, is as follows:

- Local California Environmental Quality Act Guidelines (CEQA) update
- Flood Plain Ordinance
- Update of Onsite Wastewater Codes relating to the Zoning Code, if necessary
- Subdivision ordinance update
- Grading ordinance update
- Solar Energy code development
- Noise ordinance development
- Child daycare facilities code update
- Sign code update
- Second dwelling unit (now accessory dwelling unit) code update
- Drought Tolerant Landscape ordinance
- Chicken ordinance development
- Department of Defense noise and compatibility code development
- Dark sky lighting ordinance development
- Surface Mining and Reclamation Act (SMARA) update
- FireSafe standards code update

At the Planning Commission meeting of January 19, 2017, a Cellular Facilities or Telecommunications ordinance was added to the priority list.

During 2017 and 2018, the Planning Commission held workshops and hearings on the Telecommunications ordinance, which was adopted by the Board of Supervisors.

As discussed above, the SRA FireSafe Regulations were updated and certified by the Board of Forestry and Fire Protection on November 7, 2018.

Other proposed amendments to Plumas County Code have gone through the preliminary stages before the Planning Commission, but have not yet been finalized by the Board of Supervisors.

These ordinances are:

- Drought Tolerant Landscape Ordinance
- Fencing Ordinance

- Implementation of Table 3-1 General Plan Update Final Environmental Impact Report (Land Use Density and Intensity standards)
- Backyard Chicken Ordinance

In addition, the Board of Supervisors directed the Planning Commission to look at several issues related to personal cultivation and commercial activities related to cannabis. There were two directives to the Commission:

“Direct the Planning Commission to proceed with developing an ordinance, consistent with the parameters of the moratorium now in place, which prohibits commercial cannabis cultivation, and further direct completion of the draft ordinance by early July 2019, to allow time for the Board of Supervisors to consider the proposed ordinance in advance of the moratorium term due to expire on October 13, 2019.” and

“Direct the Planning Commission to address the following cannabis related issues:

- *Zoning for industrial hemp,*
- *Dispensaries and retail sales,*
- *Delivery and distribution,*
- *Requirements for six plants (indoor/outdoor)”*

The Board of Supervisors adopted Ordinance 2019-1119 to implement a permanent ban on the cultivation of cannabis (marijuana) consistent with the temporary moratorium ordinance on April 9, 2019.

The Planning Commission will hold a public hearing on June 20, 2019 on a proposed ordinance to establish standards for dispensaries and retail sales, distribution as well as fencing and security standards for personal outdoor cultivation of cannabis in residential areas.

V. Conclusion

The General Plan is the County’s constitution and guiding vision. Upkeep and maintenance of the General Plan is a continuous process. The County implements the General Plan’s vision on a day-to-day basis in its many planning projects, and strives to include the public in the decision-making process.

The County continued its project review responsibilities to further the General Plan’s goals, policies, programs, and implementation measures. Updates to the zoning ordinance are expected to continue to move forward in 2019.



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GOVERNMENT CODE - GOV

TITLE 7. PLANNING AND LAND USE [65000 - 66499.58] (*Heading of Title 7 amended by Stats. 1974, Ch. 1536.*)

DIVISION 1. PLANNING AND ZONING [65000 - 66103] (*Heading of Division 1 added by Stats. 1974, Ch. 1536.*)

CHAPTER 3. Local Planning [65100 - 65763] (*Chapter 3 repealed and added by Stats. 1965, Ch. 1880.*)

ARTICLE 7. Administration of General Plan [65400 - 65404] (*Article 7 added by Stats. 1965, Ch. 1880.*)

65400. (a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

(1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

(2) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:

(A) The status of the plan and progress in its implementation.

(B) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.

The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2). Prior to and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. That report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments.

The report may include the number of units that have been substantially rehabilitated, converted from nonaffordable to affordable by acquisition, and preserved consistent with the standards set forth in paragraph (2) of subdivision (c) of Section 65583.1. The report shall document how the units meet the standards set forth in that subdivision.

(C) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

(b) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of paragraph (2) of subdivision (a) that substantially complies with the requirements of this section, the court shall issue an order or judgment compelling compliance with this section within 60 days. If the city, county, or city and county fails to comply with the court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment is not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant to paragraph (2) of subdivision (a), but no sooner than six months following that adoption.

(Amended by Stats. 2009, Ch. 467, Sec. 1. Effective January 1, 2010.)

65401. If a general plan or part thereof has been adopted, within such time as may be fixed by the legislative body, each county or city officer, department, board, or commission, and each governmental body, commission, or board,

HOUSING UNIT CHANGE FORM

PLEASE READ ATTACHED INSTRUCTIONS. RETURN BY JANUARY 18, 2019.

Demographic Research Unit, Department of Finance, 915 L Street, Sacramento, CA 95814, Fax (916) 327-0222, Telephone (916) 323-4086.

City/Town:

Quincy

County:

Plumas

Please check the method you reported on this survey for newly constructed units:

☒ Housing units completed between 1/1/18-12/31/18 based on Final Inspections, Certificates of Occupancy, Completion Certificates or Utility Releases.

Or

☐ If you can only report building permits issued, you MUST adjust the building permits to estimate completions using a different time frame:

Single unit permits issued: 7/1/17 - 6/30/18; Multiple unit permits issued: 1/1/17 - 12/31/17.

SECTION I. HOUSING UNITS GAINED	SINGLE-FAMILY		MULTI-FAMILY			TOTAL UNITS	TOTAL AFFORDABLE UNITS	TOTAL ACCESSORY DWELLING UNITS
	detached units	attached units	mobile homes	2, 3, or 4 -plex structures	5 or more units			
1. Newly Constructed Units	40		10			0		
2. Converted Units Gained	2					0		
3. Non-Permitted Units Gained						0		

SECTION II. HOUSING UNITS LOST From January 1, 2018 through December 31, 2018								
1. Demolition, fire or natural disaster	5		4			0		
2. Converted Units Lost						0		
3. Non-Permitted Units Lost						0		

SECTION III. ANNEXATIONS AND DETACHMENTS

From January 1, 2018 through December 31, 2018

For Cities Only. Attach additional sheets if necessary.

LAFCO #	Annexation Short Titles & Effective Date	SINGLE-FAMILY		MULTI-FAMILY			TOTAL UNITS
		detached units	attached units	mobile homes	2, 3, or 4 -plex structures	5 or more units	
							0
							0
							0

SECTION IV. CIVILIAN GROUP QUARTERS CHANGE

From January 1, 2018 through December 31, 2018

Attach additional sheets if necessary.

Facility Name, Address, Zip Code, & Telephone Number	DATE OF STATUS CHANGE				PERMANENT RESIDENTS	
	annexed	detached	opened	closed	changed	

Reported by: Carolyn Vickers Department: Plumas County Building Dept. Title: Permit Technician

Address: 555 Main Street City: Quincy Zip Code: 95971

E-mail Address: Carolyn.Vickers@CountyofPlumas.com Telephone: (530)-283-7011 FAX: (530)-283-6134

Table A
Housing Development Applications Submitted

Project Identifier		Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Income										Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2-4, 4-8 ADU, etc.)	Tenure (Rented, Owned)	Excluded On/Off	Very Low Income (Less than 30% AMI)	Very Low Income (30-40% AMI)	Low Income (40-50% AMI)	Low Income (50-60% AMI)	Moderate Income (60-80% AMI)	Moderate Income (80-100% AMI)	At-Risk Moderate Income	At-Risk High Income	Total Proposed Units by Project	Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
272 Forest View Drive, East Quincy	N/A	18-13	SFD	O	1/10/2018									1	1			No
23 Kato Trail, Oswego	N/A	18-24	MH	O	1/16/2018									1	1			No
3000 1st Mile Road, Chicago	N/A	18-39	SFD	O	2/5/2018									1	1			No
3160 Lake Almonor Drive, Porterville	N/A	18-66	SFD	O	2/6/2018									1	1			No
0 Peninsula Drive, Lake Almonor Country Club	N/A	18-69	SFD	O	2/6/2018									1	1			No
3008 Highway 98, Visalia	N/A	18-83	MH	O	4/10/2018									1	1			No
112 White Fir Trail, Lake Almonor Country Club	N/A	18-106	SFD	O	2/23/2018									1	1			No
188 Blackhawk Ridge, Grizzly Ranch	N/A	18-112	SFD	O	2/27/2018									1	1			No
200 Ponderosa Lane, Grizzly Ranch	N/A	18-117	SFD	O	3/1/2018									1	1			No
48 Bailey Creek Drive, Bailey Creek Subdivision	N/A	18-118	SFD	O	3/1/2018									1	1			No
532 Lillian Street, Chester	N/A	18-144	SFD	O	3/15/2018									1	1			No
485 Highway 98, Granger	N/A	18-146	MH	O	3/19/2018									1	1			No
711 Conifer Trail, Lake Almonor Country Club	N/A	18-181	SFD	O	3/29/2018									1	1			No
7265 Highway 147, East Shore Lake Almonor	N/A	18-186	SFD	O	4/2/2018									1	1			No
6280 North Arm Road, Taylorville	N/A	18-222	MH	O	4/13/2018									1	1			No
7840 Highway 147, East Shore Lake Almonor	N/A	18-227	MH	O	4/17/2018									1	1			No
3685 Lake Almonor Drive, Hamilton Branch	N/A	18-229	SFD	O	4/17/2018									1	1			No
1283 Grizzly Loop, Bucka Lake	N/A	18-255	SFD	O	4/27/2018									1	1			No
777 Vignon Road	N/A	18-264	SFD	O	5/1/2018									1	1			No
7850 Marilyn Drive, Lake Davis	N/A	18-269	SFD	O	5/3/2018									1	1			No
6905 Quince Lane, Mohawk Vista	N/A	18-207	SFD	O	5/8/2018									1	1			No
142 Lake Almonor West, Lake Almonor West	N/A	18-304	SFD	O	6/19/2018									1	1			No
76371 Brane Gate Road, Backworth	N/A	18-318	SFD	O	5/10/2018									1	1			No
58 Kamath Trail, Oswego	N/A	18-319	MH	O	5/14/2018									1	1			No
249 Peninsula Drive, East Shore Lake Almonor	N/A	18-343	SFD	O	6/21/2018									1	1			No
4 House Trail, Granger	N/A	18-355	SFD	O	5/24/2018									1	1			No
5325 Gold Spike Lane, Porterville	N/A	18-362	SFD	O	6/5/2018									1	1			No
670 Lee Road, East Quincy	N/A	18-396	SFD	O	7/11/2018									1	1			No
1391 Eagle Feather, Gold Mountain	N/A	18-436	SFD	O	6/20/2018									1	1			No
383 Gold Nugget Lane, Oswego	N/A	18-480	SFD	O	9/28/2018									1	1			No
79165 Valley View Road, Backworth	N/A	18-514	SFD	O	7/20/2018									1	1			No
7792 Wyndham Trail, Lake Davis	N/A	18-527	SFD	O	7/20/2018									1	1			No
278 Miller Court, East Quincy	N/A	18-605	SFD	O	8/14/2018									1	1			No
2133 Bucka Lake Road, Quincy	N/A	18-610	ADU	O	8/15/2018									1	1			No
Burnt Cedar Trail, Lake Almonor Country Club	N/A	18-625	SFD	O	8/21/2018									1	1			No
770 Genesee Road, Taylorville	N/A	18-628	SFD	O	8/22/2018									1	1			No
6000 Ford's Wagon Road, Taylorville	N/A	18-642	MH	O	8/23/2018									1	1			No
271 Village Drive, Bailey Creek Subdivision	N/A	18-657	SFD	O	8/27/2018									1	1			No
299 Apple Pie Road, Lake Almonor Peninsula	N/A	18-658	SFD	O	8/29/2018									1	1			No
10 Peninsula Drive, Lake Almonor Country Club	N/A	18-721	SFD	O	9/20/2018									1	1			No
3040 Woodlake Drive, Hamilton Branch	N/A	18-724	MH	O	9/20/2018									1	1			No
2675 Highway 147, East Shore Lake Almonor	N/A	18-725	SFD	O	8/26/2018									1	1			No
145 First Street, East Quincy	N/A	18-855	MH	O	10/26/2018									1	1			No
44 Peninsula Drive, Lake Almonor Country Club	N/A	18-875	SFD	O	11/1/2018									1	1			No
Lillian View Drive, Lake Almonor Country Club	N/A	18-875	SFD	O	11/1/2018									1	1			No
186 Fifth Street, East Quincy	N/A	18-863	SFD	O	11/16/2018									1	1			No
208 Glenville Road, Macie	N/A	18-864	MH	O	11/9/2018									1	1			No
518 Ponderosa Drive, Lake Almonor Peninsula	N/A	18-921	MH	O	11/21/2018									1	1			No

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

er	Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																
	Unit Types				Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Entitled				
	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4.5+ ADU, MH)	Tenure (R=Rent, O=Owner)	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	
	Shala Lane, Taylorsville	N/A	16-913	SFA	O						15	4/1	56				
	Lassen Street, Chester	N/A	16-920	SFD	O						1	10/24/2018	1				
	Almanor Country Club	N/A	16-922	SFD	O						1	7/17/2018	1				
	rd Camp Road, Quincy	N/A	17-384	SFD	O						1	8/9/2018	1				
	Almanor Country Club	N/A	17-742	ADU	O						1	1/22/18	1				
	icent Street, Greenville	N/A	17-782	SFD	O						1	5/25/2018	1				
	761 Pine Way, Chester	N/A	17-796	SFD	O						1	2/16/2018	1				
	Almanor Country Club	N/A	17-844	SFD	O						1	7/30/2018	1				
	ew Drive, East Quincy	N/A	18-13	SFD	O						1	1/4/2018	1				
	23 Kato Trail, Graeagle	N/A	18-24	MH	O						1	2/7/2018	1				
	alf Mile Road, Chilcoat	N/A	18-59	SFD	O						1	4/11/2018	1				
	Almanor Drive, Prattville	N/A	18-66	SFD	O						1	3/5/2018	1				
	Almanor Country Club	N/A	18-69	SFD	O						1	4/10/2018	1				
	205 Highway 49, Vinton	N/A	18-93	MH	O						1	4/19/2018	1				
	Almanor Country Club	N/A	18-109	SFD	O						1	6/12/2018	1				
	st Ridge, Grizzly Ranch	N/A	18-112	SFD	O						1	3/28/2018	1				
	ss Lane, Grizzly Ranch	N/A	18-117	SFD	O						1	4/11/2018	1				
	Baby Creek Subdivision	N/A	18-118	SFD	O						1	4/5/2018	1				
	Lassen Street, Chester	N/A	18-144	SFD	O						1	5/9/2018	1				
	Highway 89, Greenville	N/A	18-148	MH	O						1	5/10/2018	1				
	Almanor Country Club	N/A	18-181	SFD	O						1	6/21/2018	1				
	st Shore Lake Almanor	N/A	18-186	SFD	O						1	8/20/2018	1				
	h Arm Road, Taylorsville	N/A	18-222	MH	O						1	8/8/2018	1				
	st Shore Lake Almanor	N/A	18-227	MH	O						1	4/30/2018	1				
	Drive, Hamilton Branch	N/A	18-229	SFD	O						1	6/8/2018	1				
	ddy Loop, Bucks Lake	N/A	18-255	SFD	O						1	8/1/2018	1				
	Wagon Road, Chester	N/A	18-264	SFD	O						1	5/24/2018	1				
	arlyn Drive, Lake Davis	N/A	18-269	SFD	O						1	6/18/2018	1				
	lci Lane, Mohawk Vista	N/A	18-297	SFD	O						1	7/17/2018	1				
	st Lake Almanor West	N/A	18-304	SFD	O						1	10/10/2018	1				
	3ale Road, Beckwourth	N/A	18-318	SFD	O						1	6/20/2018	1				
	Klamath Trail, Graeagle	N/A	18-319	MH	O						1	7/5/2018	1				
	st Shore Lake Almanor	N/A	18-343	SFD	O						1	7/11/2018	1				
	l Hokan Trail, Graeagle	N/A	18-355	SFD	O						1	7/17/2018	1				
	old Spike Lane, Portola	N/A	18-382	SFD	O						1	6/22/2018	1				
	Lee Road, East Quincy	N/A	18-396	SFD	O						1	7/11/2018	1				
	Feather, Gold Mountain	N/A	18-438	SFD	O						1	7/16/2018	1				
	l Nugget Lane, Graeagle	N/A	18-460	SFD	O						1	9/28/2018	1				
	View Road, Beckwourth	N/A	18-514	SFD	O						1	9/14/2018	1				
	ehorn Trail, Lake Davis	N/A	18-527	SFD	O						1	9/5/2018	1				
	iller Court, East Quincy	N/A	18-605	SFD	O						1	9/24/2018	1				
	cks Lake Road, Quincy	N/A	18-610	ADU	O						1	9/28/2018	1				
	Almanor Country Club	N/A	18-625	SFD	O						1	10/2/2018	1				
	essee Road, Taylorsville	N/A	18-628	SFD	O						1	11/16/2018	1				
	agon Road, Taylorsville	N/A	18-642	MH	O						1	9/28/2018	1				
	alley Creek Subdivision	N/A	18-657	SFD	O						1	10/30/2018	1				
	ake Almanor Peninsula	N/A	18-658	SFD	O						1	10/9/2018	1				
	Almanor Country Club	N/A	18-721	SFD	O						1	10/22/2018	1				

Household Incomes - Building Permits					Affordability by Household Incomes - Certificates of Occupancy											
					8	9	10								11	12
Project Name*	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Data Issued	# of Units Issued Building Permits	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	
Ala	N/A			15	4/1	50								5		
ter	N/A			1												
ub	N/A			1	10/24/2018	1										
ky	N/A			1	7/17/2018	1										
ub	N/A			1	8/9/2018	1										
Ala	N/A				1/22/18	1										
ter	N/A			1	5/25/2018	1										
ub	N/A			1	2/16/2018	1										
ky	N/A				7/30/2018	1										
gle	N/A			1	1/4/2018	1										
pot	N/A			1	2/7/2018	1										
Ala	N/A			1	4/11/2018	1							1	12/28/2018	1	
ub	N/A			1	3/5/2018	1										
ton	N/A			1	4/10/2018	1										
ub	N/A			1	4/18/2018	1										
xch	N/A			1	4/10/2018	1										
xch	N/A			1	6/12/2018	1							1	7/18/2018	1	
ton	N/A			1	3/26/2018	1										
ster	N/A			1	4/11/2018	1										
Ala	N/A			1	4/9/2018	1										
ub	N/A			1	4/5/2018	1										
nor	N/A			1	5/8/2018	1										
Ala	N/A			1	5/10/2018	1							1	7/30/2018	1	
nor	N/A			1	6/21/2018	1										
xch	N/A			1	6/20/2018	1										
Ala	N/A			1	8/8/2018	1										
ky	N/A			1	4/30/2018	1							1	11/29/2018	1	
ster	N/A			1	6/8/2018	1										
vis	N/A			1	6/1/2018	1										
Ala	N/A			1	5/24/2018	1										
est	N/A			1	6/18/2018	1										
Ala	N/A			1	7/17/2018	1										
gle	N/A			1	10/10/2018	1										
nor	N/A			1	6/20/2018	1										
gle	N/A			1	7/17/2018	1										
ola	N/A			1	6/22/2018	1										
ncy	N/A			1	7/5/2018	1							1	11/19/2018	1	
Ala	N/A			1	7/11/2018	1										
gle	N/A			1	7/16/2018	1										
Ala	N/A			1	9/28/2018	1										
vis	N/A			1	9/14/2018	1										
ncy	N/A			1	9/6/2018	1										
ncy	N/A			1	9/24/2018	1										
Ala	N/A			1	9/28/2018	1										
Ala	N/A			1	10/2/2018	1										
Ala	N/A			1	11/16/2018	1										
Ala	N/A			1	9/28/2018	1										
Ala	N/A			1	10/30/2018	1										
Ala	N/A			1	10/9/2018	1										
Ala	N/A			1	10/22/2018	1										

		Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes
		13	14	15	16	17	18	19	20		21
Project Name*	How many of the units were Extremely Low Income?	Was Project APPROVED using OC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
i, Taylorville	N/A		N	N		Based on census block group income data and current rental rates.					
est, Chester	N/A		N	N							
ountry Club	N/A		N	N							
oad, Quincy	N/A		N	N		Based on census block group income data and current rental rates.					
ountry Club	N/A		N	N		Based on census block group income data and current rental rates.					
t, Greenville	N/A		N	N							
ay, Chester	N/A		N	N		Based on census block group income data and current rental rates.					
ountry Club	N/A		N	N							
East Quincy	N/A		N	N							
ll, Graeagle	N/A		N	N							
ad, Chilcote	N/A		N	N							
va, Prattville	N/A		N	N							
ountry Club	N/A		N	N							
iv 49, Vinton	N/A		N	N							
ountry Club	N/A		N	N							
rizzly Ranch	N/A		N	N							
rizzly Ranch	N/A		N	N							
Subdivision	N/A		N	N							
est, Chester	N/A		N	N							
g, Greenville	N/A		N	N							
ountry Club	N/A		N	N							
ake Almanor	N/A		N	N							
d, Taylorville	N/A		N	N							
ake Almanor	N/A		N	N		Based on census block group income data and current rental rates.					
nlon Branch	N/A		N	N							
Bucks Lake	N/A		N	N							
ad, Chester	N/A		N	N							
, Lake Davis	N/A		N	N		Based on census block group income data and current rental rates.					
ohawk Vista	N/A		N	N							
manor West	N/A		N	N							
Beckworth	N/A		N	N							
rail, Graeagle	N/A		N	N		Based on census block group income data and current rental rates.					
ake Almanor	N/A		N	N							
all, Graeagle	N/A		N	N							
ane, Portola	N/A		N	N							
East Quincy	N/A		N	N	Y	Based on census block group income data and current rental rates.					
old Mountain	N/A		N	N							
ane, Graeagle	N/A		N	N							
, Beckworth	N/A		N	N							
i, Lake Davis	N/A		N	N							
East Quincy	N/A		N	N	Y						
oad, Quincy	N/A		N	N		Based on census block group income data and current rental rates.					
Country Club	N/A		N	N							
i, Taylorville	N/A		N	N							
i, Taylorville	N/A		N	N		Based on census block group income data and current rental rates.					
k Subdivision	N/A		N	N							
or Peninsula	N/A		N	N							
Country Club	N/A		N	N							

Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

ded in the very low-income permitted units totals

Table C	
Sites Identified or Rezoned to Accommodate Shortfall Housing Need	

[illegible]

3	Rent Assistance. Continue present programs and expand program as funds are available from State and Federal agencies. (Department of Housing and Urban Development, Section 8.)	Immediate and Constant.	The Plumas County Community Development Commission provides this rental assistance (Section 8).
4	Maintain the Plumas County Community Development Commission as the local contact and referral agency for complaints of housing discrimination and establish the Plumas County Community Development Commission as the agency to distribute materials and information on fair housing throughout the County in all county buildings open to the public.		The Plumas County Community Development Commission provides this service.
5	Counseling. Provide counseling for various programs as needed.	Counsel for programs as needed.	The Plumas County Community Development Commission provides this counseling.
6	First Time Homebuyer Program. The Regional Council of Rural Counties (RCRC) Californian Rural Home Mortgage Finance Authority offers a variety of first time homebuyers and no/low down-payment mortgage products for low and moderate-income households.	Refer first time homebuyers to The Regional Council of Rural Counties (RCRC) Californian Rural Home Mortgage Finance Authority	The Plumas County Community Development Commission provides this program.
7	Continue to provide technical assistance and to seek funds for infrastructure repair, upgrade and purchase to and for districts as requested.	Action as requested.	The Plumas County Community Development Commission provides this service.
8	Apply for CDBG economic development revolving loan funds.	Opportunism	The Plumas County Community Development Commission fulfills this program.
9	Prepare and carry out a continuing Economic Development Strategy.	1 continuing Economic Development Strategy.	The update of the Plumas County General Plan contains an economic element, which was used to assist in the County qualifying as an Opportunity Zone. The county continues to implement this element of the General Plan.
10	Maintain minimum governmental regulations and a surplus of lands available for development so as to preclude artificially inflated costs.	As needed	The Plumas County Zoning Code contains many by right more discretionary processes that apply to emergency shelters, transitional housing, and supportive housing throughout the County. Additionally, the multi-family zone (MFR) allows multi-family housing by right and up to 21.8 units per acre. The county contains numerous undeveloped MR zoned properties with the unincorporated towns capable of development.
Dwellings: Transfer of Area	Dwelling: Transfer of Area/Amend zoning provisions to permit transfer of allowable area among additional quarters and guest houses through an administrative procedure which results in recorded documentation of the transfer.	By July 1, 2014	The amendment has not occurred. However, the Plumas County Zoning Code allows in residential zones One dwelling unit, one guest house; and one additional detached dwelling unit on any parcel of twice or more the minimum lot area. This is allowed by right.
Camping: No Time Limit	Camping: No time limit. Amend Section 9-2.405 of the Plumas County Code to remove the limitation on camping of 120 days in a calendar year. Amend the definition of camping so that it is for transient occupancy, not permanent residence.	Annual Need	The amendment has not occurred. However, the Plumas County Zoning Code allows in residential zones One dwelling unit, one guest house; and one additional detached dwelling unit on any parcel of twice or more the minimum lot area. This is allowed by right.
Densities: No Net Loss	No Net Loss of Densities: The County shall not by administrative, quasi-judicial, or legislative action, reduce, require, or permit the reduction of the residential density for any parcel to a lower residential density that is below the density established by the General Plan and zoning for those sites identified in the Housing Element that are utilized by the Department of Housing and Community Development in determining compliance with housing element law to accommodate the County's share of regional housing need for a minimum of twenty years.	Offset any loss in residential density with an increase in residential density, ensuring no net loss in residential density; or offset any loss in residential density with an equal construction of affordable housing.	No net loss in residential unit capacity or construction of affordable housing on lands established by the General Plan and zoning for those sites identified in the Housing Element that are utilized by the Department of Housing and Community Development in determining compliance with housing element law.
Yards: Fire Safe and Building Code	Yards: Fire Safe and Building Code: Amend the zoning requirements for yards to those necessary as part of the provisions of the Plumas County Code that have been certified in-lieu of the State Responsibility Area Fire Safe Regulations. Rely on the occupancy separation requirements of the California Building Code [Part 2 of Title 24 of the California Code of Regulations] to adequately provide for public health and safety for purposes other than those of the provisions of the Plumas County Code that have been certified in-lieu of the State Responsibility Area Fire Safe Regulations.	By July 1, 2014	The Plumas County General Plan was updated since the last update of the housing element and contains the most recent fire safe standard. Recently, the Board of Forestry has approved the amendments to the Zoning Code to implement these recent changes to the General Plan and state law regarding fire safety.

Commercial Development Bonus Approved pursuant to GC Section 65915.7

January 2019

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

(Jan. 1 - Dec. 31)

Note: + Optional field

Cells in grey contain auto-calculation formulas

Table F

Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

ational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at ck the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Units that Do Not Count Towards RHNA* Listed for Informational Purposes Only			Units that Count Towards RHNA* Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1*
Very Low-Income*	Low-Income*	TOTAL UNITS*	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	

Above Moderate	41
Total Units	56

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Submitted Applications Summary	
Total Housing Applications Submitted:	48
Number of Proposed Units in All Applications Received:	48
Total Housing Units Approved:	48
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas