

General Plan Annual Progress Report 2020

County of Plumas



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Table of Contents

I.	Introduction	1
	Background	2
	Informational Document	2
	Organization.....	2
II.	General Plan Elements.....	3
	Land Use Element	3
	Housing Element	2
	Noise Element	2
	Circulation Element.....	3
	Economics Element.....	3
	Public Health and Safety Element.....	3
	Conservation and Open Space Element.....	3
	Agriculture and Forestry Element.....	4
	Water Resources Element	4
III.	Permits, Applications, and Significant Plans and Projects	4
	2020 Permits	5
	2020 Planning Applications.....	6
	2020 Significant Plans and Projects	7
	Planning and Building Services Staff	12
IV.	General Plan and Zoning Amendments	13
	General Plan Amendments	13
	Zoning Code Amendments.....	13
	Plumas County Code, Title 9, Planning and Zoning	13
V.	Conclusion.....	14
	General Plan Vision	14
	General Plan Element-by-Element Review	15
	Plumas County Code, Title 9 Review.....	15

Appendices

APPENDIX A: CALIFORNIA GOVERNMENT CODE SECTION 65400

APPENDIX B: HOUSING UNIT CHANGE FORM, CALIFORNIA DEPARTMENT OF FINANCE

APPENDIX C: ANNUAL HOUSING ELEMENT PROGRESS REPORT, CALIFORNIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

APPENDIX D: 2035 GENERAL PLAN LAND USE ELEMENT IMPLEMENTATION MEASURES
SUMMARY OF PLANNING COMMISSION REVIEW

APPENDIX E: 2035 GENERAL PLAN ECONOMICS ELEMENT IMPLEMENTATION MEASURES
SUMMARY OF PLANNING COMMISSION REVIEW

I. Introduction

The 2020 General Plan Annual Progress Report has been prepared pursuant to the requirements of California Government Code Sec. 65400 *et seq.* (Appendix A). Guidance for preparation of the Report is provided by the Governor's Office of Planning and Research (OPR). Additionally, the Plumas County 2035 General Plan Introduction contains language addressing the requirements for an annual report, as follows:

"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 Sec. 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 Annual Progress Report is to document the status of the General Plan and the County's progress in its implementation.

The 2020 General Plan Annual Progress Report was provided to the County Planning Commission on March 4, 2021 for review, and the Commission unanimously recommended forwarding the Report to the Board of Supervisors. The Report was then provided to the County Board of Supervisors on March 16, 2021 for review, and the Board took action and unanimously accepted the Report and directed Planning Department staff to submit the Report to OPR and the Department of Housing and Community Development (HCD) prior to the April 1st deadline.

Background

Plumas County adopted a comprehensive 2035 update to the 1984 General Plan on December 17, 2013. The update process began in 2005 and took several 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.

Three optional elements were added to the 2035 Plan, including an Economics Element, an Agriculture and Forestry Element and a Water Resources Element.

On January 14, 2014, High Sierra Rural Alliance (HSRA) filed a lawsuit on the General Plan update Environmental Impact Report 85. HSRA and the County embarked on extensive settlement negotiations for over a year without achieving resolution. The matter then came to a 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 HSRA filed its appeal on June 1, 2016. The California Court of Appeal, 3rd Appellate District, ruled in the County's favor on all counts on October 19, 2018.

Thereafter, the County has worked to implement the 2035 General Plan.

Informational Document

The General Plan Annual Progress Report 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 CEQA Guidelines Sec. 15306 (Class 6 – Information Collection).

Organization

After this Introduction (Chapter I), a summary of each of the County's General Plan elements is described in Chapter II.

Then a listing of 2020 permits, applications, and significant plans and projects is provided in Chapter III.

Following these sections the one general plan amendment processed in 2020 is described and several zoning amendments are recapped in Chapter IV.

Lastly, the Conclusion (Chapter V) describes the continued objective of County departments to perform project review responsibilities to further the General Plan's goals, policies, programs, and implementation measures; the Planning Commission's element-by-element review of the 2035 General Plan to document implementation and discuss potential future amendments to goals, policies, programs, and implementation measures; and County staff priorities for code amendment activities anticipated in 2021.

II. 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 Sec. 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 Government Code requirements must be included, and an agency may adopt any type of optional element at its discretion. Only the housing element must be certified by another agency (i.e., HCD), although the State Geologist and CAL FIRE provide some oversight of other general plan element aspects.

The Plumas County 2035 General Plan consists of the following nine (9) elements:

1. Land Use
2. Housing
3. Noise
4. Circulation
5. Economics
6. Public Health and Safety
7. Conservation and Open Space
8. Agriculture and Forestry
9. 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 Element also guides coordination and planning with other jurisdictions, such as the City of Portola, the United States Forest Service and the branches of the United States Military to avoid incompatible uses.

The Land Use Element requires future residential, commercial and industrial development to be located adjacent to or within existing Planning Areas (e.g., Almanor, Indian Valley, American Valley, Meadow Valley/Canyon, Mohawk, La Porte, and Sierra Valley) in order to maintain Plumas County's rural character with compact and walkable communities, where areas are identified in more detail on Plumas County's General Plan Land Use Maps as Towns, Communities, Rural Areas or Master Planned Communities. Future development may also be approved within areas for which Community Plans or Specific Plans have been prepared.

Small, isolated housing tracts in outlying areas shall be discouraged as they disrupt surrounding rural and productive agricultural lands, forests, and ranches and are difficult and costly to provide with services.

The Land Use Maps are supported by land use descriptions, permissible densities, maximum lot coverage, and height requirements for each County land use designation.

Housing Element

The Housing Element is a comprehensive assessment of current and projected housing needs for all economic segments of the County and provides clear policy direction for decision making pertaining to zoning, subdivision approval, housing allocations, and capital improvements. The purpose of the Housing Element is to identify housing solutions that address local housing problems and to meet or exceed the County's unincorporated area Regional Housing Needs Allocation (RHNA). The County recognizes that the provision of adequate housing is best met through a collaboration of various resources including County departments, outside state and federal agencies, and Plumas County housing and special needs stakeholders. The Element establishes a housing goal, policies, and action orientated programs the County and its housing partners will implement to facilitate actions that address the County's identified housing issues.

The Housing Element includes a residentially zoned vacant sites inventory and sections on the public participation process, an evaluation of implementation of the previous housing element programs, the community profile, housing resources and opportunities, a summary of constraints on the development of housing, and a discussion of residential energy conservation. The majority of sites included in the inventory are located within existing areas where infrastructure is in place (e.g., the availability of water and sewer, roadways, drainage) and most geographic or environmental constraints, such as topography, the presence of wetlands, or soils issues, are minimal: areas such as Graeagle, Greenville, Chester and Lake Almanor, Delleker and Portola (unincorporated), and Quincy.

Mandated by the State of California, housing elements are required to be updated on a more frequent cycle than the other elements of a general plan. Plumas County, is categorized by HCD as "Other Region" because it is a non-Council of Government (COG) jurisdiction where HCD acts as the COG for the purposes of determining the RHNA. With that, the housing element cycle for Plumas County is 5 years and must be reviewed by HCD for certification.

The state is currently within the 6th cycle RHNA where Plumas County's Housing Element was due August 31, 2019. The County adopted its 6th cycle 2019-2024 Housing Element on October 15, 2019 and HCD certified the Element on December 5, 2019. RHNA allocations for 7th cycle are not yet determined.

Noise Element

The Noise Element of the general plan provides a basis for comprehensive local programs to control and abate environmental noise and to protect citizens from excessive exposure. The dominant sources of noise in Plumas County are mobile, related to automobile and truck traffic, aircraft, and train transportation. Stationary sources in the County include lumber mills and aggregate mining and processing facilities. To a smaller extent, construction sites are also considered a stationary source of short-term, or temporary, noise in the County.

The County's Noise Element addresses community noise problems, in accordance with Government Code Sec. 65302(f). Policies and implementation measures developed in the General Plan include protection of noise-sensitive land uses, consideration of noise impacted areas, and noise associated with the County's 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.

The Circulation Element establishes specific implementation measures to ensure that the transportation systems in Plumas County adequately address the transportation issues and planned growth for the County. Transportation policies included are intended to contribute to the achievement of the planned land use pattern and to ensure that applicable standards can be achieved.

Economics Element

The Economics Element, which is an optional General Plan element, provides a set of long-range goals and policy guidelines for economic development in the County. The Economics Element aims to establish the County's commitment to economic vitality; to articulate the types of economic activity that the County seeks to retain, expand and attract to the County; and to outline steps that the County should take to protect and enhance local assets that are critical to the health of the local economy. Topics of discussion include 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 goals and policies to protect the County from risks associated with seismic, geologic, flood, dam inundation, and wildfire hazards in addition to hazardous wastes and airport hazards to reduce the risk of death, injury, property damage, and the economic and social dislocation related to those hazards. This Element also includes policies that address emergency operations and the goal of sustaining healthy communities.

Conservation and Open Space Element

As is allowed under State law, the County has combined two of the mandatory Conservation and Open Space elements into one element that provides guidance for the conservation, development, and use of natural resources, including water, forests, soils, rivers, and mineral deposits. The Conservation and Open Space Element details policies and implementation measures for the long-range preservation and conservation of open space, including lands for the preservation of natural resources, the managed production of resources, outdoor recreation, and public health and safety.

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

Due to the importance of agricultural and forestlands in Plumas County, an Agriculture and Forestry Element is included as an optional element of the 2035 General 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

Given the importance of water resources in Plumas County to County residents and the various water users throughout the State of California, the 2035 County General Plan includes an optional Water Resources Element as a means of ensuring that Plumas County's water resources are protected and sustained for the future. The topics discussed in the Water Resources Element include groundwater management, water quality, watershed management and water exports, climate change adaptation, public water supplies, wastewater management, and flood and stormwater management. This Element also includes policies that address water use efficiency and conservation and the goals of interagency coordination and public education.

Plumas County contains a number of rivers, lakes, and reservoirs, which provide important habitat, recreation, water supply and economic functions for County residents and nonresidents alike. Plumas County also contains fourteen groundwater basins, which are primarily located in the valleys on the east side of the Sierra Crest. The Upper Feather River watershed covers a majority of the County (98%), which is about 72% of the watershed. The tributaries of the Upper Feather River watershed drain over 2 million acres of land in the Sierra Nevada, flowing southwest into Lake Oroville in neighboring Butte County. The Upper Feather River watershed is divided into four main branches with respective watersheds—the West Branch, the North Fork, the Middle Fork and the South Fork of the Feather River—and serves as an important supply of surface water resources. Water has been an export from Plumas County since the State Water Project (SWP) located its main storage facility, fed by the Feather River, at Lake Oroville. The Upper Feather River watershed supplies water for downstream urban, industrial, and agricultural use as part of the SWP.

III. Permits, Applications, and Significant Plans and Projects

During 2020, the County processed numerous permits, project applications, and participated in a variety of significant plans and projects. The following summaries provide a brief overview of these activities and are not intended to be exhaustive.

2020 Permits

Plumas County Planning and Building Services processed 985 permits in 2020, including well and septic permits, building permits, no fee permits (e.g., water heaters, 200 square feet or less non-habitable sheds or agricultural buildings), and miscellaneous permits (e.g., re-roof, electrical, plumbing, and HVAC). The Planning Department staff reviews all construction permits for zoning consistency compliance.

The California Department of Finance (DOF), Demographic Research Unit, Housing Unit Change Form is attached as Appendix B. Between January 1, 2020 and December 31, 2020, Plumas County had thirty (30) housing units completed based on final inspections, certificates of occupancy, completion certificates, or utility releases. Of the 30, twenty-seven (27) were newly constructed single-family detached units, two (2) were newly constructed single-family mobile home units, and one (1) was converted to a single-family detached unit (i.e., “gained” housing stock). In addition, one (1) single-family detached unit was lost to demolition, fire, or natural disaster for a total of one (1) unit.

By comparison overall, in 2019 Plumas County had thirty-eight (38) housing units completed based on final inspections, certificates of occupancy, completion certificates, or utility releases, and in 2018 there were fifty-two (52), while in 2017 there were forty (40) housing units completed, and in 2016 there were thirty-nine (39), which puts the past five-year average of annual housing units completed at thirty-nine (39).

Appendix C provides the Annual Housing Element Progress Report, as reported to HCD. The total proposed units with building permits issued in 2020 for unincorporated Plumas County was forty-five (45), which equates to the following affordability by household income level:¹

- Very-Low Income 0
- Low Income 2
- Moderate Income 13
- Above-Moderate Income 30

¹ Based on 2020 HCD income limits. Area median income (AMI) for a family of four (4) in Plumas County was \$72,200. Very Low Income 1–50 percent of AMI (\$36,100 or less); Low Income 51–80 percent of AMI (\$36,101–\$57,760); Moderate Income 81–120 percent of AMI (\$57,761–\$86,640); and Above Moderate Income Above 120 percent of AMI (\$86,641 or more).

Growth Rate

The 2010 U.S. Census reported 17,903 in total population for the unincorporated Plumas County area. By 2018, the U.S. Census estimated that the unincorporated population was down slightly (-0.6%), at 17,803 persons. The California Department of Finance estimated the same population (17,803) for the County's unincorporated population on January 1, 2019.

Once the 2020 U.S. Census data is known, anticipated to be released by September 30, 2021, the County will be able to better understand the growth rate over the past decade. Largely, the California Department of Finance projects Plumas County's unincorporated area population is expected to remain static or marginally decline through 2050, lagging behind the projected positive growth rate of the state as a whole.

2020 Planning Applications

The Planning Department processed a variety of ministerial and discretionary planning applications with associated environmental reviews during 2020 including, for example, Special Use Permits, Tentative Parcel Maps, Lot Line Adjustments, and Owner Initiated Mergers.

The breakdown in ministerial applications processed at County staff level are as follows:

- Lot Line Adjustments (5)
- Owner Initiated Mergers (11)
- Sign Permits (6)

Further, planning staff performed sixteen (16) annual mining inspections and continued to investigate a reclamation plan violation.

The breakdown in discretionary applications heard before the Zoning Administrator in a public hearing process are as follows:

- Modification of Recorded Map by Certificate of Correction (1)
 - ***Lake Almanor Country Club Unit No. 14, Gary and Jill Sullivan:*** Modification of recorded map to reduce the building setback on the rear of Lot 48 from 40 feet to 30 feet.
- Tentative Parcel Maps (2) and Extension of Time (1)
 - ***TPM 12-19/20-01 Mouser Development, LLC:*** Division of 0.42 acres into two parcels of 0.16 acres and 0.26 acres for single-family residential use.
 - ***TPM 1-18/19-02 Randy Barlow:*** Division of 13.87 acres into three parcels of 3.3 acres, 7.2 acres, and 3.3 acres for rural residential use.
 - ***TPM 1-18/19-01 Alice Sanderson:*** Extension of time for three years to record the final map for a division of 2.86 acres into two parcels of 1.86 acres and 1.0 acres.

- Special Use Permits (6)
 - ***U 6-19/20-07 Larry and Shirley Blair (Blair Mortuary):*** Reestablishment of a lawful non-conforming use consisting of a mortuary facility.
 - ***U 7-20/21-03 Feather River Resource Conservation District:*** Public Service facility consisting of office space in an industrially zoned area.
 - ***U 7-20/21-01 Plumas Charter School:*** Special Use Permit for a learning center.
 - ***U 8-20/21-05 Harry Lee:*** Expansion of a lawful non-conforming use involving the replacement of a manufactured home with a new cabin on property zoned Timberland Production Zone (TPZ) of substandard size to allow a dwelling unit.
 - ***U 7-20/21-02 Robert and Vickie Habeger:*** Special Use Permit for commercial storage.
 - ***U 8-20/21-06 Vincent and Regina Martinez:*** Expansion of a lawful non-conforming use consisting of the addition of an 856 square foot garage underneath the existing dwelling.
- Extension of Interim Management Plan-Permit to Mine/Reclamation Plan (1)
 - ***SMR 12/14/84-06 Twain Enterprises:*** Extension of the Interim Management Plan for five (5) years until February 11, 2025. The extension extends the time period that the mine may remain idle.

Additionally, there was a public hearing before the Plumas County Planning Director for the consideration of the Value of the Public Interest for a Designated Historic Building (1)

- Application for the demolition of a single-family dwelling designated as a Historic Building in the Plumas County 2035 General Plan, located at 7205 Genesee Road, Genesee. Per Plumas County Code Section 9-2.3703(b)(3), special plan reviews for historic buildings shall be the consideration of the value of public interest prior to the approval of a building permit to demolish a Historic Building.

2020 Significant Plans and Projects

Plumas County Regional Transportation Plan (RTP)

The Plumas County Regional Transportation Commission, as the Regional Transportation Planning Agency (RTPA) for the County, is required by California State law to adopt and submit an updated Regional Transportation Plan (RTP) to the California Transportation Commission (CTC) and the California Department of Transportation (Caltrans) every five years. The purpose of the plan is to provide Plumas County, including the City of Portola, with a vision supported by transportation goals for a 20-year horizon.

The RTP was designed to be consistent with the 2035 Plumas County General Plan and is a policy document that includes direction, actions, and funding strategies intended to maintain and improve the regional transportation system and identifies over \$301 million in short-range transportation needs in Plumas County and an additional \$170 million in long-range needs. More than 520 projects have been identified in the RTP's action element, including roadway, bridge, transit, bicycle, pedestrian and aviation projects. The RTP was formally adopted by the Plumas County Regional Transportation Commission on January 27, 2020.

Coordinated Public Transit – Human Services Plan: Plumas County – Update

The draft Coordinated Public Transit – Human Services Plan, largely developed in 2020, is an update to the 2015 Plan for Plumas County. Coordinated transportation is essential to keeping people linked to things such as social networks, employment, healthcare, education, social services, and recreation. Having access to reliable transportation can present a challenge to vulnerable populations, like seniors, people with disabilities, and those with lower incomes. For these groups, a coordinated public transit or transportation plan is necessary to improve access, efficiency, and to promote an independent lifestyle.

Projects selected for funding under the Federal Transit Administration (FTA) Section 5310 must be included in the Plan and should be a unified, comprehensive strategy for public transportation service delivery that identifies the transportation needs. The Coordinated Public Transit – Human Services Plan lays out strategies for meeting the needs and prioritizing services.

The Plan was developed with the intent to meet coordinated-planning requirements as well as provide the Plumas County Transportation Commission and its partners a “blueprint” for implementing a range of strategies intended to promote and advance local efforts to improve transportation for three priority/transportation disadvantaged groups including persons with disabilities, older adults, and persons with low incomes.

More specifically, the required elements of the Plan include:

- Assessment of transportation needs for transportation disadvantaged populations (seniors, people with disabilities, and people with low incomes).
- Inventory of existing transportation services.
- Strategies for improved service and coordination.
- Priorities based on resources, time, and feasibility.

With the 2015 Plan as the starting point, the 2021 update was shaped by recent planning documents including Plumas County Transportation Commission meeting minutes, Social Services Transportation Advisory Council (SSTAC) meeting minutes, and Unmet Transit Needs Findings. Due to the COVID-19 pandemic, outreach involved a series of virtual consultations and online surveys. Transit providers and other stakeholders provided input through conference calls and written comments.

The Coordinated Public Transit – Human Services Plan is expected to be approved by the Plumas County Transportation Commission in early 2021.

Plumas County Local Hazard Mitigation Plan (LHMP) – Update

In early 2020, the County initiated an update to the 2014 Federal Emergency Management Agency (FEMA) approved Plumas County Local Hazard Mitigation Plan (LHMP). The 2020 LHMP Update is a single jurisdiction plan that geographically covers the unincorporated area of Plumas County.

The purpose of hazard mitigation is to reduce or eliminate long-term risk to people and property from hazards. Plumas County prepared the 2020 LHMP Update with the objective of making the County and its residents less vulnerable to future hazard events. The LHMP demonstrates the County’s commitment to reducing risks from hazards and serves as a tool to help the Plumas County Board of Supervisors and other decision makers direct mitigation activities and

resources. The Update was also developed, among other things, to ensure Plumas' continued eligibility for certain federal disaster assistance including the FEMA Hazard Mitigation Grant Program (HMGP), Pre-Disaster Mitigation Program (PDM), and the Flood Mitigation Assistance Program (FMA).

Plumas County's planning process began with the organizational phase to establish a Hazard Mitigation Planning Committee (HMPC) comprised of key County representatives and other local, regional, state, and federal stakeholders. A detailed risk assessment was then conducted followed by the development of focused mitigation strategies.

Plumas County is vulnerable to numerous hazards that are identified, profiled, and analyzed in the LHMP Update. Wildfires, floods, and severe weather events (e.g., extreme heat, heavy rains and storms, high winds, and freeze) are the primary hazards that can have a significant impact on the County. Two new hazards of note profiled in the 2020 Update included pandemic and tree mortality.

The Draft LHMP was sent to the Governor's Office of Emergency Services (Cal OES) for review and comment on October 30, 2020. On November 16, 2020, Cal OES notified the County that the Update was found to have met all the regulatory requirements. The Update was then reviewed by FEMA and FEMA also determined the Plan in compliance. On January 6, 2021 the County received a letter from FEMA stating the Plan is eligible for final approval by FEMA pending its adoption by the Plumas County Board of Supervisors.

In parallel, Planning staff will be addressing Assembly Bill (AB) 2140 requirements to amend the County's General Plan Public Health & Safety Element with language incorporating by reference the LHMP. Becoming AB 2140 compliant qualifies the County for additional state funding up to 100% for Public Assistance projects that are funded through the California Disaster Assistance Act (CDAA). State funding is usually capped at 75%. Becoming AB 2140 compliant makes Plumas County eligible to receive up to 100% state funding for the local cost share.

Once adopted by the County Board of Supervisors and final approval by FEMA, the 2020 LHMP will be implemented by the County over a five year period (2020 – 2025).

Plumas County Community Health Assessment (October 2020)

The Plumas County Community Health Assessment (CHA) is the result of collaborative partnerships between the Plumas County Health Services Agency and many partnering agencies and community members. Beginning in the Fall of 2018, quantitative secondary data was collected from an array of well-established sources such as the California Department of Public Health (CDPH), Centers for Disease Control and Prevention (CDC), California Department of Finance, Office of Statewide Health Planning and Development (OSHPD), and many others. Qualitative data was also attained with specific outreach to under-represented, other hard to reach subpopulations. The result of these assessment methods were reviewed for their degree of commonality. Secondary health metric data was aligned with qualitative focus group and key informant interview data, such that those health factors with the greatest alignment became evident.

The health priority areas most substantially affecting the communities' health that emerged through this process are:

- Transportation
- Specialty Care
- Resource Identification, Access, and Navigation
- Activities that Promote Social Connections

In the pursuit of continuous monitoring, refreshing, and adding of data and data analysis between CHA cycles, PCPHA is developing a Rural Counties Community Health Assessment Toolkit. This toolkit will be piloted by PCPHA and community partners, and made available to other small, rural local health departments or health care facilities. The hope is that the strategies, tools, and templates made available, as part of this toolkit will allow other jurisdictions the ability to easily replicate a successful, continuous CHA process using limited resources.

One strategy presented in this toolkit involves curating the many ongoing assessments conducted by community partners as part of their agencies work, and consolidating them into an online dashboard / database accessible to the public via the Plumas County Public Health Agency website. Partnership with a variety of countywide organizations working with specific populations will provide information on a continuous basis.

This is a significant improvement to the ability to collect and make available primary data in Plumas County. Broad access to accurate, local data has been a challenge. Due to low population density, state and federal data sets often group Plumas County into a multi-county region in order to achieve statistical significance. This limits the ability to accurately assess local conditions.

Plumas & Sierra Counties Plan to Address Homelessness (June 2020)

The Plumas and Sierra County Behavioral Health Departments commissioned a Plan to Address Homelessness for the purpose of laying out a focused and practical strategy for addressing the issue of homelessness in Plumas and Sierra counties. The Plan builds upon the work of the Plumas-Sierra Counties Continuum of Care (CoC), which is the local housing and homelessness Advisory Board within the larger NorCal CoC. As contiguous counties within the northern Sierra Nevada mountain range that have a long history of service collaboration and the sharing of resources, this two-county Plan provides a joint response to homelessness, while at the same time describing the unique challenges and resources that each county brings to the issue.

The Plan is a threshold requirement of the State Housing and Community Development Department's (HCD) "No Place Like Home" (NPLH) Program. NPLH is a statewide funding program that will allocate funds to counties and housing developers for the development of permanent supportive housing that assists those who are homeless and living with a mental illness or co-occurring diagnosis. HCD requires that any county that receives NPLH funding must adopt a 10-year homelessness plan, that the plan incorporates some required data and topics, and that the county consults with proscribed groups to receive input. This Plan follows the HCD requirements in order to position both Plumas and Sierra counties for receiving NPLH funds.

Most importantly, the Plan addresses the unique challenges and needs of those who are homeless in Plumas and Sierra counties, which are geographically large, rural, frontier counties with limited resources. The Plan is therefore grounded in the reality of what consumers, family

caregivers, concerned citizens, governmental, and nonprofit stakeholders have identified as the most critical needs and feasible solutions to move individuals and families from being unhoused to becoming stably housed in Plumas and Sierra counties, and to prevent homelessness whenever possible, including situations where those with serious mental illness must leave their family home.

The key findings and themes which emerged during the community engagement as part of the development of this Plan can be summarized as follows:

- There is a tremendous need for safe, healthy rental housing for all income levels, with those households who are low-income (80% of Area Median Income), seniors and the disabled especially affected by the shortage.
- In order to address people's immediate safety needs, working to open winter shelter options is a necessity.
- The community must pursue strong and sustainable funding sources in order to provide services to those most in need. Funding is especially needed for staff and operations for local non-profits.
- There are limited options for vitally needed transportation services. Those without cars or the money to fuel them are hampered in accessing the medical, social and financial services they need to support and improve their lives.
- Community partners must work together to identify the key indicators which put families and individuals at risk of homelessness and strengthen collaboration and systems to help avoid homelessness to the greatest extent possible.
- The greater community must be engaged to understand the economic and social factors contributing to homelessness, the current gaps in housing supply and how affordable and supportive housing plays a key role in the greater health of the community.

Plumas County Housing Study (June 2020)

The purpose of the Plumas County Housing Study was to describe general housing market conditions and identify development opportunities in Plumas County. The description of the housing market begins with an overview of base market conditions, including geography and proximity to job centers, demographics, local economic indicators, and household characteristics. Local housing trends and issues are then analyzed, including housing characteristics, residential construction trends, for-sale market statistics, and rental market statistics. Based on an assessment of these data points, the study identifies housing needs and opportunities within the County.

Some of the key findings of the Study are summarized below:

- Plumas County's largest age cohort is 65 years old or older, with 4,988 residents in this category (27% of the total population).
- The foundation of Plumas County's economy is Local Government and Service Providing Industries. These industries are vulnerable to a decline in employment due to impacts of COVID-19.
- Two out of every three households earning less than \$35,000 pay 30% or more of household income on housing.

- The large majority of Plumas County households earn less than \$75,000 (66%) annually.
- Mobile homes is the second largest housing type in the County after single-family detached structures, at 14% of all residential structures. This is much higher than the statewide mobile home rate of 4%.
- There is a clear shortage of smaller units for small households, and an oversupply of larger units.
- Most likely due to COVID-19 impacts, a review of recent vacation home postings show that many of these homes are transitioning from weekly leases to lower priced and longer-term leases. This presents a potential opportunity to open up the rental market to more middle and lower income households by increasing the overall rental stock available to local residents.
- The County has four distinct rental markets, which include market rate, rent-restricted affordable, short-term vacation rentals, and mobile home and special occupancy parks.
- There are 2,388 homeowners in the County without a mortgage (39% of all homeowners). This statistic, as well as the high proportion of households that are smaller and have individuals over age 64, indicate that there is potential for a significant proportion of homeowners that prefer to sell their home to realize its equity and live in a low-maintenance apartment or small home.
- There is a significant shortfall of at least 2,199 units in the County that are affordable to low income households.

Planning and Building Services Staff

Planning Department Staff

In 2020, and presently, there are three (3) full-time staff members in the Plumas County Planning Department, including a Planning Director, Assistant Planning Director, and Associate Planner. In addition, the Planning Department funds one (1) half-time Fiscal Officer position. Unlike most California county planning departments, the Plumas County Planning Department does not currently have a dedicated clerical staffer supporting Planning Department counter and administrative functions. The Assistant Planning Director performs the role of Clerk for the Planning Commission, and the Department Fiscal Officer takes the meeting minutes of the Zoning Administrator hearings.

Geographic Information Systems Department Staff

The Plumas County Geographic Information Systems (GIS) Department budgets for one (1) full-time GIS Coordinator position, which in 2020 was, and is presently, filled. The GIS Coordinator develops and maintains several GIS intra-maps for various County departments including Assessor, Building, Engineering, Environmental Health, Planning, Elections, Public Works, and Treasurer/Tax Collector. The GIS Coordinator also manages public-facing interactive maps that are available to the public through the Plumas County GIS webpage Map Portal such as a parcel query map, General Plan land use, zoning, supervisor districts, fire districts, voting precincts, population statistics, and more.

Building Department Staff

The Plumas County Building Department staff in 2020 included one (1) Director/Building Official, one (1) Senior Permit Technician, one (1) Permit Technician, and one (1) Inspector. Presently, the Building Department employs one (1) Director/Building Official, one (1) Senior Permit Technician, one (1) Permit Technician, and two (2) Inspectors.

Code Enforcement Staff

In 2020, and presently, the Plumas County Code Enforcement Department is made up of one (1) full-time Code Enforcement Officer. Code Enforcement is primarily a complaint-driven process. The County's Housing Element includes a program that commits the County to continue to use the Code Enforcement Department, as well as the Plumas County Sheriff's Office and Building Department staff, when needed, to ensure code compliance.

IV. General Plan and Zoning Amendments

General Plan Amendments

Two projects constituting one General Plan Amendment received recommendation for approval from the Planning Commission after November 2020 public hearings:

- ***GPA 7-18/19-01 Richard and Susan DeLano (The Brewing Lair):*** General Plan Amendment from Rural Residential to Commercial and rezone from R-10 (Rural) zoning to C-3 (Convenience Commercial) zoning.
- ***GPA 8-19/20-01 Rhonda and Alec Dieter:*** General Plan Amendment from Suburban Residential to Commercial and rezone from S-1 (Suburban) zoning to C-2 (Periphery Commercial) zoning.

Zoning Code Amendments

Ordinance 2020-1129: Ordinance amending Plumas County Code Title 9, Chapter 2, Article 2 to add definitions of "Commercial Social Event, Limited" and "Commercial Social Event" and Articles 30 (Agricultural Preserve), and 31 (General Agriculture) to add "Commercial Social Event, Limited" as a use subject to the issuance of an Administrative Use permit and "Commercial Social Event" as a use subject to the issuance of a Special Use permit and to add Articles 6.3 (Administrative use permits) and 44 (Commercial Social Event, Limited) establishing processes, thresholds, and standards for the establishment of the new use(s).

Plumas County Code, Title 9, Planning and Zoning

Following the adoption of the General Plan on December 17, 2013, an objective of the County was to update the Plumas County Code, Title 9 (Planning and Zoning) per direction provided in the implementation measures of the General Plan elements. At the Planning Commission meeting of December 15, 2016, the Commission selected a Title 9 (Planning and Zoning) update priority list to follow during the next year or several years.

The list of priorities, as established by the Commission in 2016, were as follows:

1. Local California Environmental Quality Act Guidelines (CEQA) update
2. Update Title 8 (Building Regulations), Chapter 17 (Flood) of the Plumas County Code re: Flood Plain Ordinance and applicable Title 9 (Planning and Zoning) sections
3. Update Title 9 (Planning and Zoning) of the Plumas County Code re: onsite wastewater treatment systems
4. Development of a Subdivision Ordinance
5. *Development of a Grading and Drainage Ordinance (INITIATED IN 2020, EXPECTED TO BE COMPLETED IN 2021)*
6. Solar Energy code development
7. Noise ordinance development
8. Child daycare facilities code update
9. Sign code update
10. *Second dwelling unit (now accessory dwelling unit) code update (COMPLETED 2019) (NOTE ADDITIONAL STATE LEGISLATION ADDRESSING ACCESSORY DWELLING UNITS APPROVED BY THE GOVERNOR IN 2019 AND 2020 TO BE ADDRESSED)*
11. *Drought Tolerant Landscape ordinance (i.e., MWELO) (COMPLETED 2019)*
12. *Chicken ordinance development (COMPLETED 2019)*
13. Department of Defense noise and compatibility code development
14. Dark sky lighting ordinance development
15. Surface Mining and Reclamation Act (SMARA) update
16. *State Responsibility Area (SRA) Fire Safe Regulations code update (COMPLETED 2018) (NOTE FUTURE CHANGES TO SRA FIRE SAFE REGULATIONS TO BE ADDRESSED)*
17. *Cellular Facilities ordinance (COMPLETED 2019)*
18. *General Plan Update Final EIR Implementation of Table 3-1 (COMPLETED 2019)*

V. Conclusion

General Plan Vision

The 2035 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 to ***promote a healthy physical and aesthetic environment, a vital economy, and a supportive social climate that can accommodate the expected growth and change over the next 20 years*** on a day-to-day basis and includes the public in the discretionary decision-making process. The County departments continue project review responsibilities to further the 2035 General Plan's goals, policies, programs, and implementation measures.

General Plan Element-by-Element Review

Starting in November 2019, the Planning Commission tasked themselves with an element-by-element review of the 2035 General Plan to continue the objectives of documenting the County's implementation and discussing of the goals, policies, programs, and measures to identify potential timeframes for existing implementation and future amendments.

The Planning Commission—between November 2019 and March 2020—reviewed the goals, policies, and implementation measures in the Land Use Element and created a summary (Appendix D) that reflects the notes and suggested action outcomes of the implementation measure discussions. Further, the Planning Commission—between June 2020 and November 2020—reviewed the goals, policies, and implementation measures in the Economics Element and created a summary (Appendix E) that reflects the notes and suggested action outcomes of the implementation measure discussions. It should be noted that by no means does the review of the implementation measures by the Commission or the annotated notes in the summary documents change, in any way, the adopted 2035 General Plan Land Use implementation measures.

Review of the 2035 General Plan element-by-element by the Planning Commission is expected to continue into 2021 with the anticipated review of the Water Resources Element, Agriculture and Forestry Element, Noise Element, Housing Element, and Public Health and Safety Element. Future elements anticipated to be reviewed in 2022 include the Circulation Element and Conservation and Open Space Element.

Plumas County Code, Title 9 Review

Public workshops for review of Plumas County Code, Title 9 (Planning and Zoning) code amendment recommendations by the Planning Commission and public hearings for adoption by the Board of Supervisors has continued during 2020 and is expected to continue into 2021; however, the list of Title 9 amendment priorities, as established by the Commission in 2016 and amended by unanimous Commission action in October of 2019, was not able to be addressed in 2020 due to other priorities directed by the Board of Supervisors (see Zoning Code Amendments in Section IV. General Plan and Zoning Amendments of this Report).

The top five (5) Planning staff priorities, as directed by the Planning Commission, remain and continue into 2021, as follows:

1. Surface Mining and Reclamation Act (SMARA) update
2. Update Title 8 (Building Regulations), Chapter 17 (Flood) of the Plumas County Code re: Flood Plain Ordinance and applicable Title 9 (Planning and Zoning) sections
3. Development of a Subdivision Ordinance
4. Noise ordinance development
5. Dark sky lighting ordinance development

The additional remaining Title 9 (Planning and Zoning) amendments continue to be tracked by Planning Department staff and will be addressed in the future as time and resources allow and/or should priorities change:

- Accessory dwelling units
- Local California Environmental Quality Act Guidelines (CEQA) update

- Update Title 9 (Planning and Zoning) of the Plumas County Code re: onsite wastewater treatment systems
- Solar energy code development
- Child daycare facilities code update
- Sign code update
- Department of Defense noise and compatibility code development
- Electrical vehicle charging stations (AB 1236)

In addition, the development of a countywide grading ordinance and drainage ordinance has been assumed by the Public Works Department, in association with other County departments, in 2020, with expected public input during Planning Commission workshops and Board of Supervisors public hearing in 2021.

Appendix A: California Government Code Section
65400

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 - 66301]

(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 standards, forms, and definitions adopted by the Department of Housing and Community Development. The department may review, adopt, amend, and repeal the standards, forms, or definitions, to implement this article. Any standards, forms, or definitions adopted to implement this article shall not be subject to Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2. Before 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 number of housing development applications received in the prior year.

(D) The number of units included in all development applications in the prior year.

(E) The number of units approved and disapproved in the prior year.

(F) 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.

(G) A listing of sites rezoned to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory required by paragraph (1) of subdivision (c) of Section 65583 and Section 65584.09. The listing of sites shall also include any additional sites that may have been required to be identified by Section 65863.

(H) The number of net new units of housing, including both rental housing and for-sale housing and any units that the County of Napa or the City of Napa may report pursuant to an agreement entered into pursuant to Section 65584.08, that have been issued a completed entitlement, a building permit, or a certificate of occupancy, thus far in the housing element cycle, and the income category, by area median income category, that each unit of housing satisfies. That production report shall, for each income category described in this subparagraph, distinguish between the number of rental housing units and the number of for-sale units that satisfy each income category. The production report shall include, for each entitlement, building permit, or certificate of occupancy, a unique site identifier that must include the assessor's parcel number, but may include street address, or other identifiers.

(I) The number of applications submitted pursuant to subdivision (a) of Section 65913.4, the location and the total number of developments approved pursuant to subdivision (b) of Section 65913.4, the total number of building permits issued pursuant to subdivision (b) of Section 65913.4, the total number of units including both rental housing and for-sale housing by area median income category constructed using the process provided for in subdivision (b) of Section 65913.4.

(J) If the city or county has received funding pursuant to the Local Government Planning Support Grants Program (Chapter 3.1 (commencing with Section 50515) of Part 2 of Division 31 of the Health and Safety Code), the information required pursuant to subdivision (a) of Section 50515.04 of the Health and Safety Code.

(K) The Department of Housing and Community Development shall post a report submitted pursuant to this paragraph on its internet website within a reasonable time of receiving the report.

(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. 2019, Ch. 844, Sec. 1. (SB 235) Effective January 1, 2020.)

Appendix B: Housing Unit Change Form,
California Department of Finance

HOUSING UNIT CHANGE FORM

Date of Estimate: 1/1/2021

PLEASE READ ATTACHED INSTRUCTIONS. RETURN BY **January 22, 2021**.

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 4/1/20-12/31/20 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: 10/1/19 – 3/31/20; Multiple unit permits issued: 4/1/19 – 12/31/19.

SECTION I. HOUSING UNITS GAINED	SINGLE-FAMILY			MULTI-FAMILY				Total Housing Units	How many of the total units reported (left) were of the following types:			
	detached Units	Attached Units	Mobile Homes	2, 3, or 4 -Plex		5 or More			Total Affordable Units	Detached Accessory Dwelling Units	Attached Accessory Dwelling Units	Total Accessory Dwelling Units
				Structures	Units	structures	Units					
1. Newly Constructed Units	27		2					29		1		
2. Converted Units Gained	1							1				
3. Non-Permitted Units Gained								0				

SECTION II. HOUSING UNITS LOST

From April 1, 2020 through December 31, 2020

1. Demolition , fire or natural disaster	1							1				
2. Converted Units Lost								0				
3. Non-Permitted Units Lost								0				

SECTION III. ANNEXATIONS AND DETACHMENTS

From April 1, 2020 through December 31, 2020

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		5 or More		
					Structures	Units	Structures	Units	
									0
									0
									0

SECTION IV. CIVILIAN GROUP QUARTERS CHANGE

From April 1, 2020 through December 31, 2020

Attach additional sheets if necessary.

Facility Name, Address, Zip Code, & Telephone Number	DATE OF STATUS CHANGE					PERMANENT RESIDENTS	
	Annexed	Detached	Opened	Closed	changed	4/1/2020	12/31/2020

Reported by: Carolyn Vickers Department: Plumas County Building Department Title: Permit Technician
 Address: 555 Main Street City: Quincy Zip Code: 95971
 E-mail Address: carolynvickers@countyofplumas.com Telephone: (530) 283-7011 FAX: (530) 283-6134

Appendix C: Annual Housing Element Progress
Report, California Department of
Housing and Community
Development

Jurisdiction	Unincorporated	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A																			
Housing Development Applications Submitted																			
Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
1					2	3	4	5								6	7	8	9
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	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	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below								0	0	0	2	0	13	30	46	0	0	0	
	120-120-033	238 Genesee Road		19-90	SFD	O	1/7/2020							1	1			No	
	110-292-004	441 Greenacre Drive		19-817	MH	O	1/27/2020						1		1			No	
	102-073-007	1256 Peninsula Drive		19-493	SFD	O	2/26/2020							1	1			No	
	115-093-059	586 Edwards		19-770	ADU	O	2/10/2020				1				1			No	
	100-430-016	391 Wagon Road		19-935	SFD	O	2/11/2020							1	1			No	
	005-240-020	41541 Wests Ranch Road		19-950	SFD	O	2/18/2020							1	1			No	
	106-283-030	6460 Highway 147		19-968	SFD	O	2/24/2020							1	1			No	
	115-067-007	390 Jackson Street		20-68	SFD	O	2/27/2020						1		1			No	
	103-320-006	119 Silver Pine Drive		19-808	SFD	O	3/30/2020							1	1			No	
	131-180-011	4942 Harvest Moon		19-944	SFD	O	3/2/2020							1	1			No	
	102-491-003	851 Lassen View		19-948	SFD	O	3/13/2020							1	1			No	
	102-423-012	1006 Timber Ridge Road		19-966	SFD	O	3/13/2020							1	1			No	
	128-151-017	3554 Grizzly Road		19-960	SFD	O	5/18/2020						1		1			No	
	108-290-018	278 Osprey Loop		19-974	SFD	O	5/7/2020							1	1			No	
	010-210-002	95254 Prospect Road		19-985	MH	O	5/22/2020						1		1			No	
	103-500-031	145 Terranova Drive		20-154	SFD	O	5/8/2020							1	1			No	
	003-450-021	785 Old Little Grass Valley Road		19-946	SFD	O	4/22/2020						1		1			No	
	131-090-018	2023 23N33XB		19-988	ADU	O	4/10/2020				1				1			No	
	102-322-013	504 Peninsula Drive		19-994	SFD	O	4/29/2020							1	1			No	
	102-262-005	656 Peninsula Drive		19-1009	SFD	O	4/10/2020							1	1			No	
	133-340-050	623 Redtail Loop Road		20-353	SFD	O	6/26/2020							1	1			No	
	129-031-009	19 Ponderosa Drive		19-990	SFD	O	7/23/2020							1	1			No	
	103-360-023	26 Fox Trail		19-1004	SFD	O	7/7/2020							1	1			No	
	128-060-003	517 Cedar Ravine Road		20-243	SFD	O	7/9/2020						1		1			No	
	116-362-004	163 Clough Street		20-269	SFD	O	7/2/2020						1		1			No	
	117-140-023	401 Meadow Lane		20-276	SFD	O	7/15/2020							1	1			No	
	106-290-002	6409 Highway 147		20-284	SFD	O	7/2/2020							1	1			No	
	025-500-004	7898 Bonnie Court		19-973	SFD	O	8/13/2020							1	1			No	
	133-350-030	72 Forest Heights		20-375	SFD	O	8/28/2020							1	1			No	
	116-352-009	2042 Crawford Street		20-422	SFD	O	8/3/2020						1		1			No	
	001-510-015	3833 W. Almanor Drive		20-432	SFD	O	8/7/2020							1	1			No	
	011-200-010	9743 Chester Warner Valley Road		19-653	SFD	O	9/17/2020						1		1			No	
	010-120-003	447 Frenchman Lake Road		19-683	MH	O	9/30/2020						1		1			No	
	102-023-004	1416 Peninsula Drive		20-400	SFD	O	9/1/2020							1	1			No	
	106-211-003	3895 Highway 147		18-127	SFD	O	10/16/2020						1		1			No	
	117-180-077	770 Quincy La Porte Road		20-569	MH	O	10/19/2020							1	1			No	
	108-231-011	309 Maidu Drive		20-769	SFD	O	10/30/2020							1	1			No	
	133-230-028	168 Quail View Circle		19-850	SFD	O	11/19/2020							1	1			No	
	103-350-009	95 Frostwood Lane		19-953	SFD	O	11/19/2020							1	1			No	
	100-052-008	221 Melissa Avenue		20-761	SFD	O	11/23/2020						1		1			No	
	010-010-060	3301 Maddalena Road		20-770	SFD	O	11/16/2020							1	1			No	
	100-331-018	713 Willhoite Road		19-993	SFD	O	12/7/2020						1		1			No	
	108-211-011	374 Osprey Loop		20-641	SFD	O	12/17/2020							1	1			No	
	131-260-030	1369 Great Spirit		20-668	SFD	O	12/18/2020							1	1			No	
	108-251-004	311 & 313 Manzanita Drive		20-861	SFD	O	12/10/2020							1	1			No	

Jurisdiction	Unincorporated	
Reporting Year	2020	(Jan. 1 - Dec. 31)

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

Table A2															
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units															
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+ADU,MH)	Tenure R=Renter 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 Entitlements
Summary Row: Start Data Entry Below							0	0	0	2	0	13	30		45
	120-120-033	238 Genesee Road		19-90	SFD	O							1	1/7/2020	1
	110-292-004	441 Greenacre Drive		19-817	MH	O						1		1/27/2020	1
	102-073-007	1256 Peninsula Drive		19-493	SFD	O							1	2/26/2020	1
	115-093-059	586 Edwards		19-770	ADU	O				1				2/10/2020	1
	100-430-016	391 Wagon Road		19-935	SFD	O							1	2/11/2020	1
	005-240-020	41541 Wests Ranch Road		19-950	SFD	O							1	2/18/2020	1
	106-283-030	6460 Highway 147		19-968	SFD	O							1	2/24/2020	1
	115-067-007	390 Jackson Street		20-68	SFD	O						1		2/27/2020	1
	103-320-006	119 Silver Pine Drive		19-808	SFD	O							1	3/30/2020	1
	131-180-011	4942 Harvest moon		19-944	SFD	O							1	3/2/2020	1
	102-491-003	851 Lassen View		19-948	SFD	O							1	3/13/2020	1
	102-423-012	1006 Timber Ridge Road		19-966	SFD	O							1	3/13/2020	1
	128-151-017	3554 Grizzly Road		19-960	SFD	O						1		5/18/2020	1
	108-290-018	278 Osprey Loop		19-974	SFD	O							1	5/7/2020	1
	010-210-002	95254 Prospect Road		19-985	MH	O						1		5/22/2020	1
	103-500-031	145 Terranova Drive		20-154	SFD	O							1	5/8/2020	1
	003-450-021	785 Old Little Grass Valley Road		19-946	SFD	O						1		4/22/2020	1
	131-090-018	2023 23N33XB		19-988	ADU	O				1				4/10/2020	1
	102-322-013	504 Peninsula Drive		19-994	SFD	O							1	4/29/2020	1
	102-262-005	656 Peninsula Drive		19-1009	SFD	O							1	4/10/2020	1
	133-340-050	623 Redtail Loop Road		20-353	SFD	O							1	6/26/2020	1
	129-031-009	19 Ponderosa Drive		19-990	SFD	O							1	7/23/2020	1
	103-360-023	26 Fox Trail		19-1004	SFD	O							1	7/7/2020	1
	128-060-003	517 Cedar Ravine Road		20-243	SFD	O						1		7/9/2020	1
	116-362-004	163 Clough Street		20-269	SFD	O						1		7/2/2020	1
	117-140-023	401 Meadow Lane		20-276	SFD	O							1	7/15/2020	1
	106-290-002	6409 Highway 147		20-284	SFD	O							1	7/2/2020	1
	025-500-004	7898 Bonnie Court		19-973	SFD	O							1	8/13/2020	1
	133-350-030	72 Forest Heights		20-375	SFD	O							1	8/28/2020	1
	116-352-009	2042 Crawford Street		20-422	SFD	O						1		8/3/2020	1
	001-510-015	3833 W. Almanor Drive		20-432	SFD	O							1	8/7/2020	1
	011-200-010	9743 Chester Warner Valley Road		19-653	SFD	O						1		9/17/2020	1
	010-120-003	447 Frenchman Lake Road		19-683	MH	O						1		9/30/2020	1
	102-023-004	1416 Peninsula Drive		20-400	SFD	O							1	9/1/2020	1
	106-211-003	3895 Highway 147		18-127	SFD	O						1		10/16/2020	1
	117-180-077	770 Quincy La Porte Road		20-569	MH	O							1	10/19/2020	1
	108-231-011	309 Maidu Drive		20-769	SFD	O							1	10/30/2020	1
	133-230-028	168 Quail View Circle		19-850	SFD	O							1	11/19/2020	1
	103-350-009	95 Frostwood Lane		19-953	SFD	O							1	11/19/2020	1
	100-052-008	221 Melissa Avenue		20-761	SFD	O						1		11/23/2020	1
	010-010-060	3301 Maddalena Road		20-770	SFD	O							1	11/16/2020	1
	100-331-018	713 Willhoite Road		19-993	SFD	O						1		12/7/2020	1
	108-211-011	374 Osprey Loop		20-641	SFD	O							1	12/17/2020	1
	131-260-030	1369 Great Spirit		20-668	SFD	O							1	12/18/2020	1
	108-251-004	311 & 313 Manzanita Drive		20-861	SFD	O							1	12/10/2020	1

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

[illegible]

Jurisdiction	Plumas County - Unincorporated	
Reporting Year	2020	(Jan. 1 - Dec. 31)

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

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B												
Regional Housing Needs Allocation Progress												
Permitted Units Issued by Affordability												
		1	2								3	4
Income Level		RHNA Allocation by Income Level	2019	2020	2021	2022	2023	2024			Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1										1
	Non-Deed Restricted											
Low	Deed Restricted	1									3	
	Non-Deed Restricted		1	2								
Moderate	Deed Restricted										25	
	Non-Deed Restricted		12	13								
Above Moderate		2	30	30							60	
Total RHNA		4										
Total Units			43	45							88	1

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Plumas County - Unincorporated
Reporting Year	2020 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Monitor Vacant and Underutilized Sites Inventory	The County will maintain and update an inventory of vacant and underutilized sites that are designated for residential uses. As part of its annual review of progress in implementing the Housing Element, the County will update the inventory, if necessary, to maintain an adequate supply of land consistent with California Government Code Section 65863 and to identify additional areas that may be suitable for higher-density residential development to ensure that a sufficient supply of land is available to achieve the County's RHNA and quantified objectives for moderate and lower-income households. As the Plumas Local Agency Formation Commission (LAFCo) reviews the municipal services provided within the County by the special districts, incorporate the information on services and infrastructure capacity into the inventory analysis.	Annual	As part of the 2019-2024 Housing Element update for Plumas County, adopted on October 15, 2019, the inventory of vacant and underutilized sites was updated. The vacant and underutilized sites inventory is monitored annually and updated as necessary.
Inclusionary Housing Program.	The County, in cooperation with the Plumas County Community Development Commission, will explore the adoption of a local inclusionary housing program. Inclusionary zoning ordinances require developers to include a certain percentage of rental or for-sale units that are affordable to lower-income households as a condition of development.	Explore options of an ordinance by the end of 2020; and if determined to be feasible, adopt an ordinance by the end of 2021.	No inclusionary zoning has been established.
Affordable Housing Trust Fund	The County, in cooperation with the Plumas County Community Development Commission, will assess the feasibility and, if feasible, develop an Affordable Housing Trust Fund to be used for the development of affordable housing in the County.	Assess the feasibility by 2021; and if determined to be feasible, develop by the end of 2022.	No Affordable Housing Trust Fund has been established.
Development Review and Processing Procedures	The County will continually seek to improve development review and procedures to minimize the time and/or cost required for review and project approval.	Annually, starting in June 2020.	As of June 2020, the County annually reviews development review and procedures to minimize the time and/or cost for the review and approval of a project, as well as annually reviews the Plumas County Planning and Building Services Fee Schedule. As an ongoing basis to improve development review and procedures, the Planning Department continually strives to streamline the processing and approval of projects.
Building, Planning, and Zoning Codes	As new California codes are adopted, the County will review Title 8 (Building Regulations) and Title 9 (Planning and Zoning) of the Plumas County Code of Ordinances for current compliance and adopt the necessary revisions so as to further local development objectives.	As new codes are adopted by the state.	Plumas County Planning and Building Services continually monitors newly adopted California codes to ensure compliance with California codes and further local development.

Camping Time Limit	Amend Section 9-2.405 (Camping) of the Plumas County Code to remove the camping limitation on private lands (non-camp ground use) of 120 days in a calendar year to provide for alternative affordable housing opportunities for those that need it, for example, caregivers or property owners that desire to remain on the property while under construction of a dwelling.	Amend by 2020	The amendment to Sec.9-2.405 of Plumas County Code has not occurred. However, the Plumas County Zoning Code permits by right in residential zones, one dwelling unit; one guest house (accessory dwelling units in Single-Family and Multiple-Family Residential Zones); and one additional detached dwelling unit on any parcel twice or more the minimum lot area. Additionally, Plumas County Code includes a provision for temporary occupancy, which permits the use of a recreational vehicle, manufactured home, or other building while a permitted building is being constructed, with a maximum occupation time of 18 months (six months for the installation of a permitted manufactured home).
Provide Assistance for Persons with Developmental Disabilities	The County will work with the Far Northern Regional Center to implement an outreach program that informs families in the County about housing and services available for persons with developmental disabilities. This outreach program will also include outreach to potential developers of affordable housing.	Develop an outreach program within one year of adopting the Housing Element and implement the program within six months after it is developed.	No outreach program has been established or implemented.
Reasonable Accommodation and Housing for Persons with Disabilities	The County will adopt a written procedure to make reasonable accommodations (i.e., modifications or exceptions) in its zoning ordinance and other land use regulations and practices when such accommodations may be necessary to afford persons with disabilities, and other special needs, an equal opportunity to use and enjoy a dwelling. The County will also address financial incentives for home developers who address SB 520 (Chesbro, 2001) accessibility issues for persons with disabilities in new construction and retrofitting existing homes. Lastly, the County will review and revise, as necessary, its Zoning Ordinance to ensure the County's definition of "Family" is consistent with federal and state fair housing laws and is not a constraint on the development of housing for persons with disabilities.	Update the Zoning Ordinance by 2021.	An ordinance has not yet been completed or adopted.
Transitional and Supportive Housing and Navigation Centers	Review and revise, as necessary, the Plumas County Zoning Ordinance to define and consider transitional and supportive housing a residential use permitted by right in all zones that permit residential uses, subject to only those restrictions that apply to residential uses of the same type in the same zone. In addition, the County will amend the Zoning Ordinance to allow Low Barrier Navigation Centers pursuant to Government Code Section 65660 – 65668 (AB 101, Weiner, 2019).	Update the Zoning Ordinance by 2021.	No ordinance has been completed or adopted to update the Zoning Ordinance. However, the Plumas County Zoning Code contains many by right non-discretionary processes that apply to transitional housing and supportive housing throughout the County.
Accessory Dwelling Units	Accessory dwelling units (ADU), or second units, can be an affordable housing option and can help meet the needs of many residents. To ensure consistency with state law concerning ADUs (AB 1866 [Wright, 2002], AB 2299 [Bloom, 2016], and SB 1069 [Wieckowski, 2016]), the County will review and revise, as necessary, its Zoning Ordinance to facilitate the development of ADUs.	Update the Zoning Ordinance by 2019.	The Zoning Ordinance was updated in October 2019 to accommodate accessory dwelling units in Single-Family Residential and Multiple-Family Residential zones. Accessory dwelling units in the Single-Family and Multiple-Family Residential zones are a use permitted by right.

Density Bonus Program	State law requires that the County allow more dwellings to be built than the existing development standards allow if a developer agrees to make a certain number of dwellings available to the target income category (e.g., very low, low, and/or moderate income). This provision in state law is commonly referred to as a density bonus provision. The County should actively encourage developers to utilize the density bonus provision and develop affordable housing by providing information about the program at the Planning Department counter, on the County's website, and at applicant pre-application meetings.	Update the Zoning Ordinance by 2021; ongoing as projects are processed through the Planning Department.	No ordinance has been completed or adopted. The program will be implemented, where applicable, to development projects as projects are processed through the Planning Department.
First-Time Homebuyer Program	The Plumas County Community Development Commission will develop a First-Time Homebuyer Program to provide down payment assistance and closing cost assistance to low-income first-time homebuyers. Once developed, the County will refer interested households to the Plumas County Community Development Commission.	Develop program by 2021; then refer interested households to the Plumas County Community Development Commission as they approach the County.	The Plumas County Community Development Commission will create the program and will provide this program once created. The program has not, at this time, been established.
Preserve Assisted Units	To ensure that assisted affordable housing remains affordable, the Plumas County Community Development Commission, in cooperation with the County, will monitor the status of all affordable housing projects and, as their funding sources near expiration, will work with owners and other agencies to consider options to preserve such units. The County and Plumas County Community Development Commission, as appropriate, will also provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation.	Ongoing, as projects approach expiration.	The Plumas County Community Development Commission fulfills this program, in cooperation with the County, as projects approach expiration.
Rehabilitation Program	The Plumas County Community Development Commission, in cooperation with the County, will pursue grant opportunities to reinstate a Housing Rehabilitation Program in the County that provides down payment assistance and rehabilitation services to very low- and low-income households. The Plumas County Community Development Commission, with assistance from the County as appropriate, will promote the availability of funding and resources through public outreach and collaboration with nonprofits, local realtors, lenders, and escrow companies.	Continue to apply annually for various types of grant funding as NOFAs are released.	On an annual basis, the Plumas County Community Development Commission, in cooperation with the County, actively seeks grant opportunities to provide assistance and services to low and very low income households.

Code Enforcement	The County's Code Enforcement Officer handles code enforcement issues on a complaint-driven basis and deals with a variety of issues, including property maintenance, abandoned vehicles, and housing conditions. Complaints are investigated through an established code enforcement process. An Investigative Service Request Form or Complaint Form is mandatory before a complaint is accepted for investigation. The complaint form can be submitted by mail, email, walk-in, or fax. The County will continue to use the Code Enforcement Department, as well as the Plumas County Sheriff's Office and Building Department staff, when needed, to ensure compliance.	Ongoing, as complaints received	The County continually, as complaints are received, uses the Code Enforcement Department, Sheriff's Office, and Building Department staff to ensure compliance with Plumas County Code.
Fair Housing	The County will continue to refer persons experiencing discrimination in housing to the Plumas County Community Development Commission who is the local contact and referral agency. The County and the Plumas County Community Development Commission will cooperate with neighboring jurisdictions, nonprofits, and local organizations that sponsor workshops on fair housing laws and how those who are victims of discrimination can address grievances. Provide notice and educational materials on fair housing rights and equal housing opportunity to residents of Plumas County through the Plumas County Community Development Commission's housing programs and Housing Choice Voucher Program (Section 8) applications. Continue to distribute fair housing information and instructions on how to file a discrimination complaint through resources on the Plumas County Community Development Commission's website at http://www.plumascdc.org/ and through posters and brochures available at the Plumas County Community Development Commission, County Planning Department counter, Plumas County Library branches, and PCIRC's Quincy Wellness & Family Resource Center and the Portola Family Resource Center.	Ongoing, as complaints are received	The Plumas County Development Commission provides this service. The County continues to refer people experiencing discrimination in housing to the Plumas County Community Development Commission.
Title 24 Energy Efficiency Standards	The County will continue to enforce Title 24 of the California Building Code on all development.	Ongoing	The Building Department reviews and enforces Title 24 Energy Efficiency Standards on all applicable building permits.
Energy Efficiency Programs	The County will work with utility providers (e.g., Liberty Energy, Plumas-Sierra Rural Electric Cooperative, and PG&E) and the Plumas County Community Development Commission to encourage existing income qualifying residents to participate in energy efficiency retrofit programs such as the Low Income Weatherization Program, Low Income Home Energy Assistance Program (HEAP), and Winter Rate Assistance Program (WRAP). The Plumas County Community Development Commission will consider sponsoring an energy awareness program in conjunction with utility providers in Plumas County to educate residents about the benefits of various retrofit programs.	Ongoing	The County, Plumas County Community Development Commission, and utility providers, such as PG&E, encourage residents on an ongoing basis about energy efficiency retrofit programs. The Plumas County Community Development Commission provides readily accessible energy efficiency program information on their website for Plumas County residents.

Housing Condition Survey	The County, in cooperation with the Plumas County Community Development Commission, will conduct a housing condition survey to identify areas of housing deterioration and dilapidation to determine the number of housing units in the unincorporated Plumas County area that are in need of rehabilitation or replacement.	Within the planning period	No housing condition survey has been conducted.
Employee Housing	The Plumas County Zoning Ordinance permits employee housing, meaning dwelling units or manufactured homes, by right, in the County's two agricultural zones; Agricultural Preserve (AP) and General Agriculture (GA). To comply with California Health and Safety Code Sections 17021.5 and 17021.6 the County will review and revise, as necessary, its Zoning Ordinance to ensure employee housing cannot be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use, and the permitted occupancy and definition of employee housing in an agricultural zone must include agricultural employees who do not work on the property where the employee housing is located.	Update the Zoning Ordinance by 2020	No update to the Zoning Ordinance has been developed or adopted.
Housing for Lower Income and Extremely Low-Income Households	The County will proactively encourage and facilitate the development of affordable housing for lower income households through actions such as providing regulatory incentives, reducing or waiving development fees, and outreaching to nonprofits and affordable housing developers to assist in the application for state and federal funding sources. In addition, the Plumas County Community Development Commission, in collaboration with the County, will explore the feasibility of preserving and rehabilitating existing older (structurally sound) motels in Plumas County suitable for single-room occupancy (SRO) units.	Bi-annual review and outreach and assess the feasibility of SRO units by 2021; and if determined to be feasible, apply annually thereafter for various types of grant funding as NOFAs are released	The County encourages the development of affordable housing for lower income households and plans to actively seek housing developers for the development of affordable housing.
Emergency Shelter Development	The County will amend the Zoning Ordinance to allow emergency shelters as a permitted use in the Multiple-Family Residential (M-R) zone without a conditional use permit or other discretionary review. Emergency shelters will not be subject to additional development standards, processing, or regulatory requirements beyond what applies to residential development in the M-R zone. In addition, the County will evaluate adopting development and managerial standards that are consistent with California Government Code Section 65583(a)(4).	Update the Zoning Ordinance by 2019	The Zoning Ordinance was updated in October 2019 to accommodate emergency shelters in the Multiple-Family Residential zone (M-R). Emergency shelters in the M-R zone are a use permitted by right and does not require discretionary review.

Housing Choice Voucher Program	<p>The Plumas County Community Development Commission, in cooperation with the County, will continue to manage the Housing Choice Voucher Program (Section 8) for Plumas, Lassen, Sierra, and Tehama counties to assist eligible tenants by paying a portion of the rent to a landlord for a privately leased unit.</p> <p>Promote the Housing Choice Voucher Program and distribute program information through resources on the Plumas County Community Development Commission website at http://www.plumascdc.org/ and through posters and brochures available at the Plumas County Community Development Commission, County Planning Department counter, and Plumas County Library branches.</p>	Ongoing, and resolution as needed	The Plumas County Community Development Commission provides this service (Section 8).
Water and Sewer Infrastructure	In cooperation with special districts, the Plumas County Community Development Commission will continue to seek funding for water and sewer infrastructure repairs, upgrades, and new facilities.	Continue to apply as NOFAs are released	The Plumas County Community Development Commission provides this service.
Community Development Block Grant Funding	The County will support the Plumas County Community Development Commission when applying for Community Development Block Grant (CDBG) program funding.	Ongoing, as NOFAs are released	The Plumas County Community Development Commission fulfills this program and the County provides support to the Plumas County Community Development Commission as opportunities arise.
Mobile Home Parks	The County, in coordination with HCD, will review and evaluate the housing conditions of tenants of mobile home parks and identify strategies to address the needs, as appropriate, including seeking technical assistance and financial resources from HCD.	Review, annually	The Plumas County Housing Element was updated at the end of 2019; therefore, no review and evaluation has been conducted for mobile home parks in Plumas County.

Jurisdiction	Unincorporated	
Reporting Period	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Harris County Unincorporated	
Reporting Period	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	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) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Residential Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Plumas County Unincorporated
Reporting Period	2020 (Jan. 1 - Dec. 31)

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

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

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	Plumas County - Unincorporated	
Reporting Period	2020 (Jan. 1 - Dec. 31)	

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Jurisdiction	as County - Unincorporated	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	13
Above Moderate		30
Total Units		45

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

Housing Applications Summary	
Total Housing Applications Submitted:	45
Number of Proposed Units in All Applications Received:	45
Total Housing Units Approved:	0
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

Jurisdiction	umas County - Unincorporated	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT					
Local Early Action Planning (LEAP) Reporting					
(CCR Title 25 §6202)					
Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.					
Total Award Amount	\$ -		Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted		0
	Non-Deed Restricted		0
Low	Deed Restricted		0
	Non-Deed Restricted		2
Moderate	Deed Restricted		0
	Non-Deed Restricted		13
Above Moderate			30
Total Units			45

Building Permits Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted		0
	Non-Deed Restricted		0
Low	Deed Restricted		0
	Non-Deed Restricted		2
Moderate	Deed Restricted		0
	Non-Deed Restricted		13
Above Moderate			30
Total Units			45

Certificate of Occupancy Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted		0
	Non-Deed Restricted		0
Low	Deed Restricted		0
	Non-Deed Restricted		0
Moderate	Deed Restricted		0
	Non-Deed Restricted		3
Above Moderate			1
Total Units			4

Appendix D: 2035 GENERAL PLAN
LAND USE ELEMENT
IMPLEMENTATION MEASURES
SUMMARY OF PLANNING
COMMISSION REVIEW

2035 GENERAL PLAN LAND USE ELEMENT IMPLEMENTATION MEASURES SUMMARY OF PLANNING COMMISSION REVIEW

The following table documents the implementation measures included in the 2035 General Plan Land Use Element. The Planning Commission—between November 2019 and March 2020—reviewed the goals, policies, and implementation measures and this summary reflects the notes and suggested action outcomes (*red italic text*) of the implementation measure discussions. By no means does the review of the implementation measures by the Commission or the annotated notes in this document change, in any way, the adopted 2035 General Plan Land Use implementation measures.

Land Use Element Implementation Measure	Implements what Policy	Who is Responsible	2015-2020	2020-2030	On-Going
1. Encourage all new residential development projects to be located within or adjacent to mapped Planning Areas where basic infrastructure, services, and adequate response times for such services as water, wastewater disposal, utilities, fire protection, police and emergency medical, and commercial services typical for the planning area type, exist or require that the project provide its own internal infrastructure and services that are bonded for long term maintenance.	1.1.1	Planning			X with development applications
2. Establish a (<i>GIS</i>) database which identifies vacant and underutilized parcels (<i>primarily residential [include review of Housing Element vacant land inventory], commercial, and industrial</i>) within existing developed areas. Make this information available to the public (<i>include on County's GIS based web portal</i>). The permitting process shall be streamlined (<i>define</i>) for projects meeting in-fill goals (<i>define</i>).	1.1.2	Planning		X GIS to establish database; review permit process	
3. a. In areas where adequate water, sewer and fire protection and emergency medical services exist or can be made available and community character will not be affected (<i>stated criteria</i>), identify suitable locations (<i>community/parcel based</i>) to designate (<i>existing zoning and/or rezone</i>) to accommodate higher density residential use (<i>include review of Housing Element vacant land inventory</i>).	1.1.3	Planning, Board of Supervisors		X discuss areas for higher density residential with BOS, as needed	

2035 GENERAL PLAN LAND USE ELEMENT IMPLEMENTATION MEASURES SUMMARY OF PLANNING COMMISSION REVIEW

Land Use Element Implementation Measure	Implements what Policy	Who is Responsible	2015-2020	2020-2030	On-Going
b. Encourage <i>(discuss how)</i> the use of clustering of residential or non-agricultural land uses away from agriculturally-sensitive areas to minimize impact to agricultural operations, whenever possible. Consider <i>(discuss)</i> amending existing zoning and subdivision regulations to allow for a reduction of minimum lot sizes when cluster subdivisions are used to minimize impacts on adjacent agricultural uses and/or sensitive environmental areas, and where environmental conditions allow. Consider <i>(discuss)</i> developing a density bonus <i>(see also Housing Element program)</i> or TDR programs that support the stated intent. Consider <i>(discuss)</i> developing a TDR program that includes Agriculture Preserve, Agriculture & Grazing and Timber Resource Lands as sending parcels.				X <i>Consider</i>	X <i>Encourage</i>
4. a. Update the Zoning Code <i>(workshops with Planning Commission)</i> to ensure that areas designated for agricultural uses both limit and allow uses that directly relate to agricultural production, support agriculture or compliment agricultural uses and landscapes, such as farm stays, hunting and fishing clubs and other uses compatible with agriculture.	1.1.4	Planning, Board of Supervisors	X <i>completed code update (2019) to include AG processing for the benefit of onsite AG production</i>	X <i>Proposed update to code (2020) to include commercial social events as a compatible use in AG zones</i>	X <i>Continue to review for possible code updates</i>
b. Minimum lot size requirements for previously existing legal lots do not apply. Existing lawful non-conforming lots <i>(in all zoning districts)</i> will be permitted to develop at a density of at least one dwelling unit per legal lot, provided all life safety-related Land Development, Environmental Health, and Building standards can be met.					X <i>with development applications</i>

2035 GENERAL PLAN LAND USE ELEMENT IMPLEMENTATION MEASURES SUMMARY OF PLANNING COMMISSION REVIEW

Land Use Element Implementation Measure	Implements what Policy	Who is Responsible	2015-2020	2020-2030	On-Going
c. Adopt policies, standards (<i>Zoning Code amendment</i>), and guidelines (<i>consideration document</i>) supporting the implementation of an agricultural buffer setback outlining specifics of the setback (<i>determine</i>), including special circumstances for variations in distance and permitted uses within the setback (<i>determine</i>).				X <i>initiate discussions with AG Commissioner</i>	
d. Adopt policies that address building site clustering with creation of permanent open space, restriction of building area on lots that will support building construction, or other means which are consistent with the protection of natural resources and environmental characteristics of the site (<i>discuss criteria</i>). Open space created through clustering shall be assured of permanent maintenance as open space by mechanisms (<i>research</i>) such as, but not limited to, dedication, permanent easement, irrevocable trust, deed restrictions, or other mechanism assuring its permanent status.				X <i>discuss policy direction with BOS</i>	
5. The County and the City through a joint planning effort (<i>collaborate</i>) may map and develop Community Plans that address future development opportunities and the criteria to be applied (<i>develop</i>) to the review of development opportunities.	1.1.5	Board of Supervisors, City of Portola		X <i>may collaborate with City of Portola</i>	
6. a. Within the City's Sphere of Influence, discretionary development projects shall first be referred to the City for possible annexation. If the City does not choose to annex, the City's review and comments shall be considered by the County in processing the discretionary development project.	1.3.1	Board of Supervisors, City of Portola, Plumas			X <i>with development applications</i>
b. Should the Plumas Local Agency Formation establish an Area of Concern or interest to the City, applications for discretionary land use projects shall be referred to the City for review and comment.		LAFCO, Planning			X <i>with development applications</i>

**2035 GENERAL PLAN LAND USE ELEMENT IMPLEMENTATION MEASURES
SUMMARY OF PLANNING COMMISSION REVIEW**

Land Use Element Implementation Measure	Implements what Policy	Who is Responsible	2015-2020	2020-2030	On-Going
7. Amend the zoning ordinance (<i>workshop with Planning Commission</i>), including, but not limited to, special use permit and variance provisions, to establish discretionary review of all proposed development projects within the MOAs (<i>military and operational considerations</i>).	1.4.1	Planning		X <i>initiate consultation with military to discuss process</i>	
8. Require the use of existing infrastructure for all new development. If existing infrastructure is not available or adequate, require new development to pay its reasonable fair-share towards the construction or expansion of infrastructure for roads, water, sewer, drainage and other infrastructure necessary for the completion of the development.	1.5.1	Planning			X <i>with development applications</i>
9. Identify existing water, sewer, drainage, public safety services, and roadway facilities and infrastructure, whether private or public, and include this information on the County's Geographic Information Services database making this information readily available for public (<i>include on County's GIS based web portal</i>) and/or private inquiries. Use this information to develop a land use pattern that maximizes the use of existing infrastructure (<i>future infill growth areas</i>).	1.5.2	Planning, GIS, Special Districts		X <i>GIS task, collaborate with special districts for data</i>	
10. Require new developments located in an area not currently served by an organized fire or emergency services provider to be annexed into an existing fire district or establish a funding mechanism appropriate to cover costs associated with the provision of such services at a service level appropriate for the size and scale of the development. Establishment of a funding mechanism may be waived when adequate alternative service levels are provided to the satisfaction of the service district or provider.	1.5.3	Planning			X <i>with development applications</i>

2035 GENERAL PLAN LAND USE ELEMENT IMPLEMENTATION MEASURES SUMMARY OF PLANNING COMMISSION REVIEW

Land Use Element Implementation Measure	Implements what Policy	Who is Responsible	2015-2020	2020-2030	On-Going
11. a. Update the Zoning Code (<i>workshop with Planning Commission</i>) to be consistent with General Plan land use designations allowing for a variety of commercial and industrial uses adjacent to, and/or within, Town and Community areas.	1.6.1	Planning		X <i>commercial and industrial land use and zoning</i>	
b. Support efforts to improve access (<i>define what this means</i>) to public infrastructure (<i>determine how</i>) to facilitate the efficient economic development of commercial and industrial properties.				X <i>tie to 11a</i>	
12. Amend the Zoning Code (<i>completed</i>) to allow limited convenience commercial services in Rural Places and Master Planned Communities or in other small residential areas upon approval of a Special Use Permit, Planned Development Permit or administrative review (<i>determine</i>) to ensure compliance with existing approvals.	1.6.2	Planning		X <i>may determine administrative review process</i>	
13. Investigate funding opportunities (<i>research</i>) and development agreements (<i>research</i>), which will provide for access improvements usable by industrial and commercial uses.	1.6.3	Planning		X <i>tie to 11b</i>	
14. a. Ensure that the policies and development standards of the County Zoning Ordinance and similar regulatory documents (<i>review</i>) are consistent with the adopted Airport Land Use Compatibility Plans regarding noise mitigation, land use restrictions, building height, lighting, and other site development standards, by the establishment of an Airport Combining Zone or an Airport Overlay Zone (<i>to be completed</i>).	1.6.4	Planning, Airport Land Use Commission		X <i>consistency review of land uses adjacent to airports with ALUCPs; establish combining or overlay zone</i>	
b. Adopt the Airport Land Use Compatibility Plans as part of the General Plan by reference.				X <i>completed</i>	

2035 GENERAL PLAN LAND USE ELEMENT IMPLEMENTATION MEASURES SUMMARY OF PLANNING COMMISSION REVIEW

Land Use Element Implementation Measure	Implements what Policy	Who is Responsible	2015-2020	2020-2030	On-Going
15. a. Analyze <i>(workshop with Planning Commission)</i> , and where necessary, amend the zoning map <i>(GIS)</i> to be consistent with the planning area designations <i>(range of residential densities)</i> ; Town, Community, Rural Places, Master Planned Communities.	1.7.1	Planning		X <i>assessment to be completed, tie to 15b</i>	
b. Initiate necessary and appropriate zoning code and zoning map <i>(GIS)</i> amendments <i>(workshop with Planning Commission)</i> to ensure zoning consistency between Land Use and Zoning designations.				X <i>addressed in General Plan EIR, need for consistency</i>	
16. Incorporate <i>(how)</i> within the Land Use and Zoning Map <i>(GIS)</i> appropriate <i>(define what is large-scale, maybe by employees)</i> industrial and commercial uses within proximity to residential uses to minimize travel times and trip lengths <i>(VMT implication)</i> .	1.8.1	Planning		X <i>GIS task, inventory and query sites</i>	
17. Undertake necessary and appropriate <i>(determine)</i> zoning code and zoning map <i>(GIS)</i> changes <i>(workshop with Planning Commission)</i> to promote and encourage small-scale <i>(define, maybe by employees)</i> business and industrial land use growth.	1.8.2	Planning		X <i>GIS task, inventory and query sites</i>	
18. Undertake necessary and appropriate zoning code and zoning map changes <i>(workshops with Planning Commission)</i> to promote and encourage the appropriate location for cellular tower facilities and other communication technology infrastructure within the County, utilizing such measures as co-location.	1.9.1	Planning	X <i>completed telecom code update (2019)</i>		
19. The County will make the necessary and appropriate <i>(determine)</i> zoning code and zoning map changes <i>(workshop with Planning Commission)</i> to promote and encourage the appropriate renewable energy resources and transmission corridors in the County's Zoning Code. The County will assist <i>(how)</i> stakeholders in resolving generation and transmission siting issues.	1.10.1	Planning		X <i>solar to be addressed with zoning code update</i>	X <i>hydropower in code, wind turbines in code</i>

**2035 GENERAL PLAN LAND USE ELEMENT IMPLEMENTATION MEASURES
SUMMARY OF PLANNING COMMISSION REVIEW**

Land Use Element Implementation Measure	Implements what Policy	Who is Responsible	2015-2020	2020-2030	On-Going
20. The County <i>(staff)</i> shall coordinate with the military experts to site renewable energy facilities in a manner that does not significantly impact military necessities. The County will give due consideration to issues including, but not limited to: light and glare, heat generation, smoke, dust, equipment testing and operation, personnel training and flight operations. The County <i>(staff)</i> will facilitate collaboration between stakeholders to ensure balanced and compatible land use priorities.	1.10.2	Planning			<i>X with development applications</i>
21. The County shall charter the Plumas County Coordination Council to be the forum responsible for the coordination of planning efforts between the County and other local <i>(public and private)</i> , state and federal land managers.	1.4.1 1.4.2	Board of Supervisors		<i>X review the "other local land managers" component</i>	<i>X see BOS Resolution No. 08-7514 focuses on state and federal agencies</i>

Appendix E: 2035 GENERAL PLAN
ECONOMICS ELEMENT
IMPLEMENTATION MEASURES
SUMMARY OF PLANNING
COMMISSION REVIEW

2035 GENERAL PLAN ECONOMICS ELEMENT IMPLEMENTATION MEASURES SUMMARY OF PLANNING COMMISSION REVIEW

The following table documents the implementation measures included in the 2035 General Plan Economics Element. The Planning Commission—between June 2020 and November 2020—reviewed the goals, policies, and implementation measures and this summary reflects the notes and suggested action outcomes (*red italic text*) of the implementation measure discussions. By no means does the review of the implementation measures by the Commission or the annotated notes in this document change, in any way, the adopted 2035 General Plan Economics Element implementation measures.

Economics Element Implementation Measure	Implements what Policy	Who is Responsible	2015-2020	2020-2030	On-Going
1. a. The County shall consider (<i>discuss</i>) the establishment of an economic advisory body (<i>formation needed</i>) to assist in the development of an economic development strategy (<i>prepare</i>) and workforce. Such a body should be appointed by the Board of Supervisors and should include representatives of key sectors, including but not limited to local business, forestry and timber products, energy, tourism, agriculture, banking and finance, health services and education. In addition, the County should seek participation (<i>discuss at Plumas County Coordinating Council</i>) from the United States Forest Service.	5.1.2	Board of Supervisors		X <i>Consider</i>	
b. The County shall manage (<i>discuss</i>) the preparation and regular updates of an economic development strategy (<i>once developed</i>) that that will guide the overall development of Plumas County as a competitive location for existing businesses to remain and expand and for attracting new businesses, consistent with the General Plan vision. The County may prepare (<i>determine</i>) the economic development strategy itself with guidance from the economic advisory body or may delegate this responsibility to local economic development service providers (<i>define/who</i>) for adoption by the County with review and input by the economic advisory body.		County Economic Development Services Provider		X <i>Manage</i>	

**2035 GENERAL PLAN ECONOMICS ELEMENT IMPLEMENTATION MEASURES
SUMMARY OF PLANNING COMMISSION REVIEW**

Economics Element Implementation Measure	Implements what Policy	Who is Responsible	2015-2020	2020-2030	On-Going
2. When requested, and as County resources allow <i>(staff time)</i> , the County shall work with existing or prospective businesses in industries targeted by the County's economic development strategy <i>(to be determined)</i> to secure financial assistance from such sources as Community Development Block Grants, Economic Development Administration or United States Department of Agriculture Rural Development.	5.1.3	County Economic Development Services Provider			<i>X when requested and as resources allow</i>
3. The County shall include designated mineral resource areas in Plumas County land-use maps <i>(GIS)</i> and protect these sites from encroachment.	5.1.4	Planning	<i>X completed</i>		
4. a. The County shall consider <i>(discuss)</i> designating a County staff person or third party economic development organization <i>(determine)</i> to collect and disseminate information <i>(how)</i> to existing and prospective businesses regarding demographics, labor-force characteristics, availability of sites, including both buildings and land able to be developed, with appropriate zoning and infrastructure, transportation, and services, and other factors relevant to business location and expansion decisions <i>(criteria)</i> , in collaboration with the City of Portola, County Chambers of Commerce and local property owners and real estate representatives <i>(coordination)</i> .	5.1.6	County Economic Development Services Provider		<i>X consider</i>	
b. As part of an overall economic development strategy <i>(see Implementation Measure #1)</i> , the County shall work with local partners to develop and implement an ongoing proactive business-retention program <i>(prepare)</i> to support existing businesses and foster their expansion. As part of the business retention program, establish a business outreach program <i>(prepare)</i> aimed at enhancing communication between existing businesses and the County, which could include convening business roundtable meetings for sharing information and concerns.	5.1.7			<i>X with overall Economic Development Strategy</i>	

2035 GENERAL PLAN ECONOMICS ELEMENT IMPLEMENTATION MEASURES SUMMARY OF PLANNING COMMISSION REVIEW

Economics Element Implementation Measure	Implements what Policy	Who is Responsible	2015-2020	2020-2030	On-Going
<p>The meetings should include representation from government and businesses and should provide a forum for any local business to share concerns.</p> <p>c. See policies and implementation programs in Agriculture and Forestry Elements, regarding ongoing support for these industries <i>(noted)</i>.</p> <p>d. As part of the larger economic development strategy <i>(see Implementation Measure #1)</i>, the County shall consider <i>(discuss)</i> the establishment of a “local foods” initiative <i>(coordinate with Plumas-Sierra Community Food Council, Plumas-Sierra County Agricultural Commissioner, and County Environmental Health)</i> that will help to increase the supply of locally grown food. Elements of the initiative may include ensuring that existing policies facilitate greenhouse development on agricultural lands; expanding farmers market operations, working with local farmers to determine methods of extending the season, expanding number of vendors, increasing the days per week and considering other locations in the County; making it easier for farmers to establish farm stands for direct sales on agricultural property <i>(review Plumas County Code)</i> and supporting programs that promote and assist in the identification and marketing of local products, including outreach <i>(coordinate)</i> to the newspaper, Chambers of Commerce, businesses and any others seeking to improve the environment to foster an effective local foods initiative.</p>				<p>X</p> <p><i>with overall Economic Development Strategy</i></p>	

**2035 GENERAL PLAN ECONOMICS ELEMENT IMPLEMENTATION MEASURES
SUMMARY OF PLANNING COMMISSION REVIEW**

Economics Element Implementation Measure	Implements what Policy	Who is Responsible	2015-2020	2020-2030	On-Going
<p>5. a. The County shall disseminate information on available sites <i>(GIS exercise)</i>. See Implementation Measure 5.1.6, above.</p> <p>b. The County shall ensure adequate land <i>(zoning)</i> supply <i>(GIS exercise)</i>. See Policy 5.1.6 above.</p> <p>c. The County shall strive to support efforts of local economic development service providers <i>(determine)</i> to coordinate in conducting outreach and assistance <i>(staff time)</i> to prospective new businesses.</p> <p>d. The County shall encourage and support efforts to foster new economic activity in conjunction with established industry <i>(discuss)</i>, such as linking forestry to renewable fuels production or leveraging the value of Plumas County's "watershed services" to downstream users in order to support local watershed maintenance and enhancement activities.</p> <p>e. The County shall conduct and disseminate economic research <i>(prepare)</i> relating to emerging markets, innovations and opportunities in which the County may have a competitive advantage <i>(e.g., timber, recreation, lodges, hospitality)</i>.</p> <p>f. The County shall consider <i>(discuss)</i> targeting Internet marketing, web design, video production and entertainment media firms for business-attraction efforts.</p> <p>g. The County shall encourage businesses and research <i>(how)</i> that support sustainability and contribute to the emerging "green" economy, including agricultural and timber forestry enterprises.</p>	5.1.8	County Economic Development Services Provider		<p style="text-align: center;"><i>X</i> <i>with overall</i> <i>Economic</i> <i>Development</i> <i>Strategy</i></p>	<p style="text-align: center;"><i>X</i> <i>provide</i> <i>information</i></p>

**2035 GENERAL PLAN ECONOMICS ELEMENT IMPLEMENTATION MEASURES
SUMMARY OF PLANNING COMMISSION REVIEW**

Economics Element Implementation Measure	Implements what Policy	Who is Responsible	2015-2020	2020-2030	On-Going
h. The County shall support appropriate home businesses, “cottage” industries <i>(review Plumas County Code)</i> , telecommuting and telepresence to link local businesses to the larger global economy and reduce fuel consumption.					
i. The County shall encourage public/private partnerships <i>(identify)</i> to market Plumas County as a business location.					
6. a. To the extent possible <i>(determine funding source)</i> , the County shall prioritize development of basic public infrastructure for tourism, such as public restrooms and public gathering places.	5.2.2	Public Works		X <i>review Public Works capital improvement program</i>	
b. The County shall encourage tourism development <i>(work with Chambers, use website Explore Plumas County)</i> that emphasizes protection and enhancement of the natural scenic beauty of Plumas County.		County Economic Development Services Provider			X <i>collaboration</i>
c. The County shall encourage and support lodging and food service facilities <i>(determine how)</i> to support recreation and cultural and historic events and activities, including lodging and food facilities to support eco-tourism and agritourism needs, guest ranch facilities, campgrounds, bed and breakfasts, and event and business lodging.					
7. a. To the extent possible, the County shall support <i>(work with Chambers, Sierra Small Business Development Center, use website Explore Plumas County)</i> public/private tourism industry marketing efforts.	5.2.2	County Economic Development Services Provider		X <i>with overall Economic Development Strategy</i>	X <i>provide information</i>
b. The County shall support <i>(determine how)</i> the efforts of private and non-profit and other groups to increase local spending through tourism and “shop local” campaigns. See Policy 5.6.8.					

**2035 GENERAL PLAN ECONOMICS ELEMENT IMPLEMENTATION MEASURES
SUMMARY OF PLANNING COMMISSION REVIEW**

Economics Element Implementation Measure	Implements what Policy	Who is Responsible	2015-2020	2020-2030	On-Going
c. The County shall support Scenic Byways, Bucks Lake Wilderness area and other designated recreational areas on the National Forests <i>(discuss during Plumas County Coordination Council)</i> to further the promotion of tourism in the County.					
8. a. The County shall support <i>(how)</i> the development of recreational events and activities that attract visitors on a year-round basis, including but not limited to, athletic events and outdoor activities.	5.2.3	County Economic Development Services Provider			
b. The County shall encourage destination recreation and tourism through projects on private lands <i>(work with Chambers)</i> . On public lands, coordinate efforts with Federal and State agencies <i>(discuss during Plumas County Coordination Council)</i> . Some examples of activities are:					
<ul style="list-style-type: none"> Promoting motorcycle tourism, fishing, boating, golf, destination education facilities, viewing fall colors, ice fishing, and other outdoor activities during the four seasons Developing snowmobile staging areas with parking and restrooms open in winter Developing snowmobile trail network maps/web site Establishing routes, an overnight hut system, parking and trailhead facilities, etc. for back-country ski touring/snowshoeing Developing destination mountain biking and whitewater rafting/kayaking destinations within the County; including provision of parking and river put-in/takeout facilities Developing guidebooks for mountain routes, etc. Installing "Share the Road-Bicycles" signs to support organized bike rides and events and independent cycle touring as visitor activities 				X with overall Economic Development Strategy	X provide information

2035 GENERAL PLAN ECONOMICS ELEMENT IMPLEMENTATION MEASURES SUMMARY OF PLANNING COMMISSION REVIEW

Economics Element Implementation Measure	Implements what Policy	Who is Responsible	2015-2020	2020-2030	On-Going
<ul style="list-style-type: none"> Establishing bicycle touring routes and the pursuit of funding to widen shoulders to safe widths for cyclists on those routes Promoting agritourism and the development of specialty agricultural products. Promoting winter sports, destination hunting, fishing, and wildlife viewing. Coordinating the marketing message promoting recreational resources and the availability of lodging and food services to accommodate visitors. 					
<p>9. a. As part of an overall economic development strategy (<i>see Implementation Measure #1</i>), the County shall incorporate measures to encourage the development of the literary, performing and visual arts (<i>work with stakeholders</i>) through programs and facilities which will support tourism and otherwise contribute to the retention and creation of job opportunities.</p> <p>b. The County shall support development of cultural tourism attractions based on the interpretation of the County's history, including collaboration with local groups on projects relating to local Native American culture and history, and other historic themes such as mining, logging and railroads (<i>identify stakeholders</i>).</p> <p>c. The County shall, where feasible (<i>staff resources</i>), identify (<i>prepare list of stakeholders</i>) and support local groups in the performing and visual arts.</p> <p>d. The County shall establish and implement a standardized permitting process and requirements to facilitate concerts (<i>complete</i>), festivals and other large visitor-attracting events while considering potential negative impacts on the surrounding community.</p>	5.2.4	County Economic Development Services Provider		<p>X with overall Economic Development Strategy</p>	<p>X provide information</p>
			X item d. Outdoor Festival Permit process		

**2035 GENERAL PLAN ECONOMICS ELEMENT IMPLEMENTATION MEASURES
SUMMARY OF PLANNING COMMISSION REVIEW**

Economics Element Implementation Measure	Implements what Policy	Who is Responsible	2015-2020	2020-2030	On-Going
e. The County shall encourage <i>(determine how)</i> protection, maintenance and restoration of historic facilities, structures, including barns, and venues used for cultural and art activities.					
10. The County shall consider <i>(discuss)</i> strategic use of County assets, such as property, buildings, structures and rights-of-way to be used in partnership with service providers to expand broadband and other new technology networks <i>(County Administrator assistance)</i> .	5.3.2	Board of Supervisors		X <i>with overall Economic Development Strategy</i>	
11. As part of an overall economic development strategy <i>(see Implementation Measure #1)</i> , the County shall inventory <i>(GIS)</i> and assess the County's existing assets for economic development and develop an action plan <i>(prepare)</i> to maintain, improve, expand and re-use them for the benefit of economic development. Such an inventory could include <i>(work with County departments including Facility Services, Public Works, Planning, GIS)</i> : <ul style="list-style-type: none"> • Plumas County's three airports • Old mine sites • Abandoned mill sites and other key opportunity sites • Railroad lines and spurs • Power transmission infrastructure and other infrastructure • Support services and facilities, such as produce processing facilities, animal-processing facilities and dairies • Natural resources 	5.3.3	County Economic Development Services Provider		X <i>with overall Economic Development Strategy</i>	

**2035 GENERAL PLAN ECONOMICS ELEMENT IMPLEMENTATION MEASURES
SUMMARY OF PLANNING COMMISSION REVIEW**

Economics Element Implementation Measure	Implements what Policy	Who is Responsible	2015-2020	2020-2030	On-Going
<p>12. a. The County will support the location of a satellite campus for Feather River College (<i>coordinate</i>) within the County and will also explore incentives and marketing programs (<i>work with economic development entities, County Administrator</i>) to attract an accredited four-year college or university to the County.</p> <p>b. The County shall encourage (<i>coordinate</i>) Feather River Community College and the public school system (<i>Plumas Unified School District</i>) to develop and offer courses that will help local residents develop skills that will position them for jobs in Plumas County's emerging industries.</p> <p>c. The County shall encourage collaboration between the public education system, non-profits and private sectors to promote education, vocational training, professional development, workforce development and lifelong learning in the workforce (<i>work with stakeholders including Alliance for Workforce Development</i>).</p>	5.4.1	County Economic Development Services Provider		<p>X with overall Economic Development Strategy</p>	<p>X support</p>
<p>13. a. As part of an overall economic development strategy (<i>see Implementation Measure #1</i>), the County shall strive to support economic development programs that promote and seek funding for workforce development and housing and provide technical and financial assistance, including capital, technical expertise, and training, to businesses starting up and expanding (<i>work with County Administrator and refer to Sierra Small Business Development Center</i>).</p> <p>b. The County shall promote job training by coordinating with local non-profits, Feather River College, private sectors and agencies in placing unemployed residents, including youth, in appropriate skill-enhancement programs (<i>work with stakeholders including Alliance for Workforce Development</i>).</p>	5.4.2	County Economic Development Services Provider		<p>X with overall Economic Development Strategy</p>	<p>X coordination</p>

**2035 GENERAL PLAN ECONOMICS ELEMENT IMPLEMENTATION MEASURES
SUMMARY OF PLANNING COMMISSION REVIEW**

Economics Element Implementation Measure	Implements what Policy	Who is Responsible	2015-2020	2020-2030	On-Going
c. The County shall strive to facilitate networking among local entrepreneurs and potential mentors (<i>example, SCORE – Senior Core of Retired Executive with business experience and CAMEO – California Microbusiness Entrepreneurs Organization</i>) by working with local business organizations to establish a Plumas County entrepreneur's and potential mentor's forum (<i>discuss</i>) involving a speaker's series that would serve as a venue to attract entrepreneurs and potential mentors. The purpose of the forum would be for networking and to begin building a database of local entrepreneurs and potential mentors and their interests and resources, which can be used to help match fledgling businesses with mentors and resources to support their success.					
14. a. The County will continue its outreach to local residents (<i>work with stakeholders including Alliance for Workforce Development</i>) in filling vacant positions within County departments and agencies.	5.4.3	County Human Resources			X <i>as positions become available</i>
b. When considering any outsourcing of services to private enterprise, the County shall incorporate a preference (<i>include in job postings</i>) for local firms, when financially feasible.					
15. a. The County shall implement a program that increases the efficiency of the development review process (<i>some actions compete, others to do</i>), which may include amending the Zoning Code to streamline review of minor projects with minimal environmental impacts that enhance the County's economic base on sites suitable for commercial and industrial uses.	5.5.1	Planning	X <i>amended Code to include ministerial Administrative Use Permit process</i>	X <i>prepare Zoning Clearance Certificate</i>	

2035 GENERAL PLAN ECONOMICS ELEMENT IMPLEMENTATION MEASURES SUMMARY OF PLANNING COMMISSION REVIEW

Economics Element Implementation Measure	Implements what Policy	Who is Responsible	2015-2020	2020-2030	On-Going
<p>b. The County shall facilitate build-out of digital infrastructure by amending the Zoning Code as necessary to facilitate the installation of digital communications infrastructure for businesses and industry <i>(Telecommunications Code)</i>, including expanded availability of broadband service options for home businesses.</p> <p>c. The County shall support efforts, including revisions to the Zoning Code to improve signage <i>(Sign Code)</i>, displays and mapping for downtowns <i>(example gateway signage)</i>.</p> <p>d. The County shall review parking in existing communities and explore solutions to identified parking problems <i>(generally not an issue)</i>.</p> <p>e. The County shall modify the Zoning Code to facilitate commercial, industrial and/or mixed-use projects at sites near transit stops <i>(GIS identify locations)</i>.</p> <p>f. The County shall support efforts of local economic development service providers to coordinate and identify ways that local regulations and procedures could be improved in order to better support business within the County <i>(work with County Administrator and refer to Sierra Small Business Development Center)</i>.</p>			<p>X <i>Code includes ministerial Site Development Review process</i></p>	<p>X <i>review and revised Zoning Code as needed</i></p>	
16. The County shall consider <i>(discuss)</i> using the existing Modifications and Planned Development Permit process as a means of modifying development standards, reducing or waiving impact fee requirements, expediting permit processing, and providing other types of incentives in order to encourage transit-oriented development.	5.6.1	Planning		<p>X <i>review potential TOD incentives</i></p>	

**2035 GENERAL PLAN ECONOMICS ELEMENT IMPLEMENTATION MEASURES
SUMMARY OF PLANNING COMMISSION REVIEW**

Economics Element Implementation Measure	Implements what Policy	Who is Responsible	2015-2020	2020-2030	On-Going
17. The County shall consider <i>(discuss)</i> using the existing Modifications and Planned Development Permit process as a means of modifying development standards, reducing or waiving impact fee requirements, expediting permit processing, and providing other types of incentives in order to encourage infill development.	5.6.2	Planning		X <i>review potential TOD incentives</i>	
18. The County shall provide mixed-use zoning <i>(currently in place with C-1 Core Commercial zone allowing residential on 1st and 2nd floors, offices, and retail uses)</i> in downtown and community core areas to allow a mix of housing, retail, offices, entertainment and public/civic uses.	5.6.3	Planning			X
19. The County shall encourage preparation of Specific Plans or master plans and master environmental assessments <i>(coordination with applicants)</i> for industrial parks in order to streamline the subsequent development process.	5.6.4	Planning			X <i>based on project applications</i>
20. The County shall coordinate <i>(determine how)</i> with local businesses and Chambers of Commerce to create “buy local” campaigns to build local residents’ awareness of the options for and benefits of shopping locally.	5.6.8	County Economic Development Services Provider			X <i>with campaigns</i>
21. The County shall support and implement Policies and Implementation Measures in the Housing Element that are designed to increase the supply of affordable housing within County, including providing adequate sites zoned <i>(see Appendix A, vacant sites inventory in Housing Element)</i> to accommodate anticipated affordable-housing needs and Policies and Implementation Measures that call for the provision of incentives or other forms of assistance or public/private partnerships to develop and maintain affordable housing.	5.6.7 5.6.10	Planning		X <i>2019-2024 Housing Element implementation</i>	

**2035 GENERAL PLAN ECONOMICS ELEMENT IMPLEMENTATION MEASURES
SUMMARY OF PLANNING COMMISSION REVIEW**

Economics Element Implementation Measure	Implements what Policy	Who is Responsible	2015-2020	2020-2030	On-Going
22. The County shall encourage property owners to utilize programs such as Historic Preservation Tax Credits <i>(research)</i> to rehabilitate and reuse historic buildings <i>(work also with Building Department)</i> while maintaining their historic integrity.	5.6.11	Planning			X <i>based on project applications</i>
23. a. The County shall develop and implement a program <i>(discuss)</i> that analyzes the existing and potential public services and infrastructure available <i>(work with County Administrator and Planning)</i> to vacant land zoned for commercial and industrial uses <i>(GIS)</i> within Towns and Communities and take steps to strive to provide adequate public services and facilities <i>(e.g., water and sewer capacity)</i> to support their development with employment generating uses.	5.1.6 5.6.12	Public Works		X <i>with overall Economic Development Strategy</i>	
b. The County shall strive to coordinate County budget and capital-improvement programs <i>(Public Works and County Administrator to collaborate)</i> with the Economic Element to ensure that public facilities and services are appropriately located and sized and properly timed to support the desired economic development.					X <i>during CIP and budget cycles</i>
24. The County shall support the re-use of abandoned or underutilized facilities and buildings in existing communities <i>(identify)</i> and shall investigate the use of incentives or grants <i>(research)</i> for the establishment of new productive uses.	5.6.5	County Economic Development Services Provider			X <i>based on project applications</i>
25. The County shall charter <i>(complete, see website: https://www.plumascounty.us/2014/Coordinating-Council)</i> the Plumas County Coordination Council to be the forum responsible for the coordination of planning efforts between the County and other local, state and federal land managers.	5.1.9	Planning			X <i>PCCC meets quarterly</i>