

General Plan Annual Progress Report 2023

County of Plumas



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DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

I. Introduction

The 2023 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 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 2023 General Plan Annual Progress Report was provided to the County Planning Commission on March 7, 2024, for review. Commissioners discussed the Report, and no amendments were recommended to the County Board of Supervisors.

The County Board of Supervisors reviewed the Report on March 19, 2024. The Board acted at the meeting 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) no later than the April 1st deadline.

Background

Plumas County adopted a comprehensive 2035 update to the 1984 General Plan on December 17, 2013. 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, and the California Court of Appeal, 3rd Appellate District, ruled in the County’s favor on all counts on October 19, 2018.

Thereafter, the County 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 2023 permits, applications, and significant plans and projects is provided in Chapter III. Following these sections, the 2023 general plan amendments and 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 2024.

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 County adopted its 6th cycle 2019-2024 Housing Element on October 15, 2019, and HCD certified the Element on December 5, 2019.

Unincorporated Plumas County received the Final 2024-2029 RHNA Determination and Plan from HCD for the 7th cycle (June 30, 2024, through June 30, 2029) on June 2, 2023, for a total of 154 units, as follows:

- 38 Very-Low Income Units, including Extremely Low-Income Units
- 24 Low Income Units
- 29 Moderate Income Units
- 63 Above-Moderate Income Units

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 2023, 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.

2023 Permits

The Planning Department staff reviews construction permits for planning and zoning consistency compliance.

Plumas County Planning and Building Services processed 1,145 permits in 2023, 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), which comparably, is a 191-permit decrease year-over-year from the 2022 total of 1,336 and a 114-permit increase from the 2021 total of 1,031 permits.

Housing Units Completed

The California Department of Finance (DOF), Demographic Research Unit, Housing Unit Change Form is attached as Appendix B.

Between January 1, 2023, and December 31, 2023, Plumas County had sixty-four (64) housing units completed based on final inspections, certificates of occupancy, completion certificates, or utility releases. Of the 64, forty-two (42) were newly constructed single-family detached units, seventeen (17) were newly constructed mobile home units, two (2) were newly constructed detached accessory dwelling units (ADUs), and two (2) were converted single-family detached units and one (1) was a converted detached ADU (i.e., “gained” housing stock). No (0) multi-family housing units were completed.

By comparison based on final inspections, certificates of occupancy, completion certificates, or utility releases, in 2022 Plumas County had fifty (50) housing units completed; in 2021 Plumas County had thirty-nine (39) housing units completed; in 2020 there were thirty (30), and in 2019 there were thirty-eight (38). Including 2023, the past five-year average of annual housing units completed is roughly forty-four (44).

Units Lost to Demolition, Fire, or Natural Disaster

In 2023, five (5) single-family detached units were lost to demolition, fire, or natural disaster. No (0) single-family attached, mobile home units, or multi-family units were lost. Of those 5 lost, none (0) were lost due to wildfire. In contrast, in 2022, two (2) single-family detached units were lost to demolition, fire, or natural disaster, and in 2021, six hundred sixty-seven (667) housing units were lost, primarily due to the wildfires known as the Dixie Fire and Beckwourth Complex Fire.

2019-2024 Regional Housing Needs Allocation

Appendix C provides the Annual Housing Element Progress Report, as reported to HCD.

The total building permits issued in 2023 for unincorporated Plumas County was ninety (90), which equates to the following affordability by household income level:¹

- Extremely Low 0
- Very-Low Income 2
- Low Income 15
- Moderate Income 21
- Above-Moderate Income 52

The table below is an accounting of the 6th cycle planning period (December 31, 2018 – August 31, 2024) RHNA, and dwelling unit permits issued to-date, toward achieving the regional housing needs allocation, which also equates to the County’s new construction quantified objective under the 2019-2024 Housing Element. Overall, and with eight months left in the planning period, Plumas County has exceeded its 6th cycle RHNA, with the exception of extremely low income.

Income Category	6th Cycle Planning Period RHNA	2019 Permits Issued	2020 Permits Issued	2021 Permits Issued	2022 Permits Issued	2023 Permits Issued	Total Permits Issued
<i>Extremely Low</i>	3 ²	0	0	0	0	0	0
Very Low	5	0	0	13	0	2	15
Low	3	1	2	4	8	15	30
Moderate	2	13	13	26	37	21	110
Above Moderate	6	30	30	27	29	52	168
Total	16	44	45	70	74	90	323

¹ Based on 2023 HCD income limits the area median income (AMI) for a family of four (4) in Plumas County was \$83,800 with Extremely Low Income at or below 30 percent of AMI (\$30,000 or less); Very Low Income 31–50 percent of AMI (\$30,001–\$41,900); Low Income 51–80 percent of AMI (\$49,901–\$67,050); Moderate Income 81–120 percent of AMI (\$67,051–\$100,550); and Above Moderate Income is at or above 120 percent of AMI (\$100,551 or more).

² Appendix C (Table B) of the Annual Housing Element Progress Report states the extremely low-income housing need is determined pursuant to Government Code 65583(a)(1) and is assumed to be half of the Very-Low Income RHNA.

Growth Rate

The 2020 U.S. Census reported 19,790 in total population for the unincorporated Plumas County area. This 2020 population number is a 217-person reduction from the 2010 Census, which reported a Plumas County unincorporated population of 20,007.

The County's growth rate over the past decade has been static. Largely, the California Department of Finance projects Plumas County's unincorporated area population is expected to remain static or decline by a few thousand people through 2060, lagging behind the projected positive growth rate of the state as a whole adding a few million people.

Geography	Projections						
	2023	2024	2025	2030	2040	2050	2060
California	38,990,487	38,991,721	39,024,054	39,430,871	40,106,449	40,049,519	39,508,492
Plumas County	18,909	18,593	18,326	17,530	15,319	13,712	13,025

Source: Projections Prepared by Demographic Research Unit, California Department of Finance, July 2023

The California Department of Finance estimated a population of 18,909 for the County's unincorporated population on January 1, 2023, which is an anticipated decline from the January 1, 2022, population estimate of 19,252.

For the years 2025 through 2060, the California Department of Finance projects Plumas County's population to continue to decline.

2023 Planning Applications

The Planning Department processed a variety of ministerial and discretionary planning applications with associated environmental reviews during 2023 including, for example, Special Use Permits, Tentative Parcel Maps, Variances, Lot Line Adjustments, Owner Initiated Mergers, and Sign Permits.

The breakdown in ministerial applications processed at County staff level by Planning in 2023 were as follows:

- Lot Line Adjustments (8)
- Owner Initiated Mergers (23)
- Sign Permits (2)
- Administrative Use Permit (1)

Further, Planning staff performed ten (10) annual Surface Mining and Reclamation Act (SMARA) mining inspections.

No density bonus applications were received.

The breakdown in discretionary applications heard before the Zoning Administrator in a public hearing process in 2023 were as follows:

- Tentative Parcel Map (1)
 - ***TPM2-22/23-01 Rockridge (LTO), Inc. Vinton (APN 010-060-083 & 010-060-084) – approved:*** The proposal to divide 281.02 acres zoned Agricultural Preserve into two parcels of 116.03 and 164.99 acres for agricultural and residential use, located at 1950 Dotta-Guidici Road, Vinton.
- Modification of Recorded Map by Certificate of Correction (1)
 - ***TSM/PD 4-09/10-04 Sorenson, Paul and Lena Lin, Chilcoot (APN 008-430-005) – approved:*** Request to relocate the building envelope on lot 4 as shown on recorded map 10M129 (Ramelli Creek Ranch).
- Planned Development Permits (1)
 - ***PD 7-22/23-01 Collins Pine Company, Lake Almanor (APN 100-470-003) – approved:*** Request for a planned development permit for a density transfer to allow multiple dwelling units on a parcel zoned 7R (single family residential).
- Special Use Permits (7)
 - ***U 8-20/21-04 Plumas District Hospital, (APN 115-192-001 & 115-192-002) – Quincy – Condition #4 has been satisfied:*** As continued from March 8, 2023, Zoning Administrator meeting, per condition #4 of the special use permit granted on March 10, 2021.
 - ***U 10-22/23-02 Plumas Hospital District/Plumas County, (APN 117-021-001) Quincy – approved:*** The request for a public service facility consisting of an alternative birthing center where normal childbirth would occur away from the pregnant woman’s residence.
 - ***U 1-22/23-05 Papenhausen, Jessica & John, (APN 115-080-001) Quincy – approved:*** The request for a special use permit for the expansion of a lawful nonconforming structure located at 102 Main Street, Quincy.
 - ***U5-22/23-10 Norberg, Kimberly, (APN 100-481-016) Lake Almanor – approved:*** The request for a Special Use Permit for the keeping of a lamb in a single-family residential zone (“7-R”) for a 4-H project, which is projected to end in July 2023, located at 273 Farrar Drive, Chester.
 - ***U3-20/21-13 Plumas County Behavioral Health, (APN 115-023-019) Quincy – approved:*** Condition #4 of the Special Use Permit (U 3-20/21-12) has been satisfied and approves an amendment of the Special Use Permit subject to the conditions of approval, with the *addition* of new Condition #6 regarding parking and *deletion* of former Condition #4.
 - ***U8-23/24-01 Roundhouse Council, (APN 110-072-030) Greenville – approved:*** The request to establish the Roundhouse Council Indian Education Center, located at 330 Bush Street, Greenville.
 - ***U3-22/23-06 Rangel, Rolando, (APN125-020-045) Delleker – approved:*** The request to permit the construction and operation of a truss fabrication facility on property zoned C-2 (Periphery Commercial), located at 74 Meadowridge Lane, Portola (Delleker).

- Variance (1)
 - ***V 8-22/23-01 O'Meara, Kelly, Little Grass Valley (APN 003-270-006) – approved:*** Request to decrease the setback requirement from twenty (20) feet to six and one half (6.5) feet to construct a guest house.

2023 Significant Plans and Projects

North Star Navigation Center

Plumas Crisis Intervention and Resource Center (PCIRC), Plumas County's homelessness and coordinated entry provider, broke ground in 2022 and continued construction in 2023 on the County's first Navigation Center under the state's Low Barrier housing model pursuant to Government Code Section 65660 – 65668 (AB 101, Weiner, 2019). A Low Barrier Navigation Center means a Housing First approach, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

The construction of the North Star Navigation Center will provide immediate emergency shelter and transitional housing services to the homeless, chronically homeless, transitioning offenders, the Housing and Disability Advocacy Program (HDAP) for seniors and/or disabled, and former foster youth in Plumas. The main building includes a 20-bed capacity emergency shelter with congregate beds and non-congregate bedrooms for families, associated congregate and non-congregate bathrooms, day use room areas, a kitchen and dining room, administrative offices for staff, and storage. Ohana Village offers transitional housing that includes 26 detached cabins ranging in size from studio units (16, one of which is accessible), 1 bedroom-units (8, one of which is accessible), and 2 bedroom-units (2, one of which is accessible). The 1- and 2-bedroom units include half baths, while the studio units utilize a common building with congregate bathrooms that also have shower facilities for all Ohana Village units. A second common building includes Ohana Village resident dining and there is also a maintenance building and outdoor play area.

Supportive service staffing will include a Navigation Center Manager, Housing Navigator, Behavioral Health Counselor, Alcohol and Drug Counselor, HDAP Disability Advocate, and Grief Recovery Specialist with the primary purpose to bring all activities in-house and on-site. Educational opportunities and trainings will be provided to North Star Navigation Center residents including money management, life skills, and workforce development skills. Expected outcomes include:

- Increasing access to emergency and transitional housing.
- Delivery of a comprehensive array of supportive services.
- Reducing the number of days of homelessness.
- Increasing access to permanent housing and housing stability.
- Developing a 'systems change' in how Plumas County addresses homelessness for its most vulnerable residents.

2021 Wildfires Long-Term Recovery Plan

Plumas County, in a countywide effort to effectively coordinate wildfire recovery from the devastating 2021 Dixie Fire and Beckwourth Complex Fire, began engagement toward the preparation of a Long-Term Recovery Plan in 2022, which continued into 2023.

Plumas adopted a Recovery Support Function (RSF) organizational framework under the Community Planning and Capacity Building structure, creating five working groups, including Housing and Commercial Buildings, Infrastructure, Economic, Health and Social Services, and Natural and Cultural Resources. The RSF structure is modeled after the California Disaster Recovery Framework (CDRF) and the National Disaster Recovery Framework (NDRF). Working group participants represented those from community and non-governmental organizations; non-profits; stakeholders; and county, state, and federal governmental agencies.

With state and federal partner support, the RSF working group participants analyzed data from several sources including Dixie Fire Collaborative community engagement workshops and quantitative and qualitative data from a host of sources to identify recovery impacts and determine needs. Participants then used their areas of subject matter expertise to develop 27 potential recovery projects that could meet those needs, including:

1. Greenville Safety Center
2. Greenville Rancheria Medical and Dental Clinic
3. Greenville Community Resilience Center (CRC)
4. Greenville/Indian Valley — Utility Infrastructure Master Plan
5. Countywide Broadband and Electrical Power Capacity and Resiliency
6. Tribal Integration & Needs
7. Community Development Block Grant – Disaster Recovery (CDBG-DR) Programs
8. Residential Workforce Housing
9. Construction Trades Workforce Training Program
10. Greenville Wellness Center
11. Dixie Fire Footprint Roadway Repairs and Needs
12. Biomass Product Innovation
13. Habitat and Watershed Restoration
14. Development and Land Use Patterns
15. [RE]Building & Permit Resource Center
16. Home Hardening Retrofit Program
17. Tourism Strategy — Leveraging Partnerships with Like Minded Organizations
18. Feasibility Study — Mountain Modular Home Plant
19. Sacred Waters of Greenville Wellness Center
20. Greenville Community Park and Wolf Creek Trail System Enhancements
21. Historical and Cultural Activities and Sites Restoration
22. Commercial Motel/RV Park/Seasonal Recreation
23. Volunteer Organization Home Rebuilds
24. Connected Communities Project
25. Feasibility Study — USDA Certified Meat Processing System
26. Feasibility Study — Countywide Gathering Places as Economic Drivers
27. Indian Valley Disaster Academy

In the spring and summer of 2023, through two comprehensive community workshops, the 2021 Wildfires Long-Term Recovery Plan vision and values were confirmed, as follows:

VISION: Resilient and prosperous recovered communities with supportive infrastructure systems, inclusive and affordable housing types, prioritized public health and social well-being, environmental and cultural stewardship, and an active next generation of entrepreneurs and leaders with opportunities for business innovation.

TOP 10 VALUES:

- 1. Build community unification*
- 2. Prioritize public health and safety*
- 3. Develop resilient homes and businesses*
- 4. Restore the natural environment*
- 5. Promote economic sustainability*
- 6. Enhance quality of life*
- 7. Honor Maidu heritage*
- 8. Design arts and recreational opportunities*
- 9. Encourage energy independence*
- 10. Create social and cultural gathering places*

The objective of the County is to have a Long-Term Recovery Plan Public Review Draft released by summer 2024, with adoption of the Plan by the County Board of Supervisors and acceptance by the Dixie Fire Collaborative Steering Committee at the end of 2024.

Planning and Building Services Staff

Planning Department Staff

The Plumas County Planning Department staff in 2023 accounted for two (2) full-time 1.0 equivalent (FTE) staff members, including a Planning Director and Associate Planner. The other Planning Department 1.0 FTE positions of Assistant Planning Director and a flexibility allocated Assistant/Associate/Senior Planner remained vacant. In addition, the Planning Department funds one (1) Fiscal Officer position at 0.4 FTE and one Extra Help Planner position at approximately 12-16 hours per week and a Retired Annuitant, Assistant Planning Director at approximately 6-8 hours per week. 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; however, in FY24/25 an Executive Assistant position for the Planning Department may be funded. The Associate Planner staff member is also the Clerk for the Planning Commission and Airport Land Use Commission, while the Department Fiscal Officer is the Clerk for the Zoning Administrator.

Geographic Information Systems (GIS) Department Staff

The Plumas County GIS Department budgets for one (1) full-time 1.0 FTE GIS Coordinator position, which continued to be staffed in 2023. In addition, the GIS Department funds one (1) Fiscal Officer position at 0.1 FTE. 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 and Code Enforcement Department Staff

The Plumas County Building Department 1.0 FTE staff in 2023 included one (1) Building Services Director/Building Official, two (2) Senior Permit Technicians, one (1) Building Inspector I, one (1) Building Inspector/Plans Examiner, and one (1) Administrative Assistant II. The Plumas County Code Enforcement Department is managed under the Building Department and in 2023 was made up of two (2) full-time 1.0 FTE staff members, including a Chief Code Enforcement Officer and 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 utilize the Code Enforcement Department, as well as the Plumas County Sheriff's Office and Building Department staff, when needed, to ensure code compliance. In addition, the Building Department and Code Enforcement Department fund one (1) Fiscal Officer position at 0.5 FTE.

IV. General Plan and Zoning Amendments

General Plan Amendments

GPA 8-21/22-01 (Seneca Healthcare District General Plan Amendment And Zone Change): Proposal for amendment from the existing land use designations of Resort and Recreation, Rural Residential, Single-Family Residential, Multiple-Family Residential, and Commercial and zoning districts of Single-Family Residential (7-R), Multiple-Family Residential (M-R), Periphery Commercial (C-2), Recreation Open Space (Rec-OS), Rural (R-10), Prime Recreation (Rec-P), and Limited Combining (Ltd) to the land use designations of Commercial and Multiple-Family Residential and zoning districts of Periphery Commercial (C-2), Multiple-Family Residential (M-R), and Limited Combining (Ltd).

Zoning Code Amendments

Ordinance 2023-1148 (Prime Opportunity Areas): Ordinance Amending Plumas County Code Title 9, Planning and Zoning, Chapter 2, Zoning, Article 4, General Requirements, Sec. 9-2.405 - Camping; and Article 13 - Single-Family Residential Zones (2-R, 3-R, 7-R); Sec. 9-2.1301 - Purpose (2-R, 3-R, 7-R); and Article 2, Definitions, adding Sec. 9-2.273.5.

Ordinance 2023-1149 (Seneca Healthcare District General Plan Amendment and Zone Change): Ordinance rezoning certain real property consistent with general amendment enacted by Resolution No. 2023-8812.

Ordinance 2023-1150 (Limited Density Owner-Built Rural Dwellings also more commonly known as "Title 25"): Ordinance adding Chapter 20 to Plumas County Code Title 8, Building Regulations, in the Unincorporated Areas of Plumas County.

Ordinance 2023-1151 (Limited Density Owner Built Rural Dwellings also more commonly known as "Title 25"): Ordinance adding Chapter 21 to Plumas County Code Title 8, Building Regulations, within the 2021 Dixie Fire and Beckworth Complex Fire Perimeters as Delineated by CAL FIRE.

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 (*ANTICIPATED TO BEGIN IN 2024*)
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 (*INITIATED IN 2022, WAS NOT COMPLETED, CONTINUES INTO 2024*)
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, WAS NOT COMPLETED, CONTINUES INTO 2024)*
6. Solar Energy code development
7. Noise ordinance development (*ANTICIPATED TO BEGIN IN 2024*)
8. Child daycare facilities code update
9. Sign code update
10. *Second dwelling unit (now accessory dwelling unit) code update (COMPLETED 2019) (UPDATE TO ADDRESS ADDITIONAL STATE LEGISLATION INITIATED IN 2023, CONTINUES INTO 2024)*
- ~~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 (*ANTICIPATED TO BEGIN IN 2024*)
16. *State Responsibility Area (SRA) Fire Safe Regulations code update (COMPLETED 2018) (NOTE AMENDMENTS TO SRA FIRE SAFE REGULATIONS AS OF APRIL 1, 2023, TO BE ADDRESSED IN 2024)*
- ~~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 implementation measures, as follows:

- November 2019—Housing Element
- November 2019 through April 2020—Land Use Element
- June 2020 through November 2020—Economics Element
- January 2021 through April 2021—Water Resources Element
- April 2021 through May 2021—Noise Element
- September 2021 through July 2022—Public Health & Safety Element
- October 2022 through March 2023—Circulation Element
- April 2023 to present—Conservation & Open Space Element

Summaries have been prepared that reflect the notes and suggested action outcomes of the implementation measures discussions to identify potential timeframes for implementation and future actions. 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 implementation measures.

Review of the 2035 General Plan element-by-element by the Planning Commission is expected to continue into 2024 with anticipated review of the Agriculture & Forestry Element and continued review of the Conservation & Open Space Element.

Plumas County Code, Title 9 Review

On March 3, 2022, the Planning Commission by unanimous action directed amendments to the County Code addressing the following top five (5) Planning staff priorities:

1. 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
2. Accessory dwelling units (ADU)
3. Electrical vehicle charging stations (AB 1236)
4. Noise ordinance development
5. Development of a Subdivision Ordinance

On November 2, 2023, Planning staff communicated to the Planning Commission revised prioritization of County Code amendments, as follows:

1. Camping Ordinance amendments
2. Accessory dwelling units (ADU) ordinance update
3. Electrical vehicle charging stations (AB 1236 and AB 970) checklist and ordinance development
4. Title 8 (Building Regulations), Chapter 17 (Flood) of the Plumas County Code re: Flood Plain Ordinance and applicable Title 9 (Planning and Zoning) amendments
5. Noise ordinance development

The additional remaining Title 9 (Planning and Zoning) amendments—listed below in no particular order—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:

- Development of a Subdivision Ordinance
- Surface Mining and Reclamation Act (SMARA) update
- Dark sky lighting ordinance development
- 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

Appendix A: California Government Code Section
65400 et seq.

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) (i) The progress in meeting its share of regional housing needs determined pursuant to Section 65584, including the need for extremely low income households, as determined pursuant to paragraph (1) of subdivision (a) of Section 65583, 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.

(ii) 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. The 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.

(iii) The report may include the number of units that have been completed pursuant to subdivision (c) of Section 65583.1. For purposes of this

paragraph, committed assistance may be executed throughout the planning period, and the program under paragraph (1) of subdivision (c) of Section 65583.1 shall not be required. The report shall document how the units meet the standards set forth in that subdivision.

(iv) The planning agency shall include the number of units in a student housing development for lower income students for which the developer of the student housing development was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915.

(C) The number of housing development applications received in the prior year, including whether each housing development application is subject to a ministerial or discretionary approval process.

(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) (i) The number of units of housing demolished and 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 do the following:

(I) 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.

(II) For each entitlement, building permit, or certificate of occupancy, include a unique site identifier that must include the assessor's parcel number, but may also include street address, or other identifiers.

(ii) For the County of Napa and the City of Napa, the production report may report units identified in the agreement entered into pursuant to Section 65584.08.

(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 (c) of Section 65913.4, the total number of building permits issued pursuant to subdivision (c) 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 (c) 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 progress of the city or county in adopting or amending its general plan or local open-space element in compliance with its obligations to consult with California Native American tribes, and to identify and protect, preserve, and mitigate impacts to places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code, pursuant to Chapter 905 of the Statutes of 2004.

(L) The following information with respect to density bonuses granted in accordance with Section 65915:

- (i) The number of density bonus applications received by the city or county.
- (ii) The number of density bonus applications approved by the city or county.
- (iii) Data from all projects approved to receive a density bonus from the city or county, including, but not limited to, the percentage of density bonus received, the percentage of affordable units in the project, the number of other incentives or concessions granted to the project, and any waiver or reduction of parking standards for the project.

(M) The following information with respect to each application submitted pursuant to Chapter 4.1 (commencing with Section 65912.100):

- (i) The location of the project.
- (ii) The status of the project, including whether it has been entitled, whether a building permit has been issued, and whether or not it has been completed.
- (iii) The number of units in the project.
- (iv) The number of units in the project that are rental housing.
- (v) The number of units in the project that are for-sale housing.
- (vi) The household income category of the units, as determined pursuant to subdivision (f) of Section 65584.

(b) (1) (A) The department may request corrections to the housing element portion of an annual report submitted pursuant to paragraph (2) of subdivision (a) within 90 days of receipt. A planning agency shall make the requested corrections within 30 days after which the department may reject the report if the report is not in substantial compliance with the requirements of that paragraph.

(B) If the department rejects the housing element portion of an annual report as authorized by subparagraph (A), the department shall provide the reasons the report is inconsistent with paragraph (2) of subdivision (a) to the planning agency in writing.

(2) 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.

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

(Amended by Stats. 2022, Ch. 657, Sec. 1.7. (AB 2653) Effective January 1, 2023.)

65400.1.

In the annual report provided by the planning agency to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development required pursuant to paragraph (2) of subdivision (a) of Section 65400, the planning agency shall also include a listing of sites owned by the city or county and included in the inventory prepared pursuant to Section 65583.2 that have been sold, leased, or otherwise disposed of in the prior year. The list shall include the entity to whom each site was transferred and the intended use for the site.

(Added by Stats. 2019, Ch. 664, Sec. 14. (AB 1486) Effective January 1, 2020.)

65400.2.

(a) For purposes of the housing element portion of the annual report required by paragraph (2) of subdivision (a) of Section 65400, for up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. The report shall clearly indicate that these were not newly constructed units, and shall provide all relevant project- and unit-level information as described in subparagraph (H) of paragraph (2) of subdivision (a) of Section 65400.

(b) For purposes of this section, a unit may be reported as a converted unit under subdivision (a) only if all of the following apply to the unit:

(1) The rent for the unit prior to conversion was not affordable to very low, low-, or moderate-income households.

(2) The unit is subject to a long-term recorded regulatory agreement with a public entity that requires the unit to be affordable to, and occupied by, persons of moderate income for a term of 55 years.

(3) (A) The initial post conversion rent for the unit is at least 10 percent less than the average monthly rent charged over the 12 months prior to conversion.

(B) To determine the maximum rental rate in subsequent years, the initial postconversion rent for the unit shall be compared to the rent limit at the 100-percent income level established by the California Tax Credit Allocation Committee for the year of conversion, and the regulatory agreement shall limit the rent on the unit for the term of the regulatory agreement to that ratio multiplied by the 100-percent income level rent limit for the respective year.

(C) Notwithstanding subparagraphs (A) and (B), a project owner may shift rent restrictions on units within a given property so long as the overall distribution of regulated rents remain the same.

(4) The unit is in decent, safe, and sanitary condition at the time of occupancy following the conversion.

(5) The unit was not acquired by eminent domain as part of the conversion.

(6) The unit is subject to a governmental monitoring program to ensure continued affordability and occupancy by qualifying households.

(7) Unless the development is subject to a regulatory agreement with the California Tax Credit Allocation Committee, a public entity shall hold an assignable right to purchase the development, any interest in the development, or any interest in a partnership that owns the development for a price that does not exceed the principal amount of outstanding indebtedness secured by the building and all federal, state, and local taxes attributable to that sale.

(c) For any units that qualify to be reported pursuant to this section that were converted between the start of the projection period and the deadline for adoption of the housing element, a city or county may reduce its share of the regional housing need on a unit-for-unit basis, provided that the reduction does not exceed 25 percent of the need in the moderate-income category.

(d) The Department of Housing and Community Development shall not be required to implement this section until January 1, 2023. However, for reports issued after January 1, 2023, planning agencies may report conversions pursuant to subdivision (a) that occurred on or after January 1, 2022.

(Added by Stats. 2021, Ch. 350, Sec. 1. (AB 787) Effective January 1, 2022.)

**Appendix B: 2023 Housing Unit Change Form,
California Department of Finance**

2024 Housing Unit Change Form

PLEASE READ ATTACHED INSTRUCTIONS. RETURN BY February 16, 2024.

Demographic Research Unit, Department of Finance, 915 L Street, Sacramento, CA 95814, Fax (916) 327-0222,
Telephone (916) 323-4086. E-Mail Housing.Survey@dof.ca.gov

Jurisdiction: Building Department County: Plumas

Contact Information

Reported By: Heidi Wightman Title: Dept. Fiscal Officer II
Department: Planning & Building Services Address: 555 Main Street, Quincy, CA 95971
Mail Address: heidiwightman@countyofplumas.com Telephone Number: (530) 283-7007

Section 1: Data Source

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

- ☒ **Completed Housing Units:** Housing units completed between 1/1/23-12/31/23 based on Final Inspections, Certificates of Occupancy, Completion Certificates or Utility Releases.
- OR
- ☐ **Permits:** If you can only report building permits issued, you MUST adjust the permits to estimate completions using a different time frame.
- Accessory Dwelling Unit permits issued: 7/1/22 – 6/30/23
 - Single Family Unit permits issued: 7/1/22 – 6/30/23
 - Multi-Family Unit permits issued: 1/1/2022 – 12/31/22

Section 2: Accessory Dwelling Units (ADUs)

1. How many ADUs did your jurisdiction gain?

	ADU Detached	ADU Attached	Total
Newly Constructed Units	2	0	2
Converted Units Gained	1	0	1
Non-Permitted Units Gained	0	0	0

2. How many ADUs did your jurisdiction lose?

Attached Units Lost:	0
Detached Units Lost:	0
Total:	0

2.3. Of the reported ADUs gained and lost, how many were Affordable Units?

Affordable ADUs Gained:	0
Affordable ADUs Lost:	0

Section 3: Single Family Housing Units

1. How many Single Family Housing Units did your jurisdiction gain?

	Single Family Detached	Single Family Attached	Mobile Home	Total
Newly Constructed Units	42	0	17	59
Converted Units Gained	2	0	0	2
Non-Permitted Units Gained	0	0	0	0

Section 3: Single Family Housing Units

2. How many Single Family Housing Units did your jurisdiction lose?

	Single Family Detached	Single Family Attached	Mobile Home	Total
Demolition, Fire, or other Natural Disaster	5	0	0	5
Converted Units Lost	0	0	0	0
Non-Permitted Units Lost	0	0	0	0

3. Of the reported Single Family Housing Units gained and lost, how many were Affordable Units?

Affordable Single Family Units Gained:

Affordable Single Family Units Lost:

4. Of the reported Single Family Housing Units lost due to "Demolitions, Fire or other Natural Disaster," how many were a result of wildfires? If you do not have this information, please input "N/A."

Wildfire Lost:

Section 4: Multi-Family Housing Units

1. How many Multi-Family Housing Units did your jurisdiction gain?

Note: Only add Units for the total not Structures 2, 3, or 4-plex

	2, 3, or 4-plex		5+ Units		Total Units
	Structures	Units	Structures	Units	
Newly Constructed Units	0	0	0	0	0
Converted Units Gained	0	0	0	0	0
Non-Permitted Units Gained	0	0	0	0	0

2. How many Multi-Family Housing Units did your jurisdiction lose?

Note: Only add Units for the total not Structures

	2, 3, or 4-plex		5+ Units		Total Units
	Structures	Units	Structures	Units	
Demolition, Fire, or other Natural Disaster	0	0	0	0	0
Converted Units Lost	0	0	0	0	0
Non-Permitted Units Lost	0	0	0	0	0

3. Of the reported Multi-Family Housing Units gained and lost, how many were Affordable Units?

Affordable Multi-Family Units Gained:

Affordable Multi-Family Units Lost:

4. Of the reported Multi-Family Housing Units lost due to "Demolitions, Fire or other Natural Disaster," how many were a result of wildfires? If you do not have this information, please input "N/A."

Wildfire Lost:

Section 5: Annexations & Detachments

(Attach additional sheets if necessary)

(Cities Only)

Please select:

- ☐ Annexation
- ☐ Detachment

LAFCO #:

Effective Date:

Annexation Short Title:

Please report all existing Housing Units at the time of the effective date.

	Units		Structures	Units
Detached Single Family	<input type="text"/>	2, 3, or 4-plex	<input type="text"/>	<input type="text"/>
Attached Single Family	<input type="text"/>	5+ Units	<input type="text"/>	<input type="text"/>
Mobile Home	<input type="text"/>	Total	<input type="text" value="0"/>	<input type="text" value="0"/>
Total	<input type="text" value="0"/>			

- ☐ Annexation
- ☐ Detachment

LAFCO #:

Effective Date:

Annexation Short Title:

Please report all existing Housing Units at the time of the effective date.

	Units		Structures	Units
Detached Single Family	<input type="text"/>	2, 3, or 4-plex	<input type="text"/>	<input type="text"/>
Attached Single Family	<input type="text"/>	5+ Units	<input type="text"/>	<input type="text"/>
Mobile Home	<input type="text"/>	Total	<input type="text" value="0"/>	<input type="text" value="0"/>
Total	<input type="text" value="0"/>			

- ☐ Annexation
- ☐ Detachment

LAFCO #:

Effective Date:

Annexation Short Title:

Please report all existing Housing Units at the time of the effective date.

	Units		Structures	Units
Detached Single Family	<input type="text"/>	2, 3, or 4-plex	<input type="text"/>	<input type="text"/>
Attached Single Family	<input type="text"/>	5+ Units	<input type="text"/>	<input type="text"/>
Mobile Home	<input type="text"/>	Total	<input type="text" value="0"/>	<input type="text" value="0"/>
Total	<input type="text" value="0"/>			

Section 6: Civilian Group Quarter Changes

(Attach additional sheets if necessary)

Facility Name:

Address:

Telephone Number:

Please select the type of Civilian Group Quarter Change:

<input type="checkbox"/> Annexed	<input type="checkbox"/> Opened	What was the total bed capacity?
<input type="checkbox"/> Detached	<input type="checkbox"/> Closed	1/1/2023 <input type="text"/>
<input type="checkbox"/> Changed		12/31/2023 <input type="text"/>

Facility Name:

Address:

Telephone Number:

Please select the type of Civilian Group Quarter Change:

<input type="checkbox"/> Annexed	<input type="checkbox"/> Opened	What was the total bed capacity?
<input type="checkbox"/> Detached	<input type="checkbox"/> Closed	1/1/2023 <input type="text"/>
<input type="checkbox"/> Changed		12/31/2023 <input type="text"/>

Facility Name:

Address:

Telephone Number:

Please select the type of Civilian Group Quarter Change:

<input type="checkbox"/> Annexed	<input type="checkbox"/> Opened	What was the total bed capacity?
<input type="checkbox"/> Detached	<input type="checkbox"/> Closed	1/1/2023 <input type="text"/>
<input type="checkbox"/> Changed		12/31/2023 <input type="text"/>

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

Please Start Here

General Information	
Jurisdiction Name	Plumas County - Unincorporated
Reporting Calendar Year	2023
Contact Information	
First Name	Tracey
Last Name	Ferguson
Title	Planning Director
Email	TraceyFerguson@countyofplumas.com
Phone	5302836214
Mailing Address	
Street Address	555 Main Street
City	Quincy
Zipcode	95971

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	imas County - Unincorporated	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	08/31/2019 - 08/31/2024

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	2
Low	Deed Restricted	0
	Non-Deed Restricted	15
Moderate	Deed Restricted	0
	Non-Deed Restricted	21
Above Moderate		52
Total Units		90

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	69	69	2
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	2	2	0
Mobile/Manufactured Home	19	19	7
Total	90	90	9

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	90	90

Housing Applications Summary	
Total Housing Applications Submitted:	90
Number of Proposed Units in All Applications Received:	90
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	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

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	90	90
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	26
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Plumas County - Unincorporated	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/31/2019 - 08/31/2024

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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	Density Bonus Law Applications		Application Status	Project Type	Notes	
1					2	3	4	5							6		7	8	9	10		11	12	13
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+ADU,MH)	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	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
Summary Row: Start Data Entry Below								0	2	0	15	0	21	52	90	0	0							
	102-061-006	1289 Lassen View Drive		23-261	ADU	O	6/14/2023		1						1			NONE	No	No	Approved	Ministerial		
	102-322-014	502 Peninsula Drive		23-728	ADU	O	10/24/2023		1						1			NONE	No	No	Approved	Ministerial		
	100-410-022	534 Willholte Road		23-111	SFD	O	6/16/2023								1			NONE	No	No	Approved	Ministerial		
	008-430-005	10267 Frenchman Blvd		22-372	SFD	O	4/24/2023								1			NONE	No	No	Approved	Ministerial		
	010-010-053	2593 Maddalena Road		23-42	SFD	O	7/13/2023								1			NONE	No	No	Approved	Ministerial		
	011-210-015	7050 Rim Drive		22-1257	SFD	O	6/29/2023						1		1			NONE	No	No	Approved	Ministerial		
	128-081-003	1676 Valley View Drive		22-1296	SFD	O	6/28/2023						1		1			NONE	No	No	Approved	Ministerial		
	126-320-003	6357 Portola McLears Road		22-1218	SFD	O	5/3/2023								1			NONE	No	No	Approved	Ministerial		
	110-072-032	509 Main Street		22-1054	SFD	O	7/17/2023						1		1			NONE	No	No	Approved	Ministerial		
	110-072-032	509 Main Street		22-1055	SFD	O	7/17/2023						1		1			NONE	No	No	Approved	Ministerial		
	025-240-105	7805 Buckwheat Road		19-978	SFD	O	6/20/2023								1			NONE	No	No	Approved	Ministerial		
	004-280-007	1533 Williams Valley Road		22-836	SFD	O	2/21/2023								1			NONE	No	No	Approved	Ministerial		
	010-240-009	760 Monument Lane		22-1266	SFD	O	9/11/2023								1			NONE	No	No	Approved	Ministerial		
	103-240-005	158 Dinsmore Drive		23-550	SFD	O	9/20/2023								1			NONE	No	No	Approved	Ministerial		
	103-220-015	627 Bailey Creek Road		23-686	SFD	O	9/22/2023								1			NONE	No	No	Approved	Ministerial		
	102-383-007	707 Lake Ridge Road		22-1113	SFD	O	11/20/2023								1			NONE	No	No	Approved	Ministerial		
	028-090-013	225 Red Hawk		22-774	SFD	O	6/5/2023								1			NONE	No	No	Approved	Ministerial		
	102-111-006	1217 Peninsula Drive		23-60	SFD	O	5/10/2023								1			NONE	No	No	Approved	Ministerial		
	104-372-008	452 Poonderosa Drive		22-1213	SFD	O	5/15/2023								1			NONE	No	No	Approved	Ministerial		
	108-271-006	317 Raccoon Trail		21-567	SFD	O	11/20/2023								1			NONE	No	No	Approved	Ministerial		
	004-290-029	910 North Arm Road		22-1297	SFD	O	9/6/2023							1				NONE	No	No	Approved	Ministerial		
	123-290-039	145 Smith Creek Road		22-1238	SFD	O	8/1/2023								1			NONE	No	No	Approved	Ministerial		
	100-010-009	665 Feather River Drive		22-1280	SFD	O	5/24/2023								1			NONE	No	No	Approved	Ministerial		
	126-290-001	6760 Sylvan Road		22-792	SFD	O	4/13/2023								1			NONE	No	No	Approved	Ministerial		
	108-300-025	246 Osprey Loop		22-1302	SFD	O	6/1/2023								1			NONE	No	No	Approved	Ministerial		
	102-021-004	1413 Lassen View Drive		22-668	SFD	O	4/12/2023								1			NONE	No	No	Approved	Ministerial		
	117-370-010	2719 Mistletoe Lane		22-1226	SFD	O	10/25/2023								1			NONE	No	No	Approved	Ministerial		
	004-070-049	149 Pecks Valley Road		22-1144	SFD	O	4/12/2023							1				NONE	No	No	Approved	Ministerial		
	102-622-004	1114 Lake Ridge Road		22-983	SFD	O	4/13/2023								1			NONE	No	No	Approved	Ministerial		
	130-125-001	11 Paiute Trail		22-875	SFD	O	4/24/2023								1			NONE	No	No	Approved	Ministerial		
	112-113-004	1396 Fern Drive		23-749	SFD	O	9/11/2023						1		1			NONE	No	No	Approved	Ministerial		
	102-142-006	1041 Peninsula Drive		23-240	SFD	O	7/25/2023								1			NONE	No	No	Approved	Ministerial		
	011-241-004	7137 Chester Warner Valley Road		22-1180	SFD	O	7/3/2023							1				NONE	No	No	Approved	Ministerial		
	004-270-006	741 Williams Valley Road		23-113	SFD	O	8/29/2023								1			NONE	No	No	Approved	Ministerial		
	110-081-020	660 Main Street		22-1204	SFD	O	3/6/2023							1				NONE	No	No	Approved	Ministerial		
	110-072-007	547 Main Street		22-1267	SFD	O	5/3/2023							1				NONE	No	No	Approved	Ministerial		
	100-303-002	851 Lorraine Drive		23-795	SFD	O	11/9/2023								1			NONE	No	No	Approved	Ministerial		
	100-481-023	225 Farrar Drive		23-573	SFD	O	8/7/2023							1				NONE	No	No	Approved	Ministerial		
	103-240-021	108 Walsh Court		22-1269	SFD	O	7/24/2023								1			NONE	No	No	Approved	Ministerial		
	108-212-006	368 Lake Almanor West Drive		23-319	SFD	O	6/28/2023								1			NONE	No	No	Approved	Ministerial		
	102-191-018	820 Lake Ridge Road		22-548	SFD	O	5/31/2023								1			NONE	No	No	Approved	Ministerial		
	131-350-014	963 Great Spirit		22-574	SFD	O	7/5/2023								1			NONE	No	No	Approved	Ministerial		
	028-040-009	162 Arrowleaf Road		22-884	SFD	O	5/23/2023								1			NONE	No	No	Approved	Ministerial		
	123-320-005	432 Eureka Springs Drive		23-76	SFD	O	6/2/2023								1			NONE	No	No	Approved	Ministerial		
	103-180-004	225 Bailey Creek Drive		23-109	SFD	O	9/19/2023								1			NONE	No	No	Approved	Ministerial		
	108-202-006	352 Lake Almanor West Drive		22-567	SFD	O	3/20/2023								1			NONE	No	No	Approved	Ministerial		
	108-300-004	257 Osprey Loop		21-568	SFD	O	11/20/2023								1			NONE	No	No	Approved	Ministerial		
	100-132-014	477 Cross Street		22-1312	SFD	O	7/11/2023							1				NONE	No	No	Approved	Ministerial		
	104-112-003	244 Peninsula Drive		23-505	SFD	O	10/20/2023								1			NONE	No	No	Approved	Ministerial		
	105-500-021	236 Terranova Drive		23-630	SFD	O	9/13/2023								1			NONE	No	No	Approved	Ministerial		
	103-500-044	293 Terranova Drive		23-633	SFD	O	10/10/2023								1			NONE	No	No	Approved	Ministerial		
	102-152-018	968 Peninsula Drive		23-543	SFD	O	9/22/2023								1			NONE	No	No	Approved	Ministerial		
	102-152-019	966 Peninsula Drive		22-1258	SFD	O	9/15/2023								1			NONE	No	No	Approved	Ministerial		
	104-131-020	177 Peninsula Drive		22-1250	SFD	O	7/18/2023								1			NONE	No	No	Approved	Ministerial		
	108-122-001	256 Lake Almanor West Drive		23-160	SFD	O	6/29/2023								1			NONE	No	No	Approved	Ministerial		
	123-221-013	348 Smith Creek Road		22-378	SFD	O	5/25/2023								1			NONE	No	No	Approved	Ministerial		
	103-160-009	213 Flint Way		22-1315	SFD	O	6/8/2023								1			NONE	No	No	Approved	Ministerial		
	001-361-002	29736 Highway 89		22-1121	SFD	O	4/4/2023							1				NONE	No	No	Approved	Ministerial		
	028-070-017																							

Table A6 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units												
Project Identifier			Affordability by Household Income - Building Permits							8	9	
Current APN	Street Address	Project Name*	7							Building Permits DUL/Unit/1	# of Units Issued Building Permits	
			Very Low- Income Deed Restricted	Very Low- Income - Rent Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non- Deed Restricted	Above Moderate- Income			
			0	0	0	15	0	31	0		00	
102-081-006	1289 Lassen View Drive			1						6/14/2023	1	
102-022-014	502 Petrusula Drive			1						10/4/2023	1	
100-410-022	534 Wilshire Road								1	6/16/2023	1	
008-430-005	10207 Frenchman Blvd								1	4/24/2023	1	
010-010-053	2593 Mediterranean Road								1	7/13/2023	1	
011-210-015	7050 Rim Drive							1		6/20/2023	1	
128-081-003	1676 Valley View Drive							1		6/26/2023	1	
126-020-003	6307 Purkiss McLeas Road								1	5/3/2023	1	
110-072-032	509 Main Street							1		7/17/2023	1	
110-072-032	509 Main Street							1		7/17/2023	1	
025-040-105	7805 Buckhead Road								1	6/20/2023	1	
004-280-007	1533 Williams Valley Road								1	2/1/2023	1	
015-040-009	760 Monument Lane								1	9/11/2023	1	
103-040-005	158 Dinwiddie Drive								1	9/20/2023	1	
103-220-015	627 Bailey Creek Road								1	9/22/2023	1	
102-383-007	707 Lake Ridge Road								1	11/20/2023	1	
028-090-013	225 Reed Hawk								1	6/5/2023	1	
102-111-006	1317 Petrusula Drive								1	5/10/2023	1	
104-072-006	452 Ponderosa Drive								1	5/15/2023	1	
108-271-006	317 Raccoon Trail								1	11/20/2023	1	
004-280-020	910 North Arm Road							1		9/6/2023	1	
123-290-030	145 Smith Creek Road								1	6/1/2023	1	
100-010-008	665 Feather River Drive								1	6/24/2023	1	
126-050-001	6760 Sylvan Road								1	4/13/2023	1	
108-300-020	248 Osprey Loop								1	6/1/2023	1	
102-021-004	1413 Lassen View Drive								1	4/12/2023	1	
117-070-010	2718 Melkotte Lane								1	10/25/2023	1	
004-070-040	140 Purkiss Valley Road							1		4/12/2023	1	
102-022-004	1114 Lake Ridge Road								1	4/13/2023	1	
130-125-001	11 Palade Trail								1	4/24/2023	1	
112-113-004	1396 Fern Drive							1		9/11/2023	1	
102-142-006	1041 Petrusula Drive								1	7/25/2023	1	
011-241-004	7137 Chester Warner Valley Road							1		7/3/2023	1	
004-070-006	741 Williams Valley Road								1	6/29/2023	1	
110-081-020	660 Main Street							1		3/6/2023	1	
110-072-007	547 Main Street							1		5/3/2023	1	
100-303-002	851 Lonsdale Drive								1	11/6/2023	1	
100-481-025	225 Farrow Drive							1		8/7/2023	1	
103-040-021	108 Walsh Court								1	7/24/2023	1	
108-212-006	368 Lake Almanor West Drive								1	6/26/2023	1	
102-191-018	820 Lake Ridge Road								1	5/31/2023	1	
131-305-014	963 Great Spoke								1	7/5/2023	1	
028-040-005	162 Arrowhead Road								1	5/23/2023	1	
123-020-005	432 Eunika Springs Drive								1	6/2/2023	1	
103-180-004	225 Bailey Creek Drive								1	9/19/2023	1	
108-202-006	352 Lake Almanor West Drive								1	3/20/2023	1	
108-300-004	257 Osprey Loop								1	11/20/2023	1	
100-132-014	477 Cross Street							1		7/11/2023	1	
104-112-002	244 Petrusula Drive								1	10/20/2023	1	
105-000-021	236 Terranova Drive								1	9/13/2023	1	
103-000-044	293 Terranova Drive								1	10/10/2023	1	
102-152-016	968 Petrusula Drive								1	9/22/2023	1	
102-152-016	968 Petrusula Drive								1	9/15/2023	1	
104-131-026	177 Petrusula Drive								1	7/16/2023	1	
108-122-001	258 Lake Almanor West Drive								1	6/29/2023	1	
123-021-013	348 Smith Creek Road								1	5/25/2023	1	
103-160-009	213 First Way								1	6/8/2023	1	
001-381-002	23736 Highway 89							1		4/4/2023	1	
028-070-017	85 Snowbush Way								1	7/16/2023	1	
110-052-001	343 Highway 89							1		7/17/2023	1	
133-340-054	525 Redtail Loop								1	5/17/2023	1	
103-490-049	502 Marina Drive								1	6/26/2023	1	
110-051-007	302 Highway 89							1		4/10/2023	1	
004-070-015	801 Powerline Road					1				7/26/2023	1	
123-021-020	510 Eunika Springs Drive								1	6/22/2023	1	
110-064-010	441 Main Street							1		2/7/2023	1	
117-380-012	1250 Quincy LaPorte								1	5/16/2023	1	
103-300-020	19 Walsh Court								1	9/20/2023	1	
123-021-024	480 Eunika Springs Drive								1	6/6/2023	1	
123-200-024	270 Gold Nugget Lane								1	5/10/2023	1	
110-019-007	311 First Street							1		7/6/2023	1	
025-440-016	5580 Money Road							1		11/15/2023	1	
113-020-006	8071 Bucks Lake Road					1				5/10/2023	1	
004-080-013	309 Country Road					1				6/29/2023	1	
106-130-002	5955 Highway 147							1		10/5/2023	1	
004-400-006	6542 North Arm Road					1				7/11/2023	1	
004-150-010	6190 North Valley Road					1				6/16/2023	1	
004-050-031	418 Williams Valley Road					1				11/9/2023	1	
126-210-030	5215 Gold Spike Lane							1		5/10/2023	1	
110-130-047	213 Jessie Street					1				8/6/2023	1	
025-420-017	7777 Bethesda Canyon Road					1				4/26/2023	1	
104-352-021	3567 Evergreen Circle							1		3/13/2023	1	
110-023-007	220 Kinder Avenue					1				11/8/2023	1	
025-230-016	9900 Carman Valley Trail								1	10/20/2023	1	
110-064-019	421 Main Street					1				10/25/2023	1	
110-061-005	213 Mill Street					1				7/11/2023	1	
004-070-021	174 Williams Valley Road					1				3/3/2023	1	
110-064-019	421 Main Street					1				10/25/2023	1	
110-131-006	220 Cheasant Street					1				10/26/2023	1	
005-030-010	290 Hermon Avenue					1				9/20/2023	1	

[illegible]

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units															
Project Identifier					Unit Types		Affordability by Household Income - Completed Entitlement								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category (SFA/2022 or 4.5/AJ0.19)	Tenure (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 Data Agreement	# of Units Issued Entitlements
Summary Row: Sheet Data Entry Below							0	0	0	15	0	21	52		90
	102-061-006	1289 Lassen View Drive		23-261	ADU	O		1						6/14/2023	1
	102-322-014	502 Peninsula Drive		23-728	ADU	O		1						10/4/2023	1
	100-410-022	534 Withrube Road		23-111	SFD	O							1	6/16/2023	1
	008-430-005	10267 Frenchman Blvd		23-372	SFD	O							1	4/24/2023	1
	010-010-053	2393 Modulare Road		23-42	SFD	O							1	7/13/2023	1
	011-210-015	7050 Riv Drive		22-1257	SFD	O						1		6/26/2023	1
	128-081-003	1676 Valley View Drive		22-1296	SFD	O						1		6/26/2023	1
	126-320-003	6337 Purkiss McLean Road		22-1218	SFD	O							1	5/3/2023	1
	110-073-032	500 Main Street		22-1054	SFD	O						1		7/17/2023	1
	110-072-032	500 Main Street		22-1055	SFD	O						1		7/17/2023	1
	025-240-105	7805 Buckhead Road		19-878	SFD	O							1	6/26/2023	1
	004-280-007	1533 Williams Valley Road		22-836	SFD	O							1	2/1/2023	1
	010-240-009	780 Monument Lane		22-1266	SFD	O							1	9/11/2023	1
	103-346-006	168 Oronono Drive		23-660	SFD	O							1	9/30/2023	1
	103-220-015	627 Bailey Creek Road		23-686	SFD	O							1	9/23/2023	1
	102-383-007	707 Lake Ridge Road		22-1113	SFD	O							1	11/20/2023	1
	028-090-013	225 Reed Hawk		22-774	SFD	O							1	6/5/2023	1
	102-111-006	1217 Peninsula Drive		23-60	SFD	O							1	5/10/2023	1
	104-372-008	452 Piondasas Drive		22-1213	SFD	O							1	6/16/2023	1
	108-271-006	317 Racoon Trail		21-567	SFD	O							1	11/20/2023	1
	004-290-029	910 North Arm Road		23-1207	SFD	O						1		9/6/2023	1
	123-290-039	145 Smith Creek Road		22-1238	SFD	O							1	8/1/2023	1
	100-010-009	605 Feather River Drive		22-1280	SFD	O							1	5/24/2023	1
	126-290-001	6760 Sylvaan Road		22-792	SFD	O							1	4/13/2023	1
	108-300-025	246 Chapney Loop		22-1302	SFD	O							1	6/1/2023	1
	102-021-004	1413 Lassen View Drive		22-688	SFD	O							1	4/12/2023	1
	117-370-010	2719 Medebae Lane		22-1226	SFD	O							1	10/25/2023	1
	004-070-049	149 Pacific Valley Road		22-1144	SFD	O						1		4/12/2023	1
	102-622-004	1114 Lake Ridge Road		22-083	SFD	O							1	4/13/2023	1
	130-125-001	11 Plake Trail		22-875	SFD	O							1	4/24/2023	1
	112-113-004	1336 Fern Drive		23-749	SFD	O						1		9/11/2023	1
	100-142-006	1041 Peninsula Drive		23-240	SFD	O							1	7/26/2023	1
	011-241-004	7137 Chester Warner Valley Road		22-1180	SFD	O						1		7/3/2023	1
	004-270-006	741 Williams Valley Road		23-113	SFD	O							1	8/26/2023	1
	110-081-020	660 Main Street		22-1204	SFD	O						1		3/6/2023	1
	110-072-007	547 Main Street		22-1267	SFD	O						1		5/3/2023	1
	100-303-002	851 Lomana Drive		23-795	SFD	O							1	11/6/2023	1
	100-481-023	225 Farrer Drive		23-573	SFD	O						1		8/7/2023	1
	103-240-021	108 Walsh Court		22-1269	SFD	O							1	7/24/2023	1
	106-213-006	368 Lake Almanor West Drive		23-319	SFD	O							1	4/26/2023	1
	102-191-018	820 Lake Ridge Road		22-646	SFD	O							1	5/31/2023	1
	131-350-014	963 Great Spirt		22-574	SFD	O							1	7/5/2023	1
	028-040-009	162 Arrowleaf Road		22-884	SFD	O							1	5/23/2023	1
	123-320-005	432 Eunika Springs Drive		23-76	SFD	O							1	6/3/2023	1
	103-180-004	225 Bailey Creek Drive		23-109	SFD	O							1	9/19/2023	1
	108-202-006	352 Lake Almanor West Drive		22-567	SFD	O							1	3/26/2023	1
	108-300-004	257 Chapney Loop		21-568	SFD	O							1	11/20/2023	1
	100-132-014	477 Orisk Street		22-1312	SFD	O						1		7/11/2023	1
	104-112-003	244 Peninsula Drive		23-605	SFD	O							1	10/20/2023	1
	106-608-021	236 Terranova Drive		23-630	SFD	O							1	9/13/2023	1
	103-000-044	263 Terranova Drive		23-633	SFD	O							1	10/10/2023	1
	102-152-018	968 Peninsula Drive		23-543	SFD	O							1	9/23/2023	1
	102-152-019	966 Peninsula Drive		22-1258	SFD	O							1	9/15/2023	1
	104-131-020	177 Peninsula Drive		22-1250	SFD	O							1	7/19/2023	1
	106-122-001	266 Lake Almanor West Drive		23-160	SFD	O							1	6/26/2023	1
	123-221-013	348 Smith Creek Road		22-378	SFD	O							1	5/25/2023	1
	103-160-009	213 Fish Way		22-1316	SFD	O							1	6/8/2023	1
	001-361-002	29726 Highway 89		22-1121	SFD	O						1		4/4/2023	1
	028-070-017	85 Snowdash Way		23-165	SFD	O							1	7/10/2023	1
	110-052-001	343 Highway 89		22-1276	SFD	O						1		7/17/2023	1
	133-340-004	525 Redtail Loop		22-1342	SFD	O							1	5/17/2023	1
	103-490-049	502 Marina Drive		22-1300	SFD	O							1	6/26/2023	1
	110-051-007	302 Highway 89		22-1281	SFD	O						1		4/10/2023	1
	004-270-015	801 Powerline Road		22-1284	SFD	O				1				7/28/2023	1
	123-231-020	510 Eunika Springs Drive		23-116	SFD	O							1	8/22/2023	1
	110-084-010	441 Main Street		22-128	SFD	O						1		3/7/2023	1
	117-360-012	1250 Quincy LaPorte		22-1275	SFD	O							1	5/16/2023	1
	103-350-029	19 Walsh Court		22-887	SFD	O							1	9/20/2023	1
	123-231-024	480 Eunika Springs Drive		22-885	SFD	O							1	6/6/2023	1
	123-290-024	270 Gold Nugget Lane		21-877	SFD	O							1	5/10/2023	1
	110-019-007	311 First Street		23-200	SFD	O						1		7/5/2023	1
	025-440-016	5580 Money Road		23-796	MH	O						1		11/15/2023	1
	113-220-008	8071 Bucks Lake Road		22-1079	MH	O				1				5/10/2023	1
	004-060-013	309 Country Road		22-1221	MH	O				1				8/29/2023	1
	106-132-002	9950 Highway 147		22-895	MH	O						1		10/5/2023	1
	004-030-006	6042 North Arm Road		22-1288	MH	O				1				7/11/2023	1
	004-150-010	6190 North Valley Road		23-454	MH	O				1				6/16/2023	1
	004-050-031	418 Williams Valley Road		23-752	MH	O				1				11/6/2023	1
	126-210-030	5215 Gold Spike Lane		22-1279	MH	O						1		5/10/2023	1
	110-132-047	213 Jessie Street		23-347	MH	O				1				8/6/2023	1
	025-420-017	7777 Beckenforth Caprine Road		22-1217	MH	O				1				4/26/2023	1
	104-352-021	3567 Evergreen Circle		22-1353	MH	O						1		3/13/2023	1
	110-032-007	220 Kinder Avenue		23-751	MH	O				1				11/8/2023	1
	026-230-016	8900 Carmen Valley Trail		23-765	MH	O							1	10/20/2023	1
	110-064-019	421 Main Street		23-721	MH	O				1				10/25/2023	1
	110-051-005	213 MB Street		22-1080	MH	O				1				7/11/2023	1
	004-070-021	174 Williams Valley Road		22-1133	MH	O				1				3/3/2023	1
	110-064-019	421 Main Street		23-733	MH	O				1				10/25/2023	1
	110-131-006	220 Crossward Street		23-734	MH	O				1				10/26/2023	1
	005-035-010	290 Harcon Avenue		23-369	MH	O				1				9/20/2023	1

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units															
Project Identifier			13	14	15	16	17	18	19	Demolished/Destroyed Units			Density Bonus		
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (If any select multiple)	Is the Units? Y/N	Assistance Programs for Each Development (If any select multiple - see instructions)	Deed Restriction Type (If any select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined that units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (If affordable in perpetuity enter "000")	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Including Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications given to the project (including parking waivers or parking reductions) (If any)
102-081-006	1289 Lassen View Drive		0	NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area		0					
102-322-014	502 Peninsula Drive		0	NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area							
108-410-022	534 Wilshire Road			NONE	N										
008-430-005	10287 Frenchman Blvd			NONE	N										
010-010-003	2503 Mendocino Road			NONE	N										
011-210-015	7050 Elm Drive			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area		1	Destroyed	O			
128-081-003	1676 Valley View Drive			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area							
126-320-003	6337 Purdie McLean Road			NONE	N										
110-072-032	509 Main Street			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area							
110-072-032	509 Main Street			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area		1	Destroyed	O			
025-240-105	7805 Buckenut Road			NONE	N										
004-280-007	1533 Williams Valley Road			NONE	N					1	Destroyed	O			
010-240-009	700 Mountaint Lane			NONE	N										
103-240-005	158 Diemore Drive			NONE	N										
103-220-015	627 Bailey Creek Road			NONE	N										
102-383-007	707 Lake Ridge Road			NONE	N										
028-080-013	225 Reed Hawk			NONE	N										
102-111-006	1217 Peninsula Drive			NONE	N										
104-372-008	452 Prudenencia Drive			NONE	N										
108-271-008	317 Raccoon Trail			NONE	N										
004-290-029	910 North Ann Road			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area							
123-290-039	140 Smith Creek Road			NONE	N										
100-010-009	685 Feather River Drive			NONE	N										
126-260-001	6760 Syden Road			NONE	N										
108-300-025	248 Ogney Loop			NONE	N										
102-021-004	1413 Lassen View Drive			NONE	N										
117-370-010	2719 Malibu Lane			NONE	N										
004-070-049	140 Packer Valley Road			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area							
102-022-004	1114 Lake Ridge Road			NONE	N										
130-125-001	11 Paula Trail			NONE	N										
112-113-004	1396 Fern Drive			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area							
102-142-006	1041 Peninsula Drive			NONE	N										
011-241-004	7137 Cheater Warner Valley Road			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area		1	Destroyed	O			
004-070-006	741 Williams Valley Road			NONE	N					1	Destroyed	O			
110-081-020	680 Main Street			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area		1	Destroyed	O			
110-072-007	547 Main Street			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area		1	Destroyed	O			
100-303-002	881 Lorraine Drive			NONE	N										
100-481-023	225 Farnes Drive			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area							
103-340-021	108 Walsh Court			NONE	N										
108-212-006	308 Lake Alvarado West Drive			NONE	N										
102-191-018	826 Lake Ridge Road			NONE	N										
131-350-014	983 Great Spitt			NONE	N										
028-040-009	162 Arrowleaf Road			NONE	N										
123-030-005	432 Eureka Springs Drive			NONE	N										
103-100-004	225 Bailey Creek Drive			NONE	N										
108-302-008	302 Lake Alvarado West Drive			NONE	N										
108-300-004	237 Ogney Loop			NONE	N										
100-132-014	477 Cross Street			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area							
104-112-003	244 Peninsula Drive			NONE	N										
105-800-021	236 Terranova Drive			NONE	N										
103-800-044	293 Terranova Drive			NONE	N										
102-152-018	968 Peninsula Drive			NONE	N										
102-152-019	968 Peninsula Drive			NONE	N										
104-131-020	177 Peninsula Drive			NONE	N										
108-123-001	308 Lake Alvarado West Drive			NONE	N										
123-221-013	348 Smith Creek Road			NONE	N										
103-180-009	213 Flirt Way			NONE	N										
001-361-002	29736 Highway 89			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area		1	Destroyed	O			
028-070-017	85 Streetside Way			NONE	N										
110-002-001	343 Highway 89			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area		1	Destroyed	O			
133-340-004	525 Redtail Loop			NONE	N										
103-400-049	502 Marina Drive			NONE	N										
110-051-007	302 Highway 89			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area		1	Destroyed	O			
004-270-015	801 Pioneerline Road			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area		1	Destroyed	O			
123-231-020	510 Eureka Springs Drive			NONE	N										
110-084-010	441 Main Street			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area							
117-380-012	1280 Quarry Loop			NONE	N										
103-350-029	19 Walsh Court			NONE	N										
123-231-024	480 Eureka Springs Drive			NONE	N										
123-260-024	270 Gold Nugget Lane			NONE	N										
110-019-007	311 Fair Street			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area		1	Destroyed	O			
025-440-016	5580 Money Road			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area							
113-220-008	8071 Buksa Lake Road			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area							
004-060-013	309 County Road			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area							
108-132-002	5905 Highway 147			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area							
004-400-006	6042 North Ann Road			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area							
004-100-010	6190 North Valley Road			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area							
004-050-001	418 Williams Valley Road			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area							
126-210-020	5215 Gold Spike Lane			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area							
110-132-047	213 Jesse Street			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area		1	Destroyed	O			
025-420-017	7777 Backcountry Calpine Road			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area							
104-302-021	3667 Evergreen Circle			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area							
110-032-007	220 Kinder Avenue			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area							
025-230-016	9900 Carmen Valley Trail			NONE	N										
110-064-019	421 Main Street			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area							
110-081-006	213 Main Street			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area		1	Destroyed	O			
004-070-021	174 Williams Valley Road			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area							
110-084-019	421 Main Street			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area							
110-131-006	220 Crescent Street			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area							
005-020-010	290 Harmon Avenue			NONE	N			Based on Census Block Group Income Data and Anticipated Sales Price Compared to Sales Price of Equivalent Units in the Area		1	Destroyed	O			

Jurisdiction	Plumas County - Unincorporated	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/31/2019 - 08/31/2024

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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	Projection Period - 01/01/2019- 08/30/2019	2019	2020	2021	2022	2023	2024			Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	5	-	-	-	-	-	-	-	-	-	15	-
	Non-Deed Restricted		-	-	-	13	-	2	-	-	-		
Low	Deed Restricted	3	-	-	-	-	-	-	-	-	-	30	-
	Non-Deed Restricted		1	-	2	4	8	15	-	-	-		
Moderate	Deed Restricted	2	-	-	-	-	-	-	-	-	-	110	-
	Non-Deed Restricted		12	1	13	26	37	21	-	-	-		
Above Moderate		6	19	11	30	27	29	52	-	-	-	168	-
Total RHNA		16											
Total Units			32	12	45	70	74	90	-	-	-	323	-
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).													
		5										6	7
		Extremely low-Income Need		2019	2020	2021	2022	2023	2024			Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		3		-	-	-	-	-	-	-	-	-	3

*Extremely low-income housng need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Plumas County - Unincorporated		
Reporting Year	2023	(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, as of February 2023, the Plumas County Planning Commission began reviewing Sec. 9-2.405 to make various amendments, one of which includes exploring removal of the 120-day time limit. Although the amendment to Sec. 9-2.405 has not occurred, 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	<p>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.</p>	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	<p>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.</p>	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 Pumas 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	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. 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.	Ongoing, and resolution as needed	The Plumas County Communit 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	Plumas County - Unincorporated	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/31/2019 - 08/31/2024

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

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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	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2023 (Jan. 1 - Dec. 31)		

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Housing Element Implementation

For Plumas County jurisdictions, please format the APN's as follows:999-999-999-999

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	Plumas County - Unincorporated	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/31/2019 - 08/31/2024

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Table K
Tenent Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	Plumas County - Unincorporated	
Reporting Year	2023	(Jan. 1 - Dec. 31)

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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	\$		65,000.00	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
Project #1 - Update Plumas County Code, Title 9, Planning and Zoning Ordinance to Meet State Law Requirements	\$25,000.00	\$0.00	Other (Please Specify in Notes)	None	Not yet started
Project #2 - Planning Documents to Promote Development of County Surplus Property for Residential Development	\$36,750.00	\$0.00	Other (Please Specify in Notes)	None	Not yet started
Project #3 - Grant Administration	\$3,250.00	\$0.00	Other (Please Specify in Notes)	None	Not yet started

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	2
Low	Deed Restricted	0
	Non-Deed Restricted	15
Moderate	Deed Restricted	0
	Non-Deed Restricted	21
Above Moderate		52
Total Units		90

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	2
Low	Deed Restricted	0
	Non-Deed Restricted	15
Moderate	Deed Restricted	0
	Non-Deed Restricted	21
Above Moderate		52
Total Units		90

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	4
Moderate	Deed Restricted	0
	Non-Deed Restricted	4
Above Moderate		1
Total Units		9