

# **General Plan Annual Progress Report**

**2024**

**County of Plumas**



**Prepared by**  
**Tracey Ferguson, AICP, Planning Director,**  
**Marco Velazquez, Associate Planner, and**  
**Tim Evans, Senior Planner – Extra Help**

**Plumas County Planning & Building Services**  
**Planning Department**

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# **Appendices**

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APPENDIX B: 2024 HOUSING UNIT CHANGE FORM, CALIFORNIA DEPARTMENT OF FINANCE

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DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

## I. Introduction

The 2024 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 Land Use and Climate Innovation (LCI). 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 2024 General Plan Annual Progress Report was provided to the County Planning Commission on March 20, 2025, for review. Commissioners discussed the Report and recommended that the Seneca Healthcare District Hospital Replacement and the Plumas District Hospital Skilled Nursing Facility projects be added to the 2024 Significant Plans and Projects section of this Report and recommended, as amended, the Report to the County Board of Supervisors.

The County Board of Supervisors reviewed the Report on April 1, 2025. The Board acted at the meeting and directed Planning Department staff to submit the Report to LCI and the Department of Housing and Community Development (HCD) no later than the April 1<sup>st</sup> 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, 3<sup>rd</sup> 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 2024 permits, applications, and significant plans and projects is provided in Chapter III. Following these sections, the 2024 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 2025.

## **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 6<sup>th</sup> 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 7<sup>th</sup> 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

In 2024, the County Planning Department began updating the Housing Element pursuant to the 7<sup>th</sup> cycle requirements. The 7<sup>th</sup> cycle update was due June 30, 2024. As of December 31, 2024, the County has not submitted the draft Housing Element to HCD and is therefore out of compliance with State Housing Element Law.

The County anticipates circulating the Assembly Bill 215 30-day public comment review draft in 2025 and thereafter considering and incorporating public comments before submittal to HCD for the 90-day review and comment. The Planning Department will be working with HCD throughout 2025, and under Board of Supervisors direction, the County expects to adopt the 7th cycle 2024-2029 Housing Element update in fall 2025, to then obtain a compliance letter from HCD stating the adopted Element meets 7<sup>th</sup> cycle State Housing Element Law requirements.

## 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 2024, 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.

### 2024 Permits

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

**Plumas County Planning and Building Services processed 1,464 permits in 2024**, 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 319-permit increase year over year from the 2023 total of 1,145 and a 128-permit increase year-over-year from the 2022 total of 1,336.

### *Housing Units Completed*

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

**Between January 1, 2024, and December 31, 2024, Plumas County had sixty-six (66) housing units completed** based on final inspections, certificates of occupancy, completion certificates, or utility releases. Of the 66, forty-five (45) were newly constructed single-family detached units, twelve (12) were newly constructed mobile home units, two (2) was converted single-family detached units, five (5) were newly constructed detached accessory dwelling units (ADUs), one (1) was a converted detached ADU (i.e., “gained” housing stock), and one (1) was a newly constructed attached ADU. No (0) multi-family housing units were completed.

By comparison based on final inspections, certificates of occupancy, completion certificates, or utility releases, in 2023 Plumas County had sixty-four (64) housing units completed; 2022 Plumas County had fifty (50) housing units completed; in 2021 Plumas County had thirty-nine (39) housing units completed; and in 2020 there were thirty (30). Including 2024, the past five-year average of annual housing units completed is roughly forty-nine (49).

#### *Units Lost to Demolition, Fire, or Natural Disaster*

**In 2024, three (3) single-family detached units were lost to demolition, fire, or natural disaster.** Of those 3, two (2) were single family detached dwelling units and one (1) was a mobile home unit. No multi-family units were lost. Of those 3 lost, none (0) were lost due to wildfire. In contrast, in 2023, five (5) single-family detached units were lost to demolition, fire, or natural disaster; 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 2024 for unincorporated Plumas County was sixty-five (65),** which equates to the following affordability by household income level:<sup>1</sup>

• Extremely Low	0
• Very-Low Income	3
• Low Income	20
• Moderate Income	13
• Above-Moderate Income	29

The table below is an accounting of the 6<sup>th</sup> 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, at the end of the planning period, or August 31, 2024, Plumas County exceeded its 6<sup>th</sup> cycle RHNA, with the exception of extremely low income.

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<sup>1</sup> Based on 2024 HCD income limits the area median income (AMI) for a family of four (4) in Plumas County was \$92,400 with Extremely Low Income at or below 30 percent of AMI (\$31,200 or less); Very Low Income 31–50 percent of AMI (\$31,201–\$46,050); Low Income 51–80 percent of AMI (\$46,051–\$73,700); Moderate Income 81–120 percent of AMI (\$73,701–\$110,900); and Above Moderate Income is at or above 120 percent of AMI (\$110,901 or more).

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Income Category	6th Cycle Planning Period RHNA	2019 Permits Issued	2020 Permits Issued	2021 Permits Issued	2022 Permits Issued	2023 Permits Issued	Permits Issued through August 31, 2024	Total Permits Issued
Extremely Low	3 <sup>2</sup>	0	0	0	0	0	0	0
Very Low	5	0	0	13	0	2	2	17
Low	3	1	2	4	8	15	16	46
Moderate	2	13	13	26	37	21	13	123
Above Moderate	6	30	30	27	29	52	24	192
<b>Total</b>	<b>16</b>	<b>44</b>	<b>45</b>	<b>70</b>	<b>74</b>	<b>90</b>	<b>55</b>	<b>378</b>

### *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.

As of July 1, 2023, the U.S. Census reports a population estimate of 19,131 for Plumas County, and as of July 1, 2024, the U.S. Census reports a population estimate of 18,834 for Plumas County.

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						
	2024	2025	2030	2040	2050	2060	2070
California	39,119,734	39,155,670	39,694,960	40,914,063	41,655,829	41,638,357	41,179,366
Plumas County	18,709	18,478	17,630	16,281	14,670	13,285	12,405

Source: Projections Prepared by Demographic Research Unit, California Department of Finance, September 2024

The California Department of Finance estimated a population of 18,709 for the County's unincorporated population on January 1, 2024, which is a decline from the January 1, 2023, population estimate of 18,995.

For the years 2025 through 2070, the California Department of Finance projects Plumas County's population to continue to decline, while the balance of the State of California population is projected to generally increase decade over decade and then flatten out between 2050 and 2070.

<sup>2</sup> 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.

## 2024 Planning Applications

The Planning Department processed a variety of ministerial and discretionary planning applications with associated environmental reviews during 2024 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 2024 were as follows:

- Lot Line Adjustments (6)
- Owner Initiated Mergers (11)
- Sign Permits (3)
- Administrative Use Permits (3)

In 2024, Plumas County had, in total, twenty (20) mining sites to manage pursuant to the Surface Mining and Reclamation Act (SMARA). Plumas County Planning staff, with the assistance of Land Logistics, County consultant, performed eighteen (18) annual mining inspections, and of those 18, two (2) mining sites were closed out and reclamation was confirmed by December 31, 2024, with the State Department of Conservation, Division of Mine Reclamation. It should be noted that two (2) of the 20 mining sites were inaccessible during 2024 and therefore were not inspected.

No density bonus applications were received.

The breakdown in discretionary applications heard before the Zoning Administrator in a public hearing process in 2024 were as follows:

- Certificate of Compliance
  - **CC 6-22/23-01 Schneider, Caroline (APN 002-443-002) Twain – approved:** Conditional Certificate of Compliance Lot 18 of the Old Mill Ranch Subdivision Unit No. 1, as shown filed October 10, 1966, in Book 3 of Maps at Page 35, Records of Plumas County, State of California. Located at 126 Riverview Lane, Twain.
- Tentative Parcel Map (2)
  - **TPM 2-22/23-02 Scarlett Pumpernickel Properties, LLC. (APN 103-430-007) Lake Almanor – approved:** The proposal to divide 22.50 acres zoned Single-Family Residential Zones (“3-R”) into two parcels of 13.80 and 8.70 acres for residential use, located at Bailey Creek Phase 4, Unit 2 (Designated Remainder), Lake Almanor.
  - **TPM 2-23/24-05 Holmes, Lawrence and Susan (APN 005-430-019) Quincy – approved:** The proposal to divide 9.07 acres zoned Suburban (S-1) into two parcels of 3.06 acres and 6.01 acres for residential use, located at 5112 Chandler Road, Quincy.
- Permit to Mine and Reclamation Plan Time Extension (1)
  - **MR 5-97/98-05 Spanish Creek Sand and Gravel (APN 113-030-015) Meadow Valley – approved:** Amendment of non-substantial administrative change for time of Permit to Mine and Reclamation Plan to extend the expiration date by 10 years

from December 31, 2024, to December 31, 2034, to allow continued extraction of sand, gravel, and cobbles and reclamation, located at 1489 Spanish Ranch Road, Meadow Valley (CA Mine ID# 91-32-0037).

- **MR 2-11/12-01 US Copper Corp (APNs 007-080-004 and 007-090-003) – withdrawn:** Determination of Vested Rights of Mining Operation(s), as per Plumas County Code Section 9-5.05. Vested rights. Located at 9130 Diamond Mountain Road, unincorporated Plumas County.
- Modification of Recorded Map by Certificate of Correction (1)
  - **LACC Unit No. 14 Haddock, CJ and Stephanie (APN 102-433-006) Lake Almanor – approved:** Request to change the rear building setback on lot 42 as shown on recorded map 3M83 (LACC Unit No. 14) from 40 feet to 30 feet.
- Planned Development Permits (0)
- Special Use Permits (7)
  - **U 11-23/24-02 Shower, Charlise and John (APN 115-072-014) Quincy – approved** – The request for a Special Use Permit to allow 4-H animal project for chickens in a Multiple Family Residential (M-R) zoned parcel located at 175 Jackson Street, Quincy.
  - **U 11-22/23-03 Joy, Benjamin and Elizabeth (APN 025-190-011) Portola – approved:** The request for a place of assembly use (wedding venue) on their property located at 78130 Highway 70, Portola.
  - **U 1-23/24-03 Norberg, Kimberly (APN 100-481-016) Chester – approved:** The request for a Special Use Permit to allow 4-H animal project for a lamb in Single-Family Residential (7-R) zoned parcel located at 273 Farrar Drive, Chester.
  - **U 2-23/24-04 Plumas Charter School, (APN 116-320-041) East Quincy – approved:** The request for a Special Use Permit for a school use on a Multiple Family Residential (M-R) zoned parcel located at 1385 E. Main Street, East Quincy.
  - **U 7-24/25-03 Nieman, Curt and Lisa, (APN 117-420-007) East Quincy – approved:** The request for a recycling facility use on a Light Industrial (I-2) zoned parcel located at 435 N Mill Creek Road, East Quincy.
  - **U 9-24/25-04 High Sierra Animal Rescue, (APN 125-020-026) Delleker – approved:** The request to expand the existing animal breeding and boarding use on a Periphery Commercial (C-2) zoned parcel located at 103 Meadowridge, Delleker.
  - **U 8-95/96-02 (Amendment) Greenville Rancheria of Maidu Indians of California, (APNs 110-062-007-000, 110-062-028-000, and 110-062-029-000) Greenville – approved:** The request for a health service facility use and continuance and expansion of lawful nonconforming parking lot use on Core Commercial (C-1), and Single-Family Residential (7-R) zoned parcels located at 408 and 410 Main Street, Greenville.

- Variance (1)
  - ***V 7-24/25-01 North State Grocery, Inc. (APN 100-081-003) – continued:***  
Request for a variance to allow 1,330 square feet of the first floor of a 4,356-square-foot two story commercial building to be used for residential housing (dwelling unit) on a parcel zoned Periphery Commercial (“C-2”) located at 274 Main Street, Chester, unincorporated Plumas County.

## 2024 Significant Plans and Projects

### *Seneca Healthcare District Hospital Replacement*

On June 13, 2023, the Plumas County Board of Supervisors approved Resolution 2023-8812 and Ordinance No. 2023-1149 approving a General Plan Amendment and Zone Change, including adopting a California Environmental Quality Act (CEQA) compliant Mitigated Negative Declaration (No. 685) for the Seneca Healthcare District Hospital property at 199 Reynolds Road, in the Town of Chester.

The Seneca Healthcare District broke ground in 2024 and completed the underground infrastructure for the construction of a 45,000 square foot state-of-the-art healthcare hospital due to aging hospital facilities and the requirement of Senate Bill 1953 which mandated seismic safety standards for hospitals. The new hospital will typically have a staff of approximately 48 employees on site at peak hours and accommodate the District’s acute-care replacement hospital and an expanded skilled nursing facility, in addition to other amenities, as follows:

- 10-bed acute care, 2 of those with isolation capabilities
- 3-bed private emergency room and Trauma/procedure room
- 26-bed skilled nursing facility
- Imaging to include x-ray, CT scanner, ultrasound, and mobile MRI via trailer
- Operating room, procedure room, and 3-bed patient recovery
- Pharmaceutical services
- Laboratory services
- Dietary services – kitchen and dining
- Ambulatory surgery
- Physical therapy
- Occupational therapy
- Maintenance, materials management, laundry services

All spaces are sized to allow for improved workflow, updated and improved infrastructure, updated technology and medical equipment, and ADA accessibility per current code requirements. Additionally, the hospital will include a 3,000 square foot support services building and the approved plans allow for the construction of 10,000 square feet of housing for District employees and their families with up to ten 1,000 square foot residential units.

To fund the construction, the District pursued U.S. Department of Agriculture (USDA) funding as well as a public bond measure (Measure B), which passed in the November 8, 2022 election, and philanthropic offerings by the community. Construction will continue into 2025, through 2026, with an anticipated timeframe to open of early 2027.

### *Plumas District Hospital Skilled Nursing Facility*

On December 21, 2021, the Plumas County Zoning Administrator approved a special use permit for the construction of a new Plumas District Hospital skilled nursing facility in the Town of Quincy, located across the street from the existing hospital campus on Bucks Lake Road.

The 22,507 square foot facility advanced construction activities in 2024 and is expected to be completed in summer 2025, consisting of two one-story buildings joined by a pedestrian bridge, and when fully operational, will host 36 beds with 24-hour nursing care and bring 79 livable wage jobs to Plumas County.

Other functions include pharmaceutical service; dietary service space; activity programming space; common areas including lobby and reception, spa and salon, consult/family room, and restrooms; administrative offices; housekeeping; storage; employee dressing rooms; lockers; staff lounge; and parking.

“This facility is a true community project, made possible through the collective efforts and support of our local partners and residents,” said JoDee Read, chief executive officer of Plumas District Hospital. “Our new skilled nursing facility will be a vital resource, providing long-term care that honors the needs of our community, while also opening doors to meaningful career opportunities in healthcare.”

“We believe that investing in healthcare infrastructure is essential to the resilience of our community,” said Read. “Our new facility is about more than providing care; it’s about building a place where local residents can work, grow, and make a difference. This skilled nursing facility reflects our ongoing commitment to improving both health outcomes and economic opportunities for our residents.”

### *Greenville Rancheria Medical Campus*

On November 13, 2024, the Plumas County Zoning Administrator approved a special use permit amendment for the Greenville Rancheria of Maidu Indians of California to reestablish their Medical Campus in the Town of Greenville after the 2021 Dixie Fire destroyed the structure.

The building involves the construction of a two-story, 16,200-square-foot outpatient medical, dental, pharmacy, and behavioral health facility and a 59-space parking lot on the parcels located at 408 and 410 Main Street, Greenville (APNs 110-062-007, 110-062-028, 110-062-029).

As included in the construction document set, the proposed facility will have a reception and lobby area, waiting rooms, medical and dental exam and treatment rooms, behavioral health facilities, a pharmacy, administration and human resources offices, training and conference room space, a shipping and receiving area, employee break room, patient and staff restrooms, and several other supplemental rooms. The project will be able to serve up to a maximum of 25 patients a day with hours of operation Monday through Friday, 8:00 AM to 5:00 PM.

### *North Star Navigation Center*

Plumas Crisis Intervention and Resource Center (PCIRC), Plumas County's homelessness and coordinated entry provider, broke ground in 2022 and completed construction in 2024 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 North Star Navigation Center provides 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 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.

Supportive service staffing includes 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.

### *2021 Plumas County 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, and continued into 2024. 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. In 2024, the RSF working group participants honed down the list of recovery projects to 20, including:

1. Indian Valley Safety Center
2. Greenville Rancheria Medical Campus
3. Greenville Town Center
4. Indian Valley Conceptual Infrastructure Master Plan
5. Countywide Broadband Improvements and Development of Electric Vehicle (EV) Charging Stations
6. Dixie Fire Footprint Roadway Needs and Repairs
7. Tribal Integration and Needs
8. Habitat, Forest, and Watershed Restoration

9. Greenville Community Park and Wolf Creek Community Park and Trail System Enhancements
10. Historical and Cultural Sites Restoration for Social Engagement
11. Biomass Product and Wood Utilization Innovation
12. Connected Communities Project
13. Gathering Places as Economic Drivers – Elevate Existing and Create New
14. Indian Valley Disaster Academy
15. Tourism Strategy – Leveraging Partnership with Like Minded Organizations
16. Housing Recovery Grant Programs
17. Resident Attainable Workforce Housing Development
18. Tourism Visitor and Seasonal Workforce Housing Opportunities
19. Construction Trades Workforce Training Program
20. Informing Development and Land Use Patterns

The objective of the County is to have a Long-Term Recovery Plan Public Review Draft released in 2005, with adoption of the Plan by the County Board of Supervisors and acceptance by the Dixie Fire Collaborative Steering Committee at the end of 2025.

### **Planning Department and GIS Division Mission**

The mission of the Planning Department and GIS (Geographic Information Systems) Division is to proactively facilitate the orderly development of land use on parcels in the unincorporated areas of Plumas County. The Department is a leader in government processes and procedures and provides quality customer service when administering planning regulations, zoning code standards, and General Plan goals and policies. By adhering to local, state and federal regulations, the Department safeguards the environment and enhances communities and the lives of its citizens – always with a commitment to honesty, respect, accountability, and efficiency.

#### *Planning Department Staff*

The Plumas County Planning Department staff in 2024 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 the FY24/25 budget, the Board of Supervisors additionally funded a 1.0 FTE Executive Assistant position for the Planning Department, although no candidates were interviewed in 2024, and the position remained vacant as of the end of the year. The Planning Department also funds one (1) Fiscal Officer position at 0.5 FTE and one Extra Help Planner position at approximately 24 hours per week. 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.

The Planning Department provides citizens of unincorporated areas of Plumas County guidance to develop property following land use standards and development regulation requirements of the Plumas County Code, Title 9, Planning and Zoning, and the goals and policies in the Plumas County 2035 General Plan. The Planning Department staff organizes, directs, coordinates, and administers professional and fiscal functions and responds to inquiries by providing technical assistance support to the public, County staff, community organizations, and other outside local,

regional, state, and federal agencies regarding County planning issues, land use entitlements, economic development initiatives, grants, permit applications and procedures, addressing, zoning, ordinances, resolutions, and 2021 wildfire recovery. The Planning Department staff reviews building permits for planning consistency and zoning compliance and provides planning application project processing including environmental review pursuant to the California Environmental Quality Act (CEQA). The Planning Department is continuously processing a variety of ministerial (approved by staff) and discretionary (approved by the Zoning Administrator or adopted by the Planning Commission to the Board of Supervisors for approval) planning applications.

The Planning Department provides staffing support for the Planning Commission, Airport Land Use Commission, Zoning Administrator, Plumas County Coordinating Council, Plumas-Sierra Counties Continuum of Care (CoC) Advisory Board, Sierra Valley Groundwater Management District (SVGMD), Upper Feather River Integrated Regional Water Management Group (RWMG), Rock Creek-Cresta Project (FERC No. 1962) Ecological Resource Committee (ERC), Quincy Design Review Committee, Chester Design Review Committee, and Johnsville Design Review Committee, Housing & Land Use Committee (Quincy), Public Safety Communications Advisory Committee, Nuisance Abatement Committee, and Development Review Committee (DRC), and frequently appears before the Board of Supervisors. The Planning Department staff additionally oversees Williamson Act (California Land Conservation Act) contracts and Surface Mining and Reclamation Act (SMARA) mine permits and performs annual SMARA mining inspections and reports to the State Department of Conservation, Division of Mine Reclamation.

#### *GIS Division Staff*

The Plumas County GIS Division budgets for one (1) full-time 1.0 FTE GIS Coordinator position, which continued to be staffed in 2024. In addition, the GIS Department funds one (1) Fiscal Officer position at 0.05 FTE.

The GIS Division develops, maintains, and distributes spatial information to aid in the creation of public-facing interactive maps through the Plumas County GIS Map Portal and data analysis to support various County departments and their customers such as the Assessor's Office, Building Services, Engineering Department, Environmental Health Department, Planning Department, Elections, Public Works Department, and the Treasurer/Tax Collector. GIS is a computer system capable of holding and using data as a resource for mapping or performing land based analysis. The data in GIS is created in what is called GIS 'layers.' Each layer represents a group of common information. Some examples of GIS layers used in Plumas County include planning area boundaries, parcels, roads, railroads, address points, general plan land use designations, planned development designations, primary zoning districts, combining zones, airport influence areas, special district boundaries, supervisorial districts, other political boundaries, voting precinct data, and much more.

#### **Building Services Department and Code Enforcement Mission**

Plumas County Building Department is committed to ensuring the safety, quality, and sustainability of our community's environment. This department strives to facilitate responsible development, enforce building codes, and promote efficient construction practices. Through collaboration, transparency, and professionalism, this team enhances the well-being and prosperity of our residents while preserving the unique character of our county.

The mission of the Plumas County Code Enforcement, which is under the Building Services Department, is to promote and maintain a safe and desirable living and working environment. This team helps maintain and improve the quality of our community by administering a fair and unbiased enforcement program to correct violations of county codes, state codes, health and safety codes, and land use requirements. It also works with residents, public service agencies, and other county departments to facilitate voluntary compliance with applicable laws and codes.

#### *Building Department and Code Enforcement Department Staff*

The Plumas County Building Department 1.0 FTE staff in 2024 included one (1) Building Services Director/Building Official, two (2) Permit Technicians one (1) Senior Permit Technicians, one (1) Building Inspector I, and one (1) Building Inspector/Plans Examiner. The Plumas County Code Enforcement Department is managed under the Building Department and in 2024 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 0.35 FTE and 0.1 FTE, respectively.

## IV. General Plan and Zoning Amendments

### General Plan Amendments

No General Plan Amendments were processed in 2024.

### Zoning Code Amendments

Ordinance 2024-1154 (Accessory Dwelling Units): Ordinance Amending Pumas County Code Title 9, Planning and Zoning, Chapter 2, Zoning, Article 2, Article 4, Article 5, Article 13, Article 14, Article 15, Article 16, Article 17, Article 18, Article 19, Article 20, Article 21, Article 22, Article 23, Article 25, Article 26, Article 30, Article 31, Article 33, Article 34; and adding Plumas County Title 9, Planning and Zoning, Chapter 2 Zoning, Article 45; and Amending Plumas County Code Title 9 Planning and Zoning, Chapter 9 State Responsibility Area Fire Safe Regulations, Article 4.

### 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 2025*)

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 2025*)
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 2025)*
6. Solar Energy code development
7. Noise ordinance development (*ANTICIPATED TO BEGIN IN 2025*)
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 COMPLETED IN 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 2025*)
- ~~16. State Responsibility Area (SRA) Fire Safe Regulations code update (AMENDMENTS TO SRA FIRE SAFE REGULATIONS AS OF APRIL 1, 2023, TO BE ADDRESSED IN 2025  
ALONG WITH LRA FIRE HAZARD SEVERITY ZONE MAP ADOPTION WITH  
ORDINANCE IN 2025)~~
- ~~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 February 2025—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 2025 with the completion of the review of the Conservation & Open Space Element and anticipated review of the Agriculture & Forestry 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) (COMPLETED 2024)~~
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 (*PLANNING COMMISSION WORKSHOPS IN 2024, TABLED FOR 2025 CONTINUED DISCUSSIONS*)
2. ~~Accessory dwelling units (ADU) ordinance update (COMPLETED 2024)~~
3. Electrical vehicle charging stations (AB 1236 and AB 970) checklist and ordinance development (*CHECKLIST COMPLETED 2024*)

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 (*PLANNED FOR 2025*)
5. Noise ordinance development (*PLANNED FOR 2025*)

In 2024, the Planning Commission held several workshops discussing Camping Ordinance amendments, in addition to other Title 9 review and working draft additions and amendments, as follows:

- *Chapter 2 Zoning, Article 19 Core Commercial Zone (C-1): Sec. 9-2.1903 – Height (C-1)*
- *Chapter 2 Zoning, Article 4 General Requirements: Sec. 9-2.417(a), (b), (c), and (d) – Temporary occupancy*
- *Chapter 2 Zoning, Article 2 Definitions:*
  - *Sec. 9-2.253.5 Labor force housing*
  - *Sec. 9-2.231 Employee housing*
  - *Sec. 9-2.231.1 Employee housing, limited*
  - *Sec. 9-2.220.3 Caregiver*
  - *Sec. 9-2.220.4 Caretaker*
- *Chapter 2 Zoning, Article 30 Agricultural Preserve Zone (AP): Sec. 9-2.3002(c)(2) – Uses (AP) and Article 31 General Agriculture Zone (GA): Sec. 9-2.3102(d)(2) – Uses (GA) adding Employee housing, limited*
- *Chapter 2 Zoning, Article 4 General Requirements:*
  - *Sec. 9-2.405.2 Caregiver housing*
  - *Sec. 9-2.405.3 Caretaker housing*
  - *Sec. 9-2.405.2 Labor force housing*

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:

- Surface Mining and Reclamation Act (SMARA) update (*PLANNED FOR 2025*)
- Local California Environmental Quality Act Guidelines (CEQA) update (*PLANNED FOR 2025*)
- Development of a Subdivision Ordinance
- Dark sky lighting ordinance development
- 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) (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 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 annual report shall include the progress in meeting the city's or county's progress in meeting its share of regional housing need, as described in subclause (I), for the sixth and previous revisions of the housing element.

(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) (i) The number of units approved and disapproved in the prior year, which shall include all of the following subcategories:

(I) The number of units located within an opportunity area.

(II) For the seventh and each subsequent revision of the housing element, the number of units approved and disapproved for acutely low income households within each opportunity area.

(III) For the seventh and each subsequent revision of the housing element, the number of units approved and disapproved for extremely low income households within each opportunity area.

(IV) The number of units approved and disapproved for very low income households within each opportunity area.

(V) The number of units approved and disapproved for lower income households within each opportunity area.

(VI) The number of units approved and disapproved for moderate-income households within each opportunity area.

(VII) The number of units approved and disapproved for above moderate-income households within each opportunity area.

(ii) For purposes of this subparagraph, “opportunity area” means a highest, high, moderate, or low resource area pursuant to the most recent “CTCAC/HCD Opportunity Map” published by the California Tax Credit Allocation Committee and the Department of Housing and Community Development.

(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.

(N) A list of all historic designations listed on the National Register of Historic Places, the California Register of Historic Resources, or a local register of historic places by the city or county in the past year, and the status of any housing development projects proposed for the new historic designations, including all of the following:

- (i) Whether the housing development project has been entitled.
- (ii) Whether a building permit has been issued for the housing development project.
- (iii) The number of units in the housing development project.

(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. 2024, Ch. 723, Sec. 1.3. (AB 2580) Effective January 1, 2025.)*

#### **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: 2024 Housing Unit Change Form,  
California Department of Finance**

## . Introduction

Each year the California Department of Finance (Finance) collects housing unit change data from every city and county in California. This data forms the basis for the housing estimates included in the Housing Unit Method used by Finance to produce annual population estimates for cities and counties. Finance is mandated to produce these population estimates by the Gann Initiative, passed in 1979 that is now part of the State Constitution – Article XIIIIB, and is chaptered in Section 2228 of the Revenue and Taxation code. This legislation mandates that all cities and counties must calculate an annual appropriations limit that includes a population change factor and an inflation index factor. These population estimates are also used to distribute state subvention funds to cities and counties.

Please refer to the [Instructions](#) to complete the Housing Unit Survey (HUS). Access your own jurisdiction by first selecting the county, and then the city. All county personnel should select "Balance of County" after selecting their county. Only one person from each jurisdiction can access the form and that person is the only one who can make any subsequent changes. After your survey is submitted, a confirmation email will be sent with a link to revise your survey. You must use this personalized link to make survey revisions as your jurisdiction will no longer be available within the dropdown menu using this Qualtrics link.

If any questions arise, please contact the Demographic Research Unit at [Housing.Survey@dof.ca.gov](mailto:Housing.Survey@dof.ca.gov) or (916) 323-4086.

Thank you!

## . Contact Information

Please fill out your contact information:

Reported By:	Heidi Wightman
Department:	Building
Title:	Department Fiscal Officer II
Address:	555 Main Street
Email Address:	heidiwightman@countyofplumas.com
Telephone Number:	530-283-7007

## Q110. Secondary Contact Information

Please fill out your jurisdiction's secondary contact information:

Secondary Contact Name:	Tracey Ferguson
-------------------------	-----------------

Secondary Email Address:

traceyferguson@countyofplumas.com

Secondary Telephone Number:

530-283-6214

. Please select your **county**:

Plumas 

. What **jurisdiction (FIPS)** are you reporting for?

Balance of Plumas County (00063) 

. **Note:** If your jurisdiction is not listed, then a survey was already submitted by another contact. Please contact [Housing.Survey@dof.ca.gov](mailto:Housing.Survey@dof.ca.gov) for more information about your jurisdiction's submitted survey.

. Did experience housing unit changes between **1/1/2024 - 12/31/2024**? If you select "No," you will be prompted to the end of the survey.

Yes  
 No

### . Section 1: Data Source

1.1. Please select the method you are using to report housing unit changes for . Your data source should be consistent across years. The previous data source used for your jurisdiction was: **Completed Housing Units**.

**Completed Housing Units:** Housing units completed between **1/1/2024 - 12/31/2024** based on Final Inspections, Certificates of Occupancy, Completion Certificates, or Utility Releases.

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

- Accessory Dwelling Units permits issued: **7/1/2023 - 6/30/2024**
- Single Family unit permits issued: **7/1/2023 - 6/30/2024**
- Multi-Family unit permits issued: **1/1/2023 - 12/31/2023**

### . Section 2: Accessory Dwelling Units (ADUs)

2.1. How many ADUs did **gain**?

Your counts must be consistent with the time periods based on the source selected. You selected:

**Completed Housing Units:** Housing units completed between **1/1/2024 - 12/31/2024** based on Final Inspections, Certificates of Occupancy, Completion Certificates, or Utility Releases.

	ADU Detached	ADU Attached
Newly Constructed Units	<input type="text" value="5"/>	<input type="text" value="1"/>
Converted Units Gained	<input type="text" value="1"/>	<input type="text" value="0"/>
Non-Permitted Units Gained	<input type="text" value="0"/>	<input type="text" value="0"/>
<b>#Conjoint, Total#</b>	<input type="text" value="6"/>	<input type="text" value="1"/>

. 2.2. How many ADUs did **lose** between **1/1/2024 - 12/31/2024**?

	Units Lost
ADU Detached	<input type="text" value="0"/>
ADU Attached	<input type="text" value="0"/>
<b>#Conjoint, Total#</b>	<input type="text" value="0"/>

Q195. 2.3. Of the total reported attached and detached ADUs lost, how many were a result of wildfires?

Total ADUs Lost from Wildfires

### . Section 2: Accessory Dwelling Units (ADUs)

**Note:** If the totals below are not correct, please go back and make the corrections to the ADUs Section before proceeding with the survey.

2.3. Of the 7 reported ADUs **gained**, how many were Affordable Units?

ADUs Gained

. 2.4. Of the 0 reported ADUs **lost**, how many were Affordable Units?

ADUs Lost

### . Section 3: Single Family Housing Units

3.1. How many Single Family Housing Units (excluding ADUs) did **gain**?

Your counts must be consistent with the time periods based on the source selected. You selected:

**Completed Housing Units:** Housing units completed between **1/1/2024 - 12/31/2024** based on Final Inspections, Certificates of Occupancy, Completion Certificates, or Utility Releases.

For mobile homes, please report changes on lots from **1/1/2024 - 12/31/2024** regardless of the source of the new construction.

	Single Family Detached	Single Family Attached	Mobile Home	#Conjoint, Total#
Newly Constructed Units	45	0	12	57
Converted Units Gained	2	0	0	2
Non-Permitted Units Gained	0	0	0	0

. 3.2. How many Single Family Housing Units (excluding ADUs) did **lose** between **1/1/2024 - 12/31/2024**?

	Single Family Detached	Single Family Attached	Mobile Home	#Conjoint, Total#
Demolition, Fire, or other Natural Disaster	2	0	1	3
Converted Units Lost	0	0	0	0
Non-Permitted Units Lost	0	0	0	0

. 3.3. Of the reported Single Family Housing Units lost due to "Demolitions, Fire or other Natural Disaster," how many were a result of wildfires?

Total Single Family Housing Units Lost  
from Wildfires

### . Section 3: Single Family Housing Units

**Note:** If the totals below are not correct, please go back and make the corrections to the Single Family Housing Units Section before proceeding with the survey.

3.4. Of the 59 reported Single Family Housing Units **gained**, how many were Affordable Units?

Affordable Single Family Housing Units  
Gained

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

#### Section 4: Multi-Family Housing Units

4.1. How many Multi-Family Housing Units (excluding ADUs) did **gain**?

Your counts must be consistent with the time periods based on the source selected. You selected:

**Completed Housing Units:** Housing units completed between **1/1/2024 - 12/31/2024** based on Final Inspections, Certificates of Occupancy, Completion Certificates, or Utility Releases.

#### Newly Constructed Units

	Structures	Units
2, 3 or 4-plex	0	0
5+ Units	0	0
<b>#Conjoint, Total#</b>	0	0

#### Converted Units Gained

	Structures	Units
2, 3 or 4-plex	0	0
5+ Units	0	0
<b>#Conjoint, Total#</b>	0	0

#### Non-Permitted Units Gained

	Structures	Units
2, 3 or 4-plex	0	0
5+ Units	0	0
<b>#Conjoint, Total#</b>	0	0

#### Section 4: Multi-Family Housing Units

4.2. How many Multi-Family Housing Units (excluding ADUs) did **lose** between **1/1/2024 - 12/31/2024**?

Demolition, Fire, or other Natural Disaster

	Structures	Units
2, 3 or 4-plex	<input type="text" value="0"/>	<input type="text" value="0"/>
5+ Units	<input type="text" value="0"/>	<input type="text" value="0"/>
<b>#Conjoint, Total#</b>	<input type="text" value="0"/>	<input type="text" value="0"/>

### Converted Units Lost

	Structures	Units
2, 3 or 4-plex	<input type="text" value="0"/>	<input type="text" value="0"/>
5+ Units	<input type="text" value="0"/>	<input type="text" value="0"/>
<b>#Conjoint, Total#</b>	<input type="text" value="0"/>	<input type="text" value="0"/>

### Non-Permitted Units Lost

	Structures	Units
2, 3 or 4-plex	<input type="text" value="0"/>	<input type="text" value="0"/>
5+ Units	<input type="text" value="0"/>	<input type="text" value="0"/>
<b>#Conjoint, Total#</b>	<input type="text" value="0"/>	<input type="text" value="0"/>

. 4.3. Of the reported Multi-Family Housing Units lost due to "Demolitions, Fire or other Natural Disaster," how many were a result of wildfires?

Total Multi-Family Housing Units Lost  
from Wildfires (Only include unit totals,  
not structures)

### Section 4: Multi-Family Housing Units

**Note:** If the totals below are not correct, please go back and make the corrections to the Multi-Family Housing Units Section before proceeding with the survey.

4.4. Of the 0 reported Multi-Family Housing Units **gained**, how many were Affordable Units?

*This question was not displayed to the respondent.*

. 4.5. Of the 0 reported Multi-Family Housing Units lost, how many were Affordable Units?

*This question was not displayed to the respondent.*

## **Q1. Section 5: Annexations & Detachments**

5.1. Did experience Annexations or Detachments with existing (not planned) housing units between **1/1/2024 - 12/31/2024?**

- Yes
- No

## **Q2. Section 5: Annexations & Detachments**

5.2. Are you reporting an Annexation or Detachment with existing (not planned) housing units for between **1/1/2024 - 12/31/2024?**

*This question was not displayed to the respondent.*

Q3. 5.3. Please enter the following information:

*This question was not displayed to the respondent.*

## **Q4. Section 5: Annexations & Detachments**

5.4. Please report all existing Single Family Housing Units within the area at the time of the effective date for LAFCO #:

*This question was not displayed to the respondent.*

Q5. 5.5. Please report all existing Multi-Family Housing Units within the area at the time of the effective date for LAFCO #:

*This question was not displayed to the respondent.*

## **Q6. Section 5: Annexations & Detachments**

You reported 0 total units for LAFCO #. If the total is not correct, please go back and make the corrections to the Annexations and Detachments section before proceeding with the survey.

5.6. Does have additional Annexations or Detachments with existing (not planned) housing units to report between **1/1/2024 - 12/31/2024?**

*This question was not displayed to the respondent.*

## **Q7. Section 5: Annexations & Detachments**

5.7. Are you reporting an Annexation or Detachment with existing (not planned) housing units for between **1/1/2024 - 12/31/2024?**

*This question was not displayed to the respondent.*

**Q8. 5.8. Please enter the following information:**

*This question was not displayed to the respondent.*

**Q9. Section 5: Annexations & Detachments**

**5.9. Please report all existing Single Family Housing Units within the area at the time of the effective date for LAFCO #:**

*This question was not displayed to the respondent.*

**Q10. 5.10. Please report all existing Multi-Family Housing Units within the area at the time of the effective date for LAFCO #:**

*This question was not displayed to the respondent.*

**Q11. Section 5: Annexations & Detachments**

You reported 0 total units for LAFCO #. If the total is not correct, please go back and make the corrections to the Annexations and Detachments section before proceeding with the survey.

**5.11. Does have additional Annexations or Detachments with existing (not planned) housing units to report between **1/1/2024 - 12/31/2024**?**

*This question was not displayed to the respondent.*

**Q12. Section 5: Annexations & Detachments**

**5.12. Are you reporting an Annexation or Detachment with existing (not planned) housing units for between **1/1/2024 - 12/31/2024**?**

*This question was not displayed to the respondent.*

**Q13. 5.13. Please enter the following information:**

*This question was not displayed to the respondent.*

**Q14. Section 5: Annexations & Detachments**

**5.14. Please report all existing Single Family Housing Units within the area at the time of the effective date for LAFCO #:**

*This question was not displayed to the respondent.*

**Q15. 5.15. Please report all existing Multi-Family Housing Units within the area at the time of the effective**

date for LAFCO #:

*This question was not displayed to the respondent.*

#### **Q16. Section 5: Annexations & Detachments**

You reported 0 total units for LAFCO #. If the total is not correct, please go back and make the corrections to the Annexations and Detachments section before proceeding with the survey.

**5.16. Does have additional Annexations or Detachments with existing (not planned) housing units to report between 1/1/2024 - 12/31/2024?**

*This question was not displayed to the respondent.*

#### **Q17. Section 5: Annexations & Detachments**

**5.17. Are you reporting an Annexation or Detachment with existing (not planned) housing units for between 1/1/2024 - 12/31/2024?**

*This question was not displayed to the respondent.*

**Q18. 5.18. Please enter the following information:**

*This question was not displayed to the respondent.*

#### **Q19. Section 5: Annexations & Detachments**

**5.19. Please report all existing Single Family Housing Units within the area at the time of the effective date for LAFCO #:**

*This question was not displayed to the respondent.*

**Q20. 5.20. Please report all existing Multi-Family Housing Units within the area at the time of the effective date for LAFCO #:**

*This question was not displayed to the respondent.*

#### **Q21. Section 5: Annexations & Detachments**

You reported 0 for LAFCO #. If the total is not correct, please go back and make the corrections to the Annexations and Detachments section before proceeding with the survey.

**5.21. Does have additional Annexations or Detachments with existing (not planned) housing units to report between 1/1/2024 - 12/31/2024?**

*This question was not displayed to the respondent.*

#### **Q22. Section 5: Annexations & Detachments**

5.22. Are you reporting an Annexation or Detachment with existing (not planned) housing units for between 1/1/2024 - 12/31/2024?

*This question was not displayed to the respondent.*

Q23. 5.23. Please enter the following information:

*This question was not displayed to the respondent.*

**Q24. Section 5: Annexations & Detachments**

5.24. Please report all existing Single Family Housing Units within the area at the time of the effective date for LAFCO #:

*This question was not displayed to the respondent.*

Q25. 5.25. Please report all existing Multi-Family Housing Units within the area at the time of the effective date for LAFCO #:

*This question was not displayed to the respondent.*

**Q26. Section 5: Annexations & Detachments**

You reported 0 total units for LAFCO #. If the total is not correct, please go back and make the corrections to the Annexations and Detachments section before proceeding with the survey.

5.26. Does have additional Annexations or Detachments with existing (not planned) housing units to report between 1/1/2024 - 12/31/2024?

*This question was not displayed to the respondent.*

**Q27. Section 5: Annexations & Detachments**

5.27. Are you reporting an Annexation or Detachment with existing (not planned) housing units for between 1/1/2024 - 12/31/2024?

*This question was not displayed to the respondent.*

Q28. 5.28. Please enter the following information:

*This question was not displayed to the respondent.*

**Q29. Section 5: Annexations & Detachments**

5.29. Please report all existing Single Family Housing Units within the area at the time of the effective date for LAFCO #:

*This question was not displayed to the respondent.*

**Q30. 5.30. Please report all existing Multi-Family Housing Units within the area at the time of the effective date for LAFCO #:**

*This question was not displayed to the respondent.*

**Q31. Section 5: Annexations & Detachments**

You reported 0 for LAFCO #. If the total is not correct, please go back and make the corrections to the Annexations and Detachments section before proceeding with the survey.

**5.31. Does have additional Annexations or Detachments with existing (not planned) housing units to report between 1/1/2024 - 12/31/2024?**

*This question was not displayed to the respondent.*

**Q32. Section 5: Annexations & Detachments**

**5.32. Are you reporting an Annexation or Detachment with existing (not planned) housing units for between 1/1/2024 - 12/31/2024?**

*This question was not displayed to the respondent.*

**Q33. 5.33. Please enter the following information:**

*This question was not displayed to the respondent.*

**Q34. Section 5: Annexations & Detachments**

**5.34. Please report all existing Single Family Housing Units within the area at the time of the effective date for LAFCO #:**

*This question was not displayed to the respondent.*

**Q35. 5.35. Please report all existing Multi-Family Housing Units within the area at the time of the effective date for LAFCO #:**

*This question was not displayed to the respondent.*

**Q36. Section 5: Annexations & Detachments**

You reported 0 for LAFCO #. If the total is not correct, please go back and make the corrections to the Annexations and Detachments section before proceeding with the survey.

If you have additional Annexations or Detachments with existing (not planned) housing units to report, please email them to [Housing.Survey@dof.ca.gov](mailto:Housing.Survey@dof.ca.gov).

*This question was not displayed to the respondent.*

## **Q1. Section 6: Civilian Group Quarter Changes**

6.1. Does have Civilian Group Quarter Changes between **1/1/2024- 12/31/2024** to report?

- Yes
- No

## **Q2. Section 6: Civilian Group Quarter Changes**

6.2. Please list 's Civilian Group Quarter Change between **1/1/2024 - 12/31/2024**:

*This question was not displayed to the respondent.*

## **Q3. Section 6: Civilian Group Quarter Changes**

6.3. Please select the type of Civilian Group Quarter Change for :

*This question was not displayed to the respondent.*

Q4. 6.4. Enter the total bed capacity at as of **1/1/2024**?

*This question was not displayed to the respondent.*

Q5. 6.5. Enter the total bed capacity at as of **12/31/2024**?

*This question was not displayed to the respondent.*

## **Q6. Section 6: Civilian Group Quarter Changes**

You reported for the **1/1/2024** bed capacity and for the **12/31/2024** bed capacity. If these totals are not correct, please go back and make the corrections to the Civilian Group Quarter changes section before proceeding with the survey.

6.6. Does have additional Civilian Group Quarter Changes between **1/1/2024 - 12/31/2024** to report?

*This question was not displayed to the respondent.*

## **Q7. Section 6: Civilian Group Quarter Changes**

6.7. Please list 's Civilian Group Quarter Change between **1/1/2024 - 12/31/2024**:

*This question was not displayed to the respondent.*

## **Q8. Section 6: Civilian Group Quarter Changes**

6.8. Please select the type of Civilian Group Quarter Change for :

*This question was not displayed to the respondent.*

Q9. 6.9. Enter the total bed capacity at as of **1/1/2024**?

*This question was not displayed to the respondent.*

Q10. 6.10. Enter the total bed capacity at as of **12/31/2024**?

*This question was not displayed to the respondent.*

#### **Q11. Section 6: Civilian Group Quarter Changes**

You reported for the **1/1/2024** bed capacity and for the **12/31/2024** bed capacity. If these totals are not correct, please go back and make the corrections to the Civilian Group Quarter changes section before proceeding with the survey.

6.11. Does have additional Civilian Group Quarter Changes between **1/1/2024 - 12/31/2024** to report?

*This question was not displayed to the respondent.*

#### **Q12. Section 6: Civilian Group Quarter Changes**

6.12. Please list 's Civilian Group Quarter Change between **1/1/2024 - 12/31/2024**:

*This question was not displayed to the respondent.*

#### **Q13. Section 6: Civilian Group Quarter Changes**

6.13. Please select the type of Civilian Group Quarter Change for :

*This question was not displayed to the respondent.*

Q14. 6.14. Enter the total bed capacity at as of **1/1/2024**?

*This question was not displayed to the respondent.*

Q15. 6.15. Enter the total bed capacity at as of **12/31/2024**?

*This question was not displayed to the respondent.*

#### **Q16. Section 6: Civilian Group Quarter Changes**

You reported for the **1/1/2024** bed capacity and for the **12/31/2024** bed capacity. If these totals are not correct, please go back and make the corrections to the Civilian Group Quarter changes section before proceeding with the survey.

6.16. Does have additional Civilian Group Quarter Changes between **1/1/2024 - 12/31/2024** to report?

*This question was not displayed to the respondent.*

#### **Q17. Section 6: Civilian Group Quarter Changes**

6.17. Please list 's Civilian Group Quarter Change between **1/1/2024 - 12/31/2024**:

*This question was not displayed to the respondent.*

#### **Q18. Section 6: Civilian Group Quarter Changes**

6.18. Please select the type of Civilian Group Quarter Change for :

*This question was not displayed to the respondent.*

Q19. 6.19. Enter the total bed capacity at as of **1/1/2024**?

*This question was not displayed to the respondent.*

Q20. 6.20. Enter the total bed capacity at as of **12/31/2024**?

*This question was not displayed to the respondent.*

#### **Q21. Section 6: Civilian Group Quarter Changes**

You reported for the **1/1/2024** bed capacity and for the **12/31/2024** bed capacity. If these totals are not correct, please go back and make the corrections to the Civilian Group Quarter changes section before proceeding with the survey.

6.16. Does have additional Civilian Group Quarter Changes between **1/1/2024 - 12/31/2024** to report?

*This question was not displayed to the respondent.*

#### **Q22. Section 6: Civilian Group Quarter Changes**

6.17. Please list 's Civilian Group Quarter Change between **1/1/2024 - 12/31/2024**:

*This question was not displayed to the respondent.*

#### **Q23. Section 6: Civilian Group Quarter Changes**

6.18. Please select the type of Civilian Group Quarter Change for :

*This question was not displayed to the respondent.*

Q24. 6.19. Enter the total bed capacity at as of **1/1/2024**?

*This question was not displayed to the respondent.*

**Q25. 6.20. Enter the total bed capacity at as of **12/31/2024**?**

*This question was not displayed to the respondent.*

**Q26. Section 6: Civilian Group Quarter Changes**

You reported for the **1/1/2024** bed capacity and for the **12/31/2024** bed capacity. If these totals are not correct, please go back and make the corrections to the Civilian Group Quarter changes section before proceeding with the survey.

**6.21. Does have additional Civilian Group Quarter Changes between **1/1/2024 - 12/31/2024** to report?**

*This question was not displayed to the respondent.*

**Q27. Section 6: Civilian Group Quarter Changes**

**6.22. Please list 's Civilian Group Quarter Change between **1/1/2024 - 12/31/2024**:**

*This question was not displayed to the respondent.*

**Q28. Section 6: Civilian Group Quarter Changes**

**6.23. Please select the type of Civilian Group Quarter Change for :**

*This question was not displayed to the respondent.*

**Q29. 6.24. Enter the total bed capacity at as of **1/1/2024**?**

*This question was not displayed to the respondent.*

**Q30. 6.25. Enter the total bed capacity at as of **12/31/2024**?**

*This question was not displayed to the respondent.*

Q31. You reported for the **1/1/2024** bed capacity and for the **12/31/2024** bed capacity. If these totals are not correct, please go back and make the corrections to the Civilian Group Quarter changes section before proceeding with the survey.

If you have additional Civilian Group Quarter changes to report, please e-mail them to [Housing.Survey@dof.ca.gov](mailto:Housing.Survey@dof.ca.gov).

*This question was not displayed to the respondent.*

**Embedded Data**

**Q\_URL:** [https://cadof.qualtrics.com/jfe/form/SV\\_1zCvavoJfUrrvAq](https://cadof.qualtrics.com/jfe/form/SV_1zCvavoJfUrrvAq)

**City:** Plumas - Balance of County

**county:** Plumas

**datasource:** Completed Housing Units

**fips:** 00063

**SelectedCity:** Balance of Plumas County (00063)

### Location Data

**Location:** [\(39.9368, -120.9465\)](https://www.google.com/maps/place/39.9368,-120.9465)

**Source:** GeolP Estimation



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

Jurisdiction	Plumas County - Unincorporated	
Reporting Year	2024	(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	3
Low	Deed Restricted	0
	Non-Deed Restricted	20
Moderate	Deed Restricted	0
	Non-Deed Restricted	13
Above Moderate		29
Total Units		<b>65</b>

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	47	47	2
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	6	6	1
Mobile/Manufactured Home	12	12	9
<b>Total</b>	<b>65</b>	<b>65</b>	<b>12</b>

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	65	65

Housing Applications Summary		
Total Housing Applications Submitted:		65
Number of Proposed Units in All Applications Received:		65
Total Housing Units Approved:		0
Total Housing Units Disapproved:		0

Use of SB 423 Streamlining Provisions - Applications		
Number of SB 423 Streamlining Applications		0
Number of SB 423 Streamlining Applications Approved		0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
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>

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 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	65	65
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

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

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Note: "+" indicates an optional field

**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)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915 approved?	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	3	0	20	0	13	29	65	0	0								
116-273-011	206 Fourth Street		24-463	ADU	O	8/21/2024				1					1					NONE	No	No	Approved	Ministerial	
102-213-003	714 Peninsula Drive		24-118	ADU	O	6/7/2024			1						1					NONE	No	No	Approved	Ministerial	
106-271-013	2839 Highway 147		24-84	ADU	O	4/24/2024			1						1					NONE	No	No	Approved	Ministerial	
112-280-002	8896 Bucks Lake Road		24-133	SFD	O	12/16/2024									1					NONE	No	No	Approved	Ministerial	
103-490-078	48 Vista Drive		24-774	SFD	O	10/22/2024									1	1				NONE	No	No	Approved	Ministerial	
104-281-015	3307 Cedar Lane		22-721	SFD	O	6/18/2024									1	1				NONE	No	No	Approved	Ministerial	
102-453-008	1008 Dyer View Road		24-320	SFD	O	7/31/2024									1	1				NONE	No	No	Approved	Ministerial	
102-241-005	1156 Lake Ridge Road		24-407	SFD	O	7/22/2024									1	1				NONE	No	No	Approved	Ministerial	
102-032-002	1344 Lassen View Drive		24-809	SFD	O	9/24/2024									1	1				NONE	No	No	Approved	Ministerial	
102-203-008	813 Lake Ridge Road		24-160	SFD	O	5/10/2024									1	1				NONE	No	No	Approved	Ministerial	
025-490-006	4988 Grizzly Road		24-78	SFD	O	6/4/2024									1	1				NONE	No	No	Approved	Ministerial	
110-062-015	116 Bidwell Street		24-1030	SFD	O	12/26/2024									1	1				NONE	No	No	Approved	Ministerial	
108-072-013	171 Lake Almanor West Drive		24-425	SFD	O	7/31/2024									1	1				NONE	No	No	Approved	Ministerial	
025-450-025	3120 22N05Y		24-337	SFD	O	8/12/2024									1	1				NONE	No	No	Approved	Ministerial	
110-270-018	475 Highway 89		24-1027	SFD	O	12/26/2024				1					1					NONE	No	No	Approved	Ministerial	
103-170-019	379 Bailey Creek Drive		22-1282	SFD	O	5/2/2024									1	1				NONE	No	No	Approved	Ministerial	
102-042-012	1333 Peninsula Drive		24-317	SFD	O	6/28/2024									1	1				NONE	No	No	Approved	Ministerial	
110-082-001	613 Main Street		24-426	SFD	O	9/25/2024				1					1	1				NONE	No	No	Approved	Ministerial	
102-271-002	651 Peninsula Drive		24-648	SFD	O	10/25/2024									1	1				NONE	No	No	Approved	Ministerial	
006-240-006	4460 Poplar Creek Road		24-535	SFD	O	8/19/2024				1					1					NONE	No	No	Approved	Ministerial	
102-562-006	834 Timber Ridge		24-59	SFD	O	4/2/2024									1	1				NONE	No	No	Approved	Ministerial	
108-272-003	306 Raccoon Trail		23-1026	SFD	O	4/5/2024									1	1				NONE	No	No	Approved	Ministerial	
110-051-006	310 Highway 89		24-862	SFD	O	11/7/2024									1	1				NONE	No	No	Approved	Ministerial	
110-051-006	310 Highway 89		24-862	ADU	O	11/7/2024		1							1	1				NONE	No	No	Approved	Ministerial	
102-602-003	624 West Mountain Ridge Road		24-119	SFD	O	7/8/2024									1	1				NONE	No	No	Approved	Ministerial	
102-394-007	1117 Hidden Beach Road		24-437	SFD	O	9/3/2024									1	1				NONE	No	No	Approved	Ministerial	
025-440-009	4705 Beckworth Calpine		24-815	SFD	O	11/4/2024									1	1				NONE	No	No	Approved	Ministerial	
131-310-010	934 Couds Rest		24-70	SFD	O	4/11/2024									1	1				NONE	No	No	Approved	Ministerial	
125-020-036	89 Red Dog Road		24-805	SFD	O	11/8/2024									1	1				NONE	No	No	Approved	Ministerial	
003-024-025	1854 Aristocracy Drive		24-536	SFD	O	11/12/2024									1	1				NONE	No	No	Approved	Ministerial	
108-281-001	931 Long Iron Drive		24-217	SFD	O	6/10/2024									1	1				NONE	No	No	Approved	Ministerial	
116-332-004	1775 East Main Street		24-725	SFD	O	9/16/2024									1	1				NONE	No	No	Approved	Ministerial	
123-120-032	2650 Beaver Road		24-237	SFD	O	5/20/2024									1	1				NONE	No	No	Approved	Ministerial	
131-220-016	958 Startop		24-522	SFD	O	8/21/2024									1	1				NONE	No	No	Approved	Ministerial	
106-211-005	3873 Highway 147		22-25	SFD	O	4/2/2024									1	1				NONE	No	No	Approved	Ministerial	
006-021-018	5393 Main Street		22-1333	SFD	O	6/6/2024									1	1				NONE	No	No	Approved	Ministerial	
103-110-008	45 Highwood Circle		24-272	SFD	O	6/13/2024									1	1				NONE	No	No	Approved	Ministerial	
102-132-008	1124 Peninsula Drive		24-226	SFD	O	5/30/2024									1	1				NONE	No	No	Approved	Ministerial	
100-032-011	345 Lassen Street		24-377	SFD	O	7/15/2024									1	1				NONE	No	No	Approved	Ministerial	
108-202-007	354 Lake Almanor West Drive		23-252	SFD	O	5/9/2024									1	1				NONE	No	No	Approved	Ministerial	
011-221-001	7491 Chester Warner Valley Road		22-1165	SFD	O	7/2/2024									1					NONE	No	No	Approved	Ministerial	
100-303-003	865 Lorraine Drive		23-1119	SFD	O	3/4/2024									1	1				NONE	No	No	Approved	Ministerial	
133-280-010	138 Black Bear Trail		24-23	SFD	O	4/17/2024									1	1				NONE	No	No	Approved	Ministerial	
110-132-041	311 Bush Street		23-567	SFD	O	2/1/2024									1					NONE	No	No	Approved	Ministerial	
102-383-002	717 Lake Ridge Road		22-1319	SFD	O	1/12/2024									1					NONE	No	No	Approved	Ministerial	
102-425-002	914 Dyer View Road		22-1331	SFD	O	1/12/2024									1	1				NONE	No	No	Approved	Ministerial	
110-071-001	438 Main Street		24-12	SFD	O	2/26/2024									1	1				NONE	No	No	Approved	Ministerial	
102-272-001	646 Peninsula Drive		23-1144	SFD	O	4/11/2024									1	1				NONE	No	No	Approved	Ministerial	
100-292-002	243 Black Oak Drive		24-621	SFD	O	8/27/2024									1	1				NONE	No	No	Approved	Ministerial	
108-202-007	354 Lake Almanor West Drive		23-254	ADU	O	5/9/2024				1					1					NONE	No	No	Approved	Ministerial	
102-302-018	572 Peninsula Drive		23-542	ADU	O	1/2/2024				1					1					NONE	No	No	Approved	Ministerial	
004-050-032	438 Williams Valley Road		23-1106	MH	O	6/6/2024				1					1					NONE	No	No	Approved	Ministerial	
005-260-005	5640 Barlow Road		24-117	MH	O	5/31/2024				1					1					NONE	No	No	Approved	Ministerial	
130-315-004	37 Kato Trail		24-902	MH	O	10/29/2024				1					1					NONE	No	No	Approved	Ministerial	
125-383-028	217 Arriba Avenue		24-403	MH</td																					





Jurisdiction	Plumas County - Unincorporated	
Reporting Year	2024	(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	Projection Period	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	-	-	-	-	-	-	-	-	-	-	18	-
	Non-Deed Restricted		-	-	-	13	-	2	3	-	-	-		
Low	Deed Restricted	3	-	-	-	-	-	-	-	-	-	-	50	-
	Non-Deed Restricted		1	-	2	4	8	15	20	-	-	-		
Moderate	Deed Restricted	2	-	-	-	-	-	-	-	-	-	-	123	-
	Non-Deed Restricted		12	1	13	26	37	21	13	-	-	-		
Above Moderate		6	19	11	30	27	29	52	29	-	-	-	197	-
Total RHNA		16												
Total Units			32	12	45	70	74	90	65	-	-	-	388	-
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 housing 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](mailto:apr@hcd.ca.gov).

<b>Jurisdiction</b>	Plumas County - Unincorporated	
<b>Reporting Year</b>	2024	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	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 C**  
**Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law**

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

<b>Jurisdiction</b>	Plumas County - Unincorporated	
<b>Reporting Year</b>	2024	(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.

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
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 amending the 120-day time limit to 180 days. 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; accessory dwelling units (one attached or conversion accessory dwelling unit, one new construction detached accessory dwelling unit, and one junior accessory dwelling unit); and one additional detached dwelling unit on any parcel twice or more the minimum lot area. For parcels twice or more the minimum acreage, the accessory dwelling units are allowed for each primary dwelling on the property for a maximum potential density on a parcel of eight (8) dwelling units. 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). As of February 2024, the Planning Commission began reviewing the temporary occupancy provision to extend the time limit to 24 months for dwelling units and 18 months for 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. In 2024, the County did review and revised the Zoning Ordinance definition (Plumas County Code Section 9-2.232) of "Family" to be consistent with federal and state fair housing laws, as follows: "one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit."
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 May 2024 to accommodate accessory dwelling units in all zoning districts, except the Timberland Production Zone ("TPZ") where it is not allowed. Accessory dwelling units are permitted by right in all zones subject to the requirements of Plumas County Code Title 9 Planning and Zoning, Chapter 2 Zoning, Article 45 Accessory Dwelling Units.

Density Bonus Program	<p>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.</p>	<p>Update the Zoning Ordinance by 2021; ongoing as projects are processed through the Planning Department.</p>	<p>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.</p>
First-Time Homebuyer Program	<p>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.</p>	<p>Develop program by 2021; then refer interested households to the Plumas County Community Development Commission as they approach the County.</p>	<p>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.</p>
Preserve Assisted Units	<p>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.</p>	<p>Ongoing, as projects approach expiration.</p>	<p>The Plumas County Community Development Commission fulfills this program, in cooperation with the County, as projects approach expiration.</p>
Rehabilitation Program	<p>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.</p>	<p>Continue to apply annually for various types of grant funding as NOFAs are released.</p>	<p>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.</p>

Code Enforcement	<p>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.</p>	Ongoing, as complaints received	<p>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.</p>
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 <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</p>	Ongoing, as complaints are received	<p>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.</p>
Title 24 Energy Efficiency Standards	<p>The County will continue to enforce Title 24 of the California Building Code on all development.</p>	Ongoing	<p>The Building Department reviews and enforces Title 24 Energy Efficiency Standards on all applicable building permits.</p>
Energy Efficiency Programs	<p>The County will work with utility providers (e.g., Liberty Energy, Plumas-Sierra Rural Electric Cooperative, and PG&amp;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	<p>The County, Plumas County Community Development Commission, and utility providers, such as PG&amp;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.</p>

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

Housing Choice Voucher Program	<p>The Plumas County Community Development Commission, in cooperation with the County, will continue to manage the Housing Choice Voucher Program (Section 8) for Plumas, Lassen, Sierra, and Tehama counties to assist eligible tenants by paying a portion of the rent to a landlord for a privately leased unit. 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>	Ongoing, and resolution as needed	The Plumas County Community Development Commission provides this service (Section 8).
Water and Sewer Infrastructure	<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>	Continue to apply as NOFAs are released	The Plumas County Community Development Commission provides this service.
Community Development Block Grant Funding	<p>The County will support the Plumas County Community Development Commission when applying for Community Development Block Grant (CDBG) program funding.</p>	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	<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>	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.

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

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

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

**Table E**

<b>Jurisdiction</b>	Plumas County - Unincorporated
<b>Reporting Period</b>	2024 31)
<b>Planning Period</b>	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 F**

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

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

<b>Jurisdiction</b>	Plumas County - Unincorporated	
<b>Reporting Period</b>	2024	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	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 F2

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. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

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

**Table G**

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

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

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

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

**Table H**  
**Locally Owned Surplus Sites**

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

**NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY.** This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table J**

**Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915.**

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

## ANNUAL ELEMENT PROGRESS REPORT

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<b>Table K</b>	
<b>Tenant Preference Policy</b>	
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.	
<b>Does the Jurisdiction have a local tenant preference policy?</b>	No
<b>If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.</b>	
<b>Notes</b>	

<b>Jurisdiction</b>	Plumas County - Unincorporated	
<b>Reporting Year</b>	2024	(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT  
Local Early Action Planning (LEAP) Reporting  
(CCR Title 25 §6202)**

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

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	3
Low	Deed Restricted	0
	Non-Deed Restricted	20
Moderate	Deed Restricted	0
	Non-Deed Restricted	13
Above Moderate		29
Total Units		65

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	3
Low	Deed Restricted	0
	Non-Deed Restricted	20
Moderate	Deed Restricted	0
	Non-Deed Restricted	13
Above Moderate		29
Total Units		65

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	9
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		2
Total Units		12