

**General Plan Annual Progress Report  
2019**

**County of Plumas**



**Prepared by Tracey Ferguson, AICP, Planning Director and  
Rebecca Herrin, Assistant Planning Director**

**Plumas County Planning & Building Services**

**Planning Department**

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## I. Introduction

The 2019 General Plan Annual Progress Report has been prepared pursuant to the requirements of California Government Code Sec. 65400 *et seq.* (Appendix A). Guidance for preparation of the Report is provided by the Governor’s Office of Planning and Research (OPR). Additionally, the Plumas County 2035 General Plan Introduction contains language addressing the requirements for an annual report, as follows:

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

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

The purpose of the Annual Progress Report is to document the status of the General Plan and the County’s progress in its implementation.

The 2019 General Plan Annual Progress Report was provided to the County Planning Commission on March 5, 2020 for review and the Commission unanimously recommended forwarding the Report to the Board of Supervisors. The Report was then provided to the County Board of Supervisors on March 17, 2020 for review, and the Board took action and unanimously accepted the Report and directed Planning Department staff to submit the Report to OPR and the Department of Housing and Community Development (HCD) prior to the April 1<sup>st</sup> deadline.

## **Background**

Plumas County adopted a comprehensive 2035 update to the 1984 General Plan on December 17, 2013. The update process began in 2005 and took several years. Many public workshops, hearings and meetings were held and there was substantial effort on the part of staff, consultants, the Board of Supervisors, the Planning Commission, local organizations and interest groups, and the general public. Three optional elements were added to the 2035 Plan, including an Economics Element, an Agriculture and Forestry Element and a Water Resources Element.

On January 14, 2014, High Sierra Rural Alliance (HSRA) filed a lawsuit on the General Plan update Environmental Impact Report 85. HSRA and the County embarked on extensive settlement negotiations for over a year without achieving resolution. The matter then came to a hearing on February 25, 2016 in Plumas County Superior Court before the Honorable Stephen E. Benson. The trial court's Order and Judgment was filed on March 24, 2016. Appellant HSRA filed its appeal on June 1, 2016. The California Court of Appeal, 3<sup>rd</sup> Appellate District, ruled in the County's favor on all counts on October 19, 2018. Thereafter, the County has worked to implement the 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).

## **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 2019 permits, applications, and significant plans and projects is provided in Chapter III.

Following these sections the one general plan amendment processed in 2019 is described and several zoning amendments are recapped in Chapter IV.

Lastly, the Conclusion (Chapter V) describes the continued objective of County departments to perform project review responsibilities to further the General Plan's goals, policies, programs, and implementation measures; the Planning Commission's element-by-element review of the 2035 General Plan to document implementation and discuss potential future amendments to goals, policies, programs, and implementation measures; and County staff priorities for code amendment activities anticipated in 2020.

## 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 CALFIRE 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's a non-Council of Government (COG) jurisdiction where HCD acts as the COG for the purposes of determining the RHNA. With that, the housing element cycle for Plumas County is 5 years and must be reviewed by HCD for certification. The state is currently within the 6<sup>th</sup> cycle RHNA where Plumas County's Housing Element was due August 31, 2019. See Section IV (General Plan Amendment) of this Report for further information on the County's adoption of its 6<sup>th</sup> cycle 2019-2024 Housing Element.

## 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 2019, 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.

#### 2019 Permits

Plumas County Planning and Building Services processed 1,024 permits in 2019, including well and septic permits, building permits, no fee permits (e.g., water heaters, 200 square feet or less non-habitable sheds or agricultural buildings), and miscellaneous permits (e.g., re-roof, electrical, plumbing, and HVAC). The Planning Department staff reviews all construction permits for zoning consistency compliance.

The California Department of Finance (DOF), Demographic Research Unit, Housing Unit Change Form is attached as Appendix B. Between January 1, 2019 and December 31, 2019, Plumas County had thirty-eight (38) housing units completed based on final inspections, certificates of occupancy, completion certificates, or utility releases. Of the 38, twenty-nine (29) were newly constructed single-family detached units, eight (8) were newly constructed single-family mobile home units, and one (1) was converted to a single-family detached unit (i.e., “gained” housing stock). In addition, three (3) single-family detached units and three (3) single-family mobile home units were lost to demolition, fire, or natural disaster for a total of six (6) units. Lastly, one (1) single-family detached unit was converted (i.e., “lost” housing stock). No single-family attached units or multi-family units (i.e., 2, 3, or 4-plex or 5 or more) were completed or converted.

By comparison overall, in 2018 Plumas County had fifty-two (52) housing units completed based on final inspections, certificates of occupancy, completion certificates, or utility releases, and in 2017 there were forty (40), while in 2016 there were thirty-nine (39) housing units completed, and in 2015 there were forty-seven (47), which puts the past five-year average of annual housing units completed at forty-two (42).

Appendix C provides the Annual Housing Element Progress Report, as reported to HCD. The total proposed units with building permits issued in 2019 for unincorporated Plumas County was forty-three (43), which equates to the following affordability by household income level:<sup>1</sup>

- Very-Low Income                    0
- Low Income                            1
- Moderate Income                    12
- Above-Moderate Income            30

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<sup>1</sup> Based on 2019 HCD income limits. Area median income (AMI) for a family of four (4) in Plumas County was \$70,700. Very Low Income 1–50 percent of AMI (\$25,751–\$34,800); Low Income 51–80 percent of AMI (\$34,801–\$55,700); Moderate Income 81–120 percent of AMI (\$55,701–\$84,850); and Above Moderate Income Above 120 percent of AMI (\$84,851 or more).

### *Growth Rate*

The 2010 U.S. Census reported 17,903 in total population for the unincorporated Plumas County area. By 2018, the U.S. Census estimated that the unincorporated population was down slightly (-0.6%), at 17,803 persons. The California Department of Finance estimated the same population (17,803) for the County's unincorporated population on January 1, 2019. Once the 2020 U.S. Census data is known, the County will be able to better understand the growth rate over the past decade. Largely, the California Department of Finance projects Plumas County's unincorporated area population is expected to remain static or marginally decline through 2050, lagging behind the projected positive growth rate of the state as a whole.

### 2019 Planning Applications

The Planning Department processed a variety of ministerial and discretionary planning applications with associated environmental reviews during 2019 including, for example, Special Use Permits, Tentative Parcel Maps, Lot Line Adjustments, and Owner Initiated Mergers.

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

- Lot Line Adjustments (11)
- Owner Initiated Mergers (12)
- Sign Permits (3)

In addition, planning staff performed nine (9) annual mining inspections and investigated two (2) reclamation plan violations.

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

- Certificate of Compliance (4)
  - ***CC 8-19/20-01 Tantau, William and Sally:*** Conditional Certificate of Compliance for the designated remainder of Tantau Ranch Subdivision to allow the property to be evaluated for compliance with all applicable conditions, regulations, and standards in order to be recognized as a legal parcel.
  - ***CC 8-19/20-02 Pacific Gas and Electric:*** Certificate of Compliance for property located south of Lake Almanor to facilitate donation to the Maidu Summit Consortium.
  - ***CC 8-19/20-03 Pacific Gas and Electric:*** Certificate of Compliance for property located north of Lake Almanor to facilitate donation to the Maidu Summit Consortium.
  - ***CC 10-19/20-04 Sierra Mountain Mortgage:*** Certificate of Compliance for the designated remainder parcel of Eureka Heights Subdivision (Phase XIV of Whitehawk Ranch Subdivision).
- Reversion to Acreage (1)
  - ***TSM/PD 8-05/06-06 Trailhead Subdivision, Unit #1 Reversion to Acreage – Plumas Bank (owner):*** Reversion to acreage for an existing approved subdivision.

- Tentative Parcel Maps (2)
  - ***TPM 1-18/19-01 Sanderson, Alice and Wiegand, Kenneth:*** Division of 2.86 acres into two parcels of 1.86 and 1.0 acres for single-family residential use.
  - ***TPM 7-19/20-01 MMCG GOI Quincy, LLC (Grocery Outlet):*** Division of 2.44 acres into two parcels of 1.61 and 0.83 acres for commercial use.
- Special Use Permits (3)
  - ***U 8-18/19-02 DeMartile, Tim and Marcy:*** 4-H swine project in a residentially zoned neighborhood for a limited time prior to the Plumas-Sierra County Fair.
  - ***U 3-18/19-03 House, David and Chrisandra:*** Expansion of a lawful non-conforming use consisting of the addition of an approximately 20' by 30' storeroom to an existing business.
  - ***U 7-19/20-01 Simon CRE JC, LLC / O'Reilly Auto Parts:*** Installation of a 140-square foot self-supporting sign for O'Reilly Auto Parts store.

## 2019 Significant Plans and Projects

### *Plumas County Active Transportation Program – 2018 Pedestrian/Bicycle Plan*

In October 2019, the County Board of Supervisors adopted a resolution adopting the Plumas County Active Transportation Program – 2018 Pedestrian/Bicycle Plan.

Plumas County Department of Public Works, in its capacity as staff to the Plumas County Transportation Commission, was awarded a Sustainable Communities Grant in September 2015 for the preparation of a countywide Non-motorized Transportation Plan. The development of the 2018 Pedestrian/Bicycle Plan was undertaken with extensive coordination and partnership with the California Department of Transportation and the California Highway Patrol and the public. Through this community input, the goals of the 2018 Pedestrian/Bicycle Plan were drafted to guide the development and implementation of projects to improve the County's walking and bicycling environment into the future. The Plan maintains the County's eligibility for local, state and federal funding of bicycle and pedestrian improvements.

Lastly, the preparation of the Plumas County Active Transportation Program – 2018 Pedestrian/Bicycle Plan satisfies the 2035 General Plan Circulation Element Implementation Measure #1, which directed the Plumas County Transportation Commission to complete and adopt an updated Bicycle Transportation Plan and Pedestrian Transportation Plan focusing on non-motorized travel within and between communities and use it to guide funding decisions to enhance the network.

### *Plumas County Regional Transportation Plan (RTP)*

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

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

The RTP was under preparation throughout 2019 and was formally adopted by the Plumas County Regional Transportation Commission on January 27, 2020.

#### *Quincy Schoolhouse Project, Plumas Unified School District, Quincy*

The Plumas Unified School District restored the 1905 Historic Quincy Schoolhouse in downtown Quincy to function as the District office. As the building was not proposed for classroom use, the County was the responsible agency for permitting. The County, through review by the Quincy Design Review Committee, conducted Design Review to ensure that the building restoration contained as many historic design elements as possible and permit review, issuance and final inspection was conducted by Planning and Building Services.

#### *Grocery Outlet Project, Quincy and O'Reilly Auto Parts Project, Quincy*

These two commercial building projects were reviewed by the Quincy Design Review Committee and permit review, issuance and final inspections were conducted by Planning and Building Services.

### **Planning and Building Services Staff**

#### *Planning Department Staff*

In 2019, and presently, there are three (3) full-time staff members in the Plumas County Planning Department, including a Planning Director, Assistant Planning Director, and Associate Planner. In addition, the Planning Department funds one (1) half-time Fiscal Officer position. Unlike most California county planning departments, the Plumas County Planning Department does not currently have a dedicated clerical staffer supporting Planning Department counter and administrative functions. The Assistant Planning Director performs the role of Clerk for the Planning Commission, and the Department Fiscal Officer takes the meeting minutes of the Zoning Administrator hearings.

#### *Geographic Information Systems Department Staff*

The Plumas County Geographic Information Systems (GIS) Department budgets for one (1) full-time GIS Coordinator position, which in 2019 was, and is presently, filled. The GIS Coordinator develops and maintains several GIS intra-maps for various County departments including Assessor, Building, Engineering, Environmental Health, Planning, Elections, Public Works, and Treasurer/Tax Collector. The GIS Coordinator also manages public-facing interactive maps that are available to the public through the Plumas County GIS webpage Map Portal such as a parcel query map, General Plan land use, zoning, supervisor districts, fire districts, voting precincts, population statistics, and more.

### *Building Department Staff*

The Plumas County Building Department staff in 2019 included one (1) Director/Building Official, one (1) Plan Checker, one (1) Senior Permit Technician, one (1) Permit Technician, and two (2) Inspectors. Presently, the Building Department employs one (1) Director/Building Official, one (1) Senior Permit Technician, one (1) Permit Technician, and one (1) Inspector II and the Department is seeking another inspector.

### *Code Enforcement Staff*

In 2019, and presently, the Plumas County Code Enforcement Department is made up of one (1) full-time Code Enforcement Officer. Additionally, a Chief full-time position is funded, although vacant. Code Enforcement is primarily a complaint-driven process. The County's Housing Element includes a program that commits the County to continue to use the Code Enforcement Department, as well as the Plumas County Sheriff's Office and Building Department staff, when needed, to ensure code compliance.

## **IV. General Plan and Zoning Amendments**

### **General Plan Amendment**

#### *2019-2024 Housing Element Update*

As previously stated in this Report, the purpose of the 2019-2024 Plumas County Housing Element is to identify housing solutions that address local housing problems and to meet or exceed the County's unincorporated area RHNA. The Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code Section 65584) and requires regions to address housing issues and needs based on future growth projections for the area. HCD acts as the County Council of Governments and allocates the regional housing needs numbers for Plumas County. The RHNA for unincorporated Plumas County, by income category, for the planning period beginning December 31, 2018 and ending August 31, 2024 is 16 units or 2 Extremely Low (below 30 percent of Area Median Income [AMI]), 3 Very Low (31-50 percent of AMI), 3 Low (51-80 percent of AMI), 2 Moderate (81-120 percent of AMI), 6 Above Moderate (above 120 percent of AMI).

To provide opportunities for public participation in the preparation of the Housing Element update, the County conducted two workshops on June 20, 2019 and on July 11, 2019 during the meetings of the Plumas County Planning Commission. The purpose and contents of the Housing Element was explained and a timeline for preparation and adopted was presented.

A public hearing on the Draft Housing Element was conducted by the Plumas County Planning Commission on August 29, 2019. The Planning Commission voted in favor of forwarding the Draft 2019-2024 Housing Element and CEQA Addendum to the Board of Supervisors with a recommendation for adoption.

A public hearing on the Draft Housing Element was conducted by the Plumas County Board of Supervisors on October 1, 2019. The Board of Supervisors made a unanimous motion to direct staff to return to the Board with a Resolution to accept the CEQA Addendum to the 2009-2014 Housing Element Initial Study/Negative Declaration Number 646 and adopt the 2019-2024 General Plan Housing Element, and to incorporate comments made by Feather River College and Plumas County Community Development Commission (PCCDC).

On October 15, 2019, the Board of Supervisors formally accepted the 2019-2024 General Plan Housing Element CEQA Addendum to the 2009-2014 Housing Element Initial Study/Negative Declaration Number 646 and adopted the 2019-2024 General Plan Housing Element (Resolution No. 19-8443).

The adopted Housing Element was submitted to HCD on October 25, 2019 for review and certification. On December 5, 2019 HCD sent Plumas County a certification letter stating HCD's findings that the County's 6<sup>th</sup> cycle 2019-2024 adopted Housing Element is in full compliance with state Housing Element law (Article 10.6 of the California Government Code).

### **Plumas County Code, Title 9, Planning and Zoning Amendments**

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

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

Of the 18 items on the above list, and as noted with "COMPLETED," the following 6 code amendments have been accomplished by Planning Department staff, recommended by the Planning Commission, and adopted by the County Board of Supervisors:

In 2018, Ordinance 2018-1114 amended Plumas County Code Title 8 (Building Regulations) and Title 9 (Planning and Zoning) to implement SRA Fire Safe Regulations.

In 2019, Ordinance 2019-1116 amended Plumas County Code Title 9 (Planning and Zoning) to establish requirements and standards for the regulation of telecommunications facilities.

In 2019, Ordinance 2019-1122 amended Plumas County Code Title 9 (Planning and Zoning) to reflect minor revisions to and implementation of the 2035 General Plan update Final General Plan Environmental Impact Report (Table 3-1).

In 2019, Ordinance 2019-1121 amended Plumas County Code Title 9 (Planning and Zoning) to comply with statutory requirements and standards for accessory dwelling units (ADU) and the General Plan 2019-2024 Housing Element Program #10 was satisfied that directed the County to ensure consistency with AB 1866 (Wright, 2002), AB 2299 (Bloom, 2016), and SB 1069 (Wieckowski, 2016) to facilitate the development of ADUs.

In 2019, Ordinance 2019-1124 amended Plumas County Code Title 9 (Planning and Zoning) to adopt the State's model Water Efficient Landscape Ordinance (MWELo) requirements and standards.

In 2019, Ordinance 2019-1126 amended Plumas County Code Title 9 (Planning and Zoning) to adopt requirements and standards for the keeping of backyard chickens in single-family residential zones.

In addition, in December 2018, the County Board of Supervisors directed the Planning Commission to look at several issues related to personal cultivation and commercial activities related to cannabis (marijuana and industrial hemp). There were two directives to the Commission:

1. *“Direct the Planning Commission to proceed with developing an ordinance, consistent with the parameters of the moratorium now in place, which prohibits commercial cannabis [marijuana] cultivation, and further direct completion of the draft ordinance by early July 2019, to allow time for the Board of Supervisors to consider the proposed ordinance in advance of the moratorium term due to expire on October 13, 2019.” (COMPLETED 2019)*
2. *“Direct the Planning Commission to address the following cannabis [marijuana and industrial hemp] related issues:*
  - *Zoning for industrial hemp, (COMPLETED 2019)*
  - *Dispensaries and retail sales [marijuana], (ADDRESSED AND DID NOT MOVE FORWARD TO THE BOARD OF SUPERVISORS 2019)*
  - *Delivery and distribution [marijuana], (ADDRESSED AND DID NOT MOVE FORWARD TO THE BOARD OF SUPERVISORS 2019)*
  - *Requirements for six plants (indoor/outdoor) [marijuana]” (COMPLETED 2019)*

In 2019, Ordinance 2019-1127 amended Plumas County Code Title 9 (Planning and Zoning) to clarify that “Horticulture” does not include “Industrial Hemp” and added a definition of “Agricultural Processing” as a use subject to the issuance of a special use permit in the AP (Agricultural Preserve) and GA General Agriculture) Zones.

In 2019, Ordinance 2019-1119 amended Plumas County Code Title 9 (Planning and Zoning) to place a permanent ban on the cultivation of cannabis (marijuana) consistent with the temporary moratorium Ordinance 2017-1108.

In 2019, Ordinance 2019-1125 amended Plumas County Code Title 9 (Planning and Zoning) to establish standards for personal cultivation of cannabis.

The Planning Commission addressed dispensaries and retail sales and delivery and distribution of cannabis (marijuana); however, the Commission choose not to recommend to the Board of Supervisors amendments to Title 9 for these uses and purposes, and therefore, dispensaries and retail sales, as well as delivery and distribution facilities, are prohibited in the unincorporated area of Plumas County.

Lastly in 2019, the following ordinances were accomplished by Planning Department staff, recommended by the Planning Commission, and adopted by the County Board of Supervisors:

Ordinance 2019-1121 amended Plumas County Code Title 9 (Planning and Zoning) to comply with statutory requirements and standards of SB 2 (Cedillo, 2007) for allowing emergency shelters as a permitted use without a conditional use permit or other discretionary review, which satisfied Program #22 in the General Plan 2019-2024 Housing Element.

Ordinance 2019-1123 amended Plumas County Code Title 9 (Planning and Zoning) to adopt revised requirements and standards for fencing, reflect California Building Code requirements for fencing, and serve to protect natural resources through the implementation of General Plan Conservation and Open Space Policy COS 7.2.9 (Wildlife Fencing).

## V. Conclusion

The General Plan is the County's constitution and guiding vision. Upkeep and maintenance of the General Plan is a continuous process. The County implements the General Plan's Vision 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 General Plan's goals, policies, programs, and implementation measures, and in 2019, the Planning Commission tasked themselves with an element-by-element review of the 2035 General Plan to continue the objectives of documenting the County's implementation and discussing of the goals, policies, programs, and measures to identify potential timeframes for existing implementation and future amendments.

Review of the 2035 General Plan and Plumas County Code, Title 9 (Planning and Zoning) by the Planning Commission and adoption of amendments by the Board of Supervisors is expected to continue into 2020. The list of Title 9 amendment priorities, as established by the Commission in 2016, was amended by unanimous Commission action in October of 2019, to include the top five (5) Planning staff priorities, as follows:

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



4. Noise ordinance development
5. Dark sky lighting ordinance development

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

- 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

In addition, the development of a grading ordinance and drainage ordinance will be assumed by the Public Works Department, in association with other County departments, in 2020.

Appendix A: California Government Code Section  
65400

**GOVERNMENT CODE - GOV**

**TITLE 7. PLANNING AND LAND USE [65000 - 66499.58]**

*( Heading of Title 7 amended by Stats. 1974, Ch. 1536. )*

**DIVISION 1. PLANNING AND ZONING [65000 - 66301]**

*( Heading of Division 1 added by Stats. 1974, Ch. 1536. )*

**CHAPTER 3. Local Planning [65100 - 65763]**

*( Chapter 3 repealed and added by Stats. 1965, Ch. 1880. )*

**ARTICLE 7. Administration of General Plan [65400 - 65404]**

*( Article 7 added by Stats. 1965, Ch. 1880. )*

**65400.**

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

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

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

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

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

The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of standards, forms, and definitions adopted by the Department of Housing and Community Development. The department may review, adopt, amend, and repeal the standards, forms, or definitions, to implement this article. Any standards, forms, or definitions adopted to implement this article shall not be subject to Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2. Before and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. That report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments.

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

(C) The number of housing development applications received in the prior year.

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

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

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

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

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

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

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

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

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

*(Amended by Stats. 2019, Ch. 844, Sec. 1. (SB 235) Effective January 1, 2020.)*

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

# HOUSING UNIT CHANGE FORM

Date of Estimate: 1/1/2020

PLEASE READ ATTACHED INSTRUCTIONS. RETURN BY **January 17, 2020.**

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

City/Town:

County: Plumas County

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

Housing units completed between 1/1/19-12/31/19 based on Final Inspections, Certificates of Occupancy, Completion Certificates or Utility Releases.

Or

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

Single unit permits issued: 7/1/18 – 6/30/19; Multiple unit permits issued: 1/1/18 – 12/31/18.

SECTION I. HOUSING UNITS GAINED	SINGLE-FAMILY			MULTI-FAMILY				Total Housing Units	How many of the total units reported (left) were of the following types:			
	Detached Units	Attached Units	Mobile Homes	2, 3, or 4 -Plex		5 or More			Total Affordable Units	Detached Accessory Dwelling Units	Attached Accessory Dwelling Units	Total Accessory Dwelling Units
				Structures	Units	Structures	Units					
1. Newly Constructed Units	29		8					0				0
2. Converted Units Gained	1							0				0
3. Non-Permitted Units Gained								0				0
<b>SECTION II. HOUSING UNITS LOST</b>												
From January 1, 2019 through December 31, 2019												
1. Demolition, fire or natural disaster	3		3					0				0
2. Converted Units Lost	1							0				0
3. Non-Permitted Units Lost								0				0

**SECTION III. ANNEXATIONS AND DETACHMENTS**  
From January 1, 2019 through December 31, 2019

For Cities Only. Attach additional sheets if necessary.

LAFCO #	Annexation Short Titles & Effective Date	SINGLE-FAMILY			MULTI-FAMILY				TOTAL UNITS
		Detached Units	Attached Units	Mobile Homes	2, 3, or 4 -Plex		5 or More		
					Structures	Units	Structures	Units	
									0
									0
									0

**SECTION IV. CIVILIAN GROUP QUARTERS CHANGE**  
From January 1, 2019 through December 31, 2019

Attach additional sheets if necessary.

Facility Name, Address, Zip Code, & Telephone Number	DATE OF STATUS CHANGE					PERMANENT RESIDENTS	
	Annexed	Detached	Opened	Closed	Changed	1/1/2019	12/31/2019

Reported by: Carolyn Vickers Department: Building Dept. Title: Permit Technician  
 Address: 555 main st City: Quincy Zip Code: 95977  
 E-mail Address: \_\_\_\_\_ Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_

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

Jurisdiction	Plumas County - Unincorporated	
Reporting Year	2019	(Jan. 1 - Dec. 31)

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

**Table A**  
**Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted	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 (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below								0	0	0	1	0	12	30	43	43	0	0	
	126-320-005	6417 Carmen Valley Road		18-427	SFD	O	1/28/2019							1	1	1	0	No	
	133-041-041	293 Pine Street		18-959	SFD	O	2/26/2019						1		1	1	0	No	
	133-230-022	125 Quail View Circle		18-621	SFD	O	2/26/2019							1	1	1	0	No	
	100-430-021	308 Wagon Road		18-913	SFD	O	2/7/2019							1	1	1	0	No	
	104-232-014	3795 Lake Almanor Drive		18-793	SFD	O	3/28/2019						1		1	1	0	No	
	028-040-027	28 Blue Flax Lane		19-3	SFD	O	1/3/2019							1	1	1	0	No	
	103-340-005	123 Village Drive		18-434	SFD	O	4/12/2019							1	1	1	0	No	
	103-080-017	15 Red River Drive		19-63	SFD	O	2/11/2019							1	1	1	0	No	
	025-293-005	7344 Davis Way		19-91	SFD	O	3/8/2019						1		1	1	0	No	
	130-361-001	74 Yonkalla Trail		19-77	SFD	O	2/26/2019							1	1	1	0	No	
	123-190-046	1121 Miners Lane		19-96	SFD	O	3/13/2019							1	1	1	0	No	
	116-233-017	129 First Street		19-134	SFD	O	4/2/2019						1		1	1	0	No	
	025-440-015	5720 Money Road		19-146	SFD	O	4/8/2019							1	1	1	0	No	
	117-112-011	1440 Chandler Road		19-237	ADU	O	5/8/2019						1		1	1	0	No	
	004-440-006	5050 North Arm Road		18-225	SFD	O	6/4/2019							1	1	1	0	No	
	104-403-008	536 Ponderosa Drive		18-800	MH	O	6/7/2019						1		1	1	0	No	
	102-421-003	1003 Timber Ridge Road		19-229	SFD	O	5/7/2019							1	1	1	0	No	
	103-250-018	279 Dinsmore Drive		19-175	SFD	O	4/18/2019							1	1	1	0	No	



	126-240-001	6164 Buena Vista Lane		19-302	MH	O	5/29/2019						1		1	1	0	No
	133-230-030	230 Quail View Circle		19-323	SFD	O	6/3/2019							1	1	1	0	No
	103-200-019	885 Red River Drive		19-373	SFD	O	6/13/2019							1	1	1	0	No
	111-030-008	2885 Stampfli Lane		16-912	SFD	O	12/29/2019						1		1	1	0	No
	102-331-012	1201 White Fir Road		19-274	SFD	O	5/17/2019							1	1	1	0	No
	108-201-004	359 Lake Almanor West		19-426	SFD	O	6/28/2019							1	1	1	0	No
	100-371-007	531 Sherman Road		19-431	MH	O	7/1/2019						1		1	1	0	No
	130-336-006	65 Yonkalla Trail		19-498	SFD	O	7/19/2019							1	1	1	0	No
	102-112-007	1218 Peninsula Drive		19-514	SFD	O	7/25/2019							1	1	1	0	No
	123-330-018	104 Eureka Springs Drive		19-519	SFD	O	7/26/2019							1	1	1	0	No
	103-050-004	135 River Bend Way		19-330	SFD	O	6/6/2019							1	1	1	0	No
	025-500-023	8161 Buckbrush Drive		19-447	SFD	O	7/5/2019						1		1	1	0	No
	103-340-009	199 Village Drive		19-608	SFD	O	8/26/2019							1	1	1	0	No
	102-412-004	809 Golf Club Road		19-677	SFD	O	9/12/2019							1	1	1	0	No
	130-112-016	3 Maidu Trail		19-679	SFD	O	9/13/2019							1	1	1	0	No
	102-073-009	1260 Peninsula Drive		19-211	SFD	O	4/29/2019							1	1	1	0	No
	133-330-009	3691 Sierra Estates Drive		19-741	SFD	O	10/2/2019							1	1	1	0	No
	102-431-008	863 Golf Club Road		19-781	SFD	O	10/15/2019							1	1	1	0	No
	104-092-008	328 Peninsula Drive		19-499	SFD	O	7/19/2019							1	1	1	0	No
	025-480-003	79497 Wendrill Road		19-773	SFD	O	10/10/2019							1	1	1	0	No
	005-510-001	2219 Bucks Lake Road		19-840	SFD	O	11/1/2019							1	1	1	0	No
	102-382-004	722 Pine Canyon Road		19-909	SFD	O	11/22/2019							1	1	1	0	No
	116-253-029	250 Miller Court		19-95	SFD	O	3/13/2019						1		1	1	0	No
	005-470-040	41276 Purdy Lane		19-220	MH	O	5/2/2019						1		1	1	0	No
	110-270-008	508 Alta Camp Road		19-141	MH	O	4/5/2019					1			1	1	0	No

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

**Table A2**

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

Project Identifier				Unit Types			Affordability by Household Incomes - Completed Entitlement								
1				2	3	4							5	6	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure (R=Renter, O=Owner)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	1	0	12	30		43
	126-320-005	6417 Carmen Valley Road		18-427	SFD	O							1	1/28/2019	1
	133-041-041	293 Pine Street		18-959	SFD	O						1		1/29/2019	1
	133-230-022	125 Quail View Circle		18-621	SFD	O							1	2/26/2019	1
	100-430-021	308 Wagon Road		18-913	SFD	O							1	2/7/2019	1
	104-232-014	3795 Lake Almanor Drive		18-793	SFD	O						1		3/28/2019	1
	028-040-027	28 Blue Flax Lane		19-3	SFD	O							1	3/5/2019	1
	103-340-005	123 Village Drive		18-434	SFD	O							1	4/12/2019	1
	103-080-017	15 Red River Drive		19-63	SFD	O							1	4/10/2019	1
	025-293-005	7344 Davis Way		19-91	SFD	O						1		4/25/2019	1
	130-361-001	74 Yonkalla Trail		19-77	SFD	O							1	5/1/2019	1
	123-190-046	1121 Miners Lane		19-96	SFD	O							1	5/9/2019	1
	116-233-017	129 First Street		19-134	SFD	O						1		5/3/2019	1
	025-440-015	5720 Money Road		19-146	SFD	O							1	5/20/2019	1
	117-112-011	1440 Chandler Road		19-237	ADU	O						1		5/31/2019	1
	004-440-006	5050 North Arm Road		18-225	SFD	O							1	6/4/2019	1
	104-403-008	536 Ponderosa Drive		18-800	MH	O						1		6/7/2019	1
	102-421-003	1003 Timber Ridge Road		19-229	SFD	O							1	6/3/2019	1
	103-250-018	279 Dinsmore Drive		19-175	SFD	O							1	7/18/2019	1
	126-240-001	6164 Buena Vista Lane		19-302	MH	O						1		7/9/2019	1
	133-230-030	230 Quail View Circle		19-323	SFD	O							1	7/11/2019	1
	103-200-019	885 Red River Drive		19-373	SFD	O							1	7/30/2019	1
	111-030-008	2885 Stampfli Lane		16-912	SFD	O						1		8/9/2019	1
	102-331-012	1201 White Fir Road		19-274	SFD	O							1	8/22/2019	1
	108-201-004	359 Lake Almanor West		19-426	SFD	O							1	8/19/2019	1
	100-371-007	531 Sherman Road		19-431	MH	O						1		8/19/2019	1
	130-336-006	65 Yonkalla Trail		19-498	SFD	O							1	8/28/2019	1
	102-112-007	1218 Peninsula Drive		19-514	SFD	O							1	8/21/2019	1
	123-330-018	104 Eureka Springs Drive		19-519	SFD	O							1	8/20/2019	1
	103-050-004	135 River Bend Way		19-330	SFD	O							1	9/23/2019	1
	025-500-023	8161 Buckbrush Drive		19-447	SFD	O						1		9/25/2019	1
	103-340-009	199 Village Drive		19-608	SFD	O							1	9/23/2019	1
	102-412-004	809 Golf Club Road		19-677	SFD	O							1	10/3/2019	1
	130-112-016	3 Maidu Trail		19-679	SFD	O							1	10/29/2019	1
	102-073-009	1260 Peninsula Drive		19-211	SFD	O							1	11/18/2019	1
	133-330-009	3691 Sierra Estates Drive		19-741	SFD	O							1	11/19/2019	1
	102-431-008	863 Golf Club Road		19-781	SFD	O							1	11/8/2019	1
	104-092-008	328 Peninsula Drive		19-499	SFD	O							1	12/10/2019	1
	025-480-003	79497 Wendrill Road		19-773	SFD	O							1	12/20/2019	1
	005-510-001	2219 Bucks Lake Road		19-840	SFD	O							1	12/4/2019	1
	102-382-004	722 Pine Canyon Road		19-909	SFD	O							1	12/11/2019	1
	116-253-029	250 Miller Court		19-95	SFD	O						1		3/26/2019	1
	005-470-040	41276 Purdy Lane		19-220	MH	O						1		6/17/2019	1
	110-270-008	508 Alta Camp Road		19-141	MH	O			1					5/14/2019	1

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

Affordability by Household Incomes - Building Permits								
7							8	9
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	Building Permits Date Issued	# of Units Issued Building Permits
0	0	0	1	0	12	30		43
						1	1/28/2019	1
					1		1/29/2019	1
						1	2/26/2019	1
						1	2/7/2019	1
					1		3/28/2019	1
						1	3/5/2019	1
						1	4/12/2019	1
						1	4/10/2019	1
					1		4/25/2019	1
						1	5/1/2019	1
						1	5/9/2019	1
					1		5/3/2019	1
						1	5/20/2019	1
					1		5/31/2019	1
						1	6/4/2019	1
					1		6/7/2019	1
						1	6/3/2019	1
						1	7/18/2019	1
					1		7/9/2019	1
						1	7/11/2019	1
						1	7/30/2019	1
					1		8/9/2019	1
						1	8/22/2019	1
						1	8/19/2019	1
					1		8/19/2019	1
						1	8/28/2019	1
						1	8/21/2019	1
						1	8/20/2019	1
						1	9/23/2019	1
					1		9/25/2019	1
						1	9/23/2019	1
						1	10/3/2019	1
						1	10/29/2019	1
						1	11/18/2019	1
						1	11/19/2019	1
						1	11/8/2019	1
						1	12/10/2019	1
						1	12/20/2019	1
						1	12/4/2019	1
						1	12/11/2019	1
					1		3/26/2019	1
					1		6/17/2019	1
			1				5/14/2019	1





<b>Jurisdiction</b>	Plumas County - Unincorporated	
<b>Reporting Year</b>	2019	(Jan. 1 - Dec. 31)

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

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

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2014	2015	2016	2017	2018	2019				Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	12										12	
	Non-Deed Restricted												
Low	Deed Restricted	8										1	7
	Non-Deed Restricted							1					
Moderate	Deed Restricted	12										46	
	Non-Deed Restricted				4	15	15	12					
Above Moderate		25			34	25	41	30				130	
Total RHNA		57											
Total Units					38	40	56	43				177	19

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



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Plumas County - Unincorporated		
Reporting Year	2019	(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.	Starting June 2020, the County will annually review development review and procedures in order to minimize the time and/or cost for the review and approval of a project, as well as annually review the Plumas County Planning and Building Services Fee Schedule. In 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. For example, to maintain compliance with California code, Plumas County adopted a zoning ordinance to permit accessory dwelling units by right in the Single-Family Residential and Multiple-Family Residential zones in October 2019.
Camping Time Limit	Amend Section 9-2.405 (Camping) of the Plumas County Code to remove the camping limitation on private lands (non-camp ground use) of 120 days in a calendar year to provide for alternative affordable housing opportunities for those that need it, for example, caregivers or property owners that desire to remain on the property while under construction of a dwelling.	Amend by 2020	The amendment to Sec.9-2.405 of Plumas County Code has not occurred. However, the Plumas County Zoning Code permits by right in residential zones, one dwelling unit; one guest house (accessory dwelling units in Single-Family and Multiple-Family Residential Zones); and one additional detached dwelling unit on any parcel twice or more the minimum lot area. Additionally, Plumas County Code includes a provision for temporary occupancy, which permits the use of a recreational vehicle, manufactured home, or other building while a permitted building is being constructed, with a maximum occupation time of 18 months (six months for the installation of a permitted manufactured home).
Provide Assistance for Persons with Developmental Disabilities	The County will work with the Far Northern Regional Center to implement an outreach program that informs families in the County about housing and services available for persons with developmental disabilities. This outreach program will also include outreach to potential developers of affordable housing.	Develop an outreach program within one year of adopting the Housing Element and implement the program within six months after it is developed.	No outreach program has been established or implemented.



Reasonable Accommodation and Housing for Persons with Disabilities	The County will adopt a written procedure to make reasonable accommodations (i.e., modifications or exceptions) in its zoning ordinance and other land use regulations and practices when such accommodations may be necessary to afford persons with disabilities, and other special needs, an equal opportunity to use and enjoy a dwelling. The County will also address financial incentives for home developers who address SB 520 (Chesbro, 2001) accessibility issues for persons with disabilities in new construction and retrofitting existing homes. Lastly, the County will review and revise, as necessary, its Zoning Ordinance to ensure the County's definition of "Family" is consistent with federal and state fair housing laws and is not a constraint on the development of housing for persons with disabilities.	Update the Zoning Ordinance by 2021.	An ordinance has not yet been completed or adopted.
Transitional and Supportive Housing and Navigation Centers	Review and revise, as necessary, the Plumas County Zoning Ordinance to define and consider transitional and supportive housing a residential use permitted by right in all zones that permit residential uses, subject to only those restrictions that apply to residential uses of the same type in the same zone. In addition, the County will amend the Zoning Ordinance to allow Low Barrier Navigation Centers pursuant to Government Code Section 65660 – 65668 (AB 101, Weiner, 2019).	Update the Zoning Ordinance by 2021.	No ordinance has been completed or adopted to update the Zoning Ordinance. However, the Plumas County Zoning Code contains many by right non-discretionary processes that apply to transitional housing and supportive housing throughout the County.
Accessory Dwelling Units	Accessory dwelling units (ADU), or second units, can be an affordable housing option and can help meet the needs of many residents. To ensure consistency with state law concerning ADUs (AB 1866 [Wright, 2002], AB 2299 [Bloom, 2016], and SB 1069 [Wieckowski, 2016]), the County will review and revise, as necessary, its Zoning Ordinance to facilitate the development of ADUs.	Update the Zoning Ordinance by 2019.	The Zoning Ordinance was updated in October 2019 to accommodate accessory dwelling units in Single-Family Residential and Multiple-Family Residential zones. Accessory dwelling units in the Single-Family and Multiple-Family Residential zones are a use permitted by right.
Density Bonus Program	State law requires that the County allow more dwellings to be built than the existing development standards allow if a developer agrees to make a certain number of dwellings available to the target income category (e.g., very low, low, and/or moderate income). This provision in state law is commonly referred to as a density bonus provision. The County should actively encourage developers to utilize the density bonus provision and develop affordable housing by providing information about the program at the Planning Department counter, on the County's website, and at applicant pre-application meetings.	Update the Zoning Ordinance by 2021; ongoing as projects are processed through the Planning Department.	No ordinance has been completed or adopted. The program will be implemented, where applicable, to development projects as projects are processed through the Planning Department.
First-Time Homebuyer Program	The Plumas County Community Development Commission will develop a First-Time Homebuyer Program to provide down payment assistance and closing cost assistance to low-income first-time homebuyers. Once developed, the County will refer interested households to the Plumas County Community Development Commission.	Develop program by 2021; then refer interested households to the Plumas County Community Development Commission as they approach the County.	The Plumas County Community Development Commission will create the program and will provide this program once created. The program has not, at this time, been established.
Preserve Assisted Units	To ensure that assisted affordable housing remains affordable, the Plumas County Community Development Commission, in cooperation with the County, will monitor the status of all affordable housing projects and, as their funding sources near expiration, will work with owners and other agencies to consider options to preserve such units. The County and Plumas County Community Development Commission, as appropriate, will also provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation.	Ongoing, as projects approach expiration.	The Plumas County Community Development Commission fulfills this program, in cooperation with the County, as projects approach expiration.
Rehabilitation Program	The Plumas County Community Development Commission, in cooperation with the County, will pursue grant opportunities to reinstate a Housing Rehabilitation Program in the County that provides down payment assistance and rehabilitation services to very low- and low-income households. The Plumas County Community Development Commission, with assistance from the County as appropriate, will promote the availability of funding and resources through public outreach and collaboration with nonprofits, local realtors, lenders, and escrow companies.	Continue to apply annually for various types of grant funding as NOFAs are released.	On an annual basis, the Plumas County Community Development Commission, in cooperation with the County, actively seeks grant opportunities to provide assistance and services to low and very low income households.
Code Enforcement	The County's Code Enforcement Officer handles code enforcement issues on a complaint-driven basis and deals with a variety of issues, including property maintenance, abandoned vehicles, and housing conditions. Complaints are investigated through an established code enforcement process. An Investigative Service Request Form or Complaint Form is mandatory before a complaint is accepted for investigation. The complaint form can be submitted by mail, email, walk-in, or fax. The County will continue to use the Code Enforcement Department, as well as the Plumas County Sheriff's Office and Building Department staff, when needed, to ensure compliance.	Ongoing, as complaints received	The County continually, as complaints are received, uses the Code Enforcement Department, Sheriff's Office, and Building Department staff to ensure compliance with Plumas County Code.

Fair Housing	The County will continue to refer persons experiencing discrimination in housing to the Plumas County Community Development Commission who is the local contact and referral agency. The County and the Plumas County Community Development Commission will cooperate with neighboring jurisdictions, nonprofits, and local organizations that sponsor workshops on fair housing laws and how those who are victims of discrimination can address grievances. Provide notice and educational materials on fair housing rights and equal housing opportunity to residents of Plumas County through the Plumas County Community Development Commission's housing programs and Housing Choice Voucher Program (Section 8) applications. Continue to distribute fair housing information and instructions on how to file a discrimination complaint through resources on the Plumas County Community Development Commission's website at <a href="http://www.plumascdc.org/">http://www.plumascdc.org/</a> and through posters and brochures available at the Plumas County Community Development Commission, County Planning Department counter, Plumas County Library branches, and PCIRC's Quincy Wellness & Family Resource Center and the Portola Family Resource Center.	Ongoing, as complaints are received	The Plumas County Development Commission provides this service. The County continues to refer people experiencing discrimination in housing to the Plumas County Community Development Commission.
Title 24 Energy Efficiency Standards	The County will continue to enforce Title 24 of the California Building Code on all development.	Ongoing	The Building Department reviews and enforces Title 24 Energy Efficiency Standards on all applicable building permits.
Energy Efficiency Programs	The County will work with utility providers (e.g., Liberty Energy, Plumas-Sierra Rural Electric Cooperative, and PG&E) and the Plumas County Community Development Commission to encourage existing income qualifying residents to participate in energy efficiency retrofit programs such as the Low Income Weatherization Program, Low Income Home Energy Assistance Program (HEAP), and Winter Rate Assistance Program (WRAP). The Plumas County Community Development Commission will consider sponsoring an energy awareness program in conjunction with utility providers in Plumas County to educate residents about the benefits of various retrofit programs.	Ongoing	The County, Plumas County Community Development Commission, and utility providers, such as PG&E, encourage residents on an ongoing basis about energy efficiency retrofit programs. The Plumas County Community Development Commission provides readily accessible energy efficiency program information on their website for Plumas County residents.
Housing Condition Survey	The County, in cooperation with the Plumas County Community Development Commission, will conduct a housing condition survey to identify areas of housing deterioration and dilapidation to determine the number of housing units in the unincorporated Plumas County area that are in need of rehabilitation or replacement.	Within the planning period	No housing condition survey has been conducted.
Employee Housing	The Plumas County Zoning Ordinance permits employee housing, meaning dwelling units or manufactured homes, by right, in the County's two agricultural zones; Agricultural Preserve (AP) and General Agriculture (GA). To comply with California Health and Safety Code Sections 17021.5 and 17021.6 the County will review and revise, as necessary, its Zoning Ordinance to ensure employee housing cannot be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use, and the permitted occupancy and definition of employee housing in an agricultural zone must include agricultural employees who do not work on the property where the employee housing is located.	Update the Zoning Ordinance by 2020	No update to the Zoning Ordinance has been developed or adopted. However, the County will review and revise the Zoning Code, as necessary, prior to the end of 2020.
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.

<p>Housing Choice Voucher Program</p>	<p>The Plumas County Community Development Commission, in cooperation with the County, will continue to manage the Housing Choice Voucher Program (Section 8) for Plumas, Lassen, Sierra, and Tehama counties to assist eligible tenants by paying a portion of the rent to a landlord for a privately leased unit. Promote the Housing Choice Voucher Program and distribute program information through resources on the Plumas County Community Development Commission website at <a href="http://www.plumascdc.org/">http://www.plumascdc.org/</a> and through posters and brochures available at the Plumas County Community Development Commission, County Planning Department counter, and Plumas County Library branches.</p>	<p>Ongoing, and resolution as needed</p>	<p>The Plumas County Community Development Commission provides this service (Section 8).</p>
<p>Water and Sewer Infrastructure</p>	<p>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.</p>	<p>Continue to apply as NOFAs are released</p>	<p>The Plumas County Community Development Commission provides this service.</p>
<p>Community Development Block Grant Funding</p>	<p>The County will support the Plumas County Community Development Commission when applying for Community Development Block Grant (CDBG) program funding.</p>	<p>Ongoing, as NOFAs are released</p>	<p>The Plumas County Community Development Commission fulfills this program and the County provides support to the Plumas County Community Development Commission as opportunities arise.</p>
<p>Mobile Home Parks</p>	<p>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.</p>	<p>Review, annually</p>	<p>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.</p>





<b>Jurisdiction</b>	Plumas County Unincorporated
<b>Reporting Period</b>	2019 (Jan. 1 - Dec. 31)

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

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

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

**Table G**

**Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of**

Project Identifier						
1				4		
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

<b>Jurisdiction</b>	Plumas County - Unincorporated	
<b>Reporting Year</b>	2019	(Jan. 1 - Dec. 31)

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	1
Moderate	Deed Restricted	0
	Non-Deed Restricted	12
Above Moderate		30
<b>Total Units</b>		<b>43</b>

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

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	43
Number of Proposed Units in All Applications Received:	43
Total Housing Units Approved:	43
Total Housing Units Disapproved:	0

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

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

Cells in grey contain auto-calculation formulas