

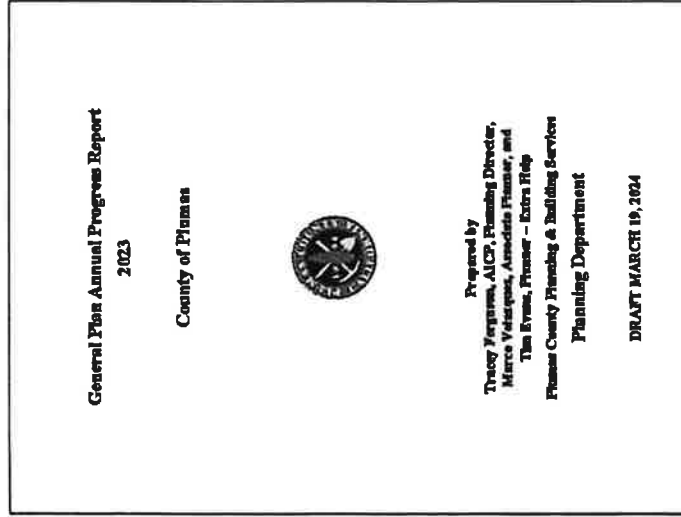
Planning
DRAFT

Board of Supervisors

March 18, 2024

2023 General Plan Annual Progress Report

Planning Department Director, Tracey Ferguson



2023 General Plan Annual Progress Report

PURPOSE

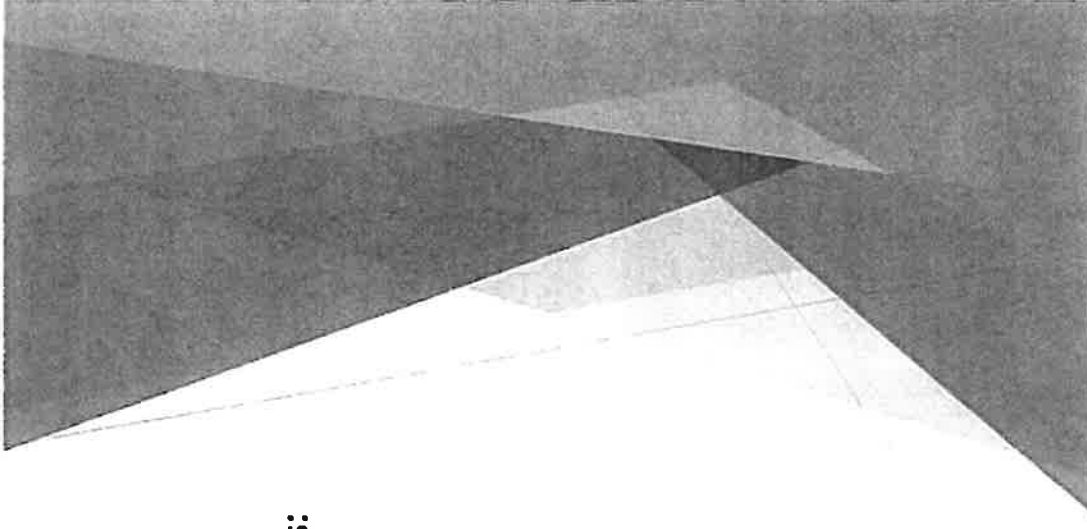
- ▶ Government Code Section 65400 mandates that certain cities and all 58 counties submit an annual report on the status of the General Plan and progress in its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR) and Housing and Community Development (HCD) by April 1 of each year.
- ▶ The Annual Progress Report provides local legislative bodies with information regarding the implementation of the General Plan for their city or county.
- ▶ Annual Progress Reports must be presented to the local legislative body for its review and acceptance.
- ▶ On March 7, 2024, the Planning Commission reviewed the draft 2023 General Plan Annual Progress Report, and recommended the Report be forwarded to the Board of Supervisors, as presented, for review and acceptance.



2035 General Plan Elements

► The Plumas County 2035 General Plan consists of the following 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*



Total Permits in 2023

- ▶ Plumas County Planning and Building Services processed 1,145 total permits in 2023
 - ▶ 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)

Year	Total Permits
2023	1,145
2022	1,336
2021	1,031
2020	985
2019	1,024



Housing Units Completed

- ▶ Between January 1, 2023, and December 31, 2023, Plumas County had 64 housing units completed.
- ▶ Based on final inspections, certificates of occupancy, completion certificates, or utility releases.

Type of Dwelling Unit	Dwelling Units
Newly Constructed Single-Family Dwellings	42 (66%)
Newly Constructed Mobile/Manufactured Homes	17 (27%)
Newly Constructed Detached Accessory Dwelling Units	2
Converted Single-Family Detached Units	2
Converted Detached Accessory Dwelling Units	1
Multi-Family Housing Units	0

- ▶ 7 DIXIE FIRE REBUILDS - 4 Mobile/Manufactured Homes & 3 Single-Family Units



Year	Units Completed
2023	64
2022	50
2021	39
2020	30
2019	38

Total Building Permits Issued in 2023

- ▶ Total building permits issued = 90
- ▶ Overall, except for extremely low income, Plumas County has exceeded its 6th cycle regional housing needs allocation (RHNA) of 16 units with a total of 323 permits issued between 2019 and 2023.

Income Category	2023 Permits Issued
Extremely Low	0
Very Low	2
Low	15
Moderate	21
Above Moderate	52

Year	Permits Issued
2023	90
2022	74
2021	70
2020	45
2019	44



- ▶ 11 DIXIE FIRE REBUILDS - 0 Mobile/Manufactured Home & 11 Single-Family Units

Plumas County Unincorporated Area GROWTH RATE

- ▶ 2020 U.S. Census = 19,790 in total population
- ▶ California Department of Finance January 1, 2022 = estimated a population of 19,252
- ▶ California Department of Finance January 1, 2023 = estimated a population of 18,909
- ▶ For the years 2025 through 2060, the California Department of Finance projects Plumas County's population to continue to decline:
 - ▶ 2025 = 18,326
 - ▶ 2030 = 17,530
 - ▶ 2040 = 15,319
 - ▶ 2050 = 13,712
 - ▶ 2060 = 13,025



2023 Planning Applications

Ministerial (staff level)

- ▶ 8 Lot Line Adjustments
- ▶ 23 Owner Initiated Mergers
- ▶ 2 Sign Permits
- ▶ 1 Administrative Use Permit
- ▶ 10 Surface Mining and Reclamation Act (SMARA) mining inspections

Discretionary (Zoning Administrator)

- ▶ 1 Tentative Parcel Map
- ▶ 1 Modification of Recorded Map by Certificate of Correction
- ▶ 1 Planned Development Permit
- ▶ 7 Special Use Permits
- ▶ 1 Variance



General Plan and Zoning Amendments

General Plan Amendments

- GPA 8-21/22-01 - Seneca Healthcare District General Plan Amendment And Zone Change

Zoning Amendments

- Ordinance 2023-1148 - Prime Opportunity Areas (Camping)
- Ordinance 2023-1149 - Seneca Healthcare District General Plan Amendment and Zone Change
- Ordinance 2023-1150 - Limited Density Owner-Built Rural Dwellings also more commonly known as "Title 25"
- Ordinance 2023-1151 - Limited Density Owner Built Rural Dwellings also more commonly known as "Title 25"



Plumas County Code, Title 9, Planning and Zoning - AMENDMENTS

- ▶ On November 2, 2023, Planning staff communicated to the Planning Commission revised prioritization of County Code amendments, as follows:
 - ▶ Camping Ordinance amendments
 - ▶ Accessory dwelling units (ADU) ordinance update
 - ▶ Electrical vehicle charging stations (AB 1236 and AB 970) checklist and ordinance development
 - ▶ Title 8 (Building Regulations), Chapter 17 (Flood) of the Plumas County Code re: Flood Plain Ordinance and applicable Title 9 (Planning and Zoning) amendments
 - ▶ Noise ordinance development

