

# **General Plan Annual Progress Report**

**2017**

**County of Colusa**



**Prepared by Colusa County  
Department of Community Development**

**December 2017**

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## **I. Introduction**

This report has been prepared pursuant to the requirements of Government Code Section 65400. Guidance for preparation of the report is provided by the Governor's Office of Planning and Research (OPR)<sup>1</sup>.

The purpose of the document is to report on Colusa County's progress in implementing its General Plan. The document was provided to the Planning Commission and Board of Supervisors for their review on December 6, 2017 and December 12, 2017 respectively, and will be submitted to OPR and the Department of Housing and Community Development (HCD).

## **Background**

The County adopted a comprehensive update to the General Plan on July 31, 2012, and has amended the Plan on certain occasions since. The planning process for the update took several years, many public hearings and meetings, and substantial effort on the part of staff, the Board of Supervisors, the Planning Commission, local organizations and interest groups, and the general public.

The Plan replaced, reformatted, and updated the General Plan in its entirety. In addition to the many working documents, staff reports, and outreach materials, the Plan resulted in the following major documents that are utilized on a day-to-day basis in the County's planning processes:

- Background Report
- Issues and Opportunities Report
- Land Use and Circulation Diagrams
- Environmental Impact Report (EIR)

The policy document and diagrams are available on the County's website at the following link: <https://www.countyofcolusa.org/index.aspx?NID=137>.

## **Informational Document**

This document 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 Guidelines Section 15306, Information Collection.

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<sup>1</sup> General Plan Annual Progress Report Guidance. State of California, Governor's Office of Planning and Research, State Clearinghouse and Planning Unit. Revised July 11, 2007. Refer to [http://opr.ca.gov/docs/GP\\_APR\\_Guidance\\_2007.pdf](http://opr.ca.gov/docs/GP_APR_Guidance_2007.pdf)

## **Organization**

After this introductory section, a summary of projects and issues addressed in the last year is provided, and then each General Plan element is addressed. Following these topics, the County's planned General Plan and Zoning Ordinance update are addressed. Appendix A includes Government Code Section 65400. Appendix B includes the HCD reporting forms.

## **II. Plans, Projects, and Accomplishments**

During 2017 the County processed numerous projects and participated in a variety of planning programs. The following summaries provide a brief overview of these projects and programs, and are not intended to be exhaustive.

### **Building Permits**

The Building Unit of the Community Development Department issued approximately 372 building permits in 2017. Building permits were issued for 6 new single-family homes, 1 dwelling replacement due to flooding, and 3 modular homes on a foundation, for a net increase of 9 new dwellings. Twelve building permits were issued for new Commercial Buildings. A total of 95 building permits were issued for Solar Systems.

### **Planning Projects**

The Planning Unit processed a variety of planning projects during 2017, including Use Permits, Minor Use Permits, Administrative Permits, Tentative Parcel Maps, Lot Line Adjustments, a General Plan Amendment and Zoning Amendment, and one Special Project and associated environmental reviews. The breakdown in applications received is as follows:

- 2 Use Permits
- 2 Minor Use Permits
- 7 Administrative Permits
- 4 Tentative Parcel Maps
- 1 Tentative Subdivision Map
- 18 Lot Line Adjustments
- 1 General Plan Amendment
- 2 Zoning Amendments
- 1 Special Project

In addition, 25 zoning violations were logged with 40% of those violations reaching a satisfactory resolution.

During the past year, the following planning project types were heard before the Planning Commission:

- 1 Administrative Permit
- 1 Use Permit
- 3 Tentative Parcel Maps
- 3 General Plan and Zoning Amendments

Of the projects heard by the Planning Commission, one was appealed to the Board of Supervisors and all three General Plan and Zoning Amendments were sent to the Board of Supervisors with a recommendation of approval.

### **Projects Reviewed During 2017**

The following applications were reviewed by the Planning Commission and/or Board of Supervisors during the past year:

***Administrative Permit #16-10-1, Westside Spreading/Witham*** – An application for Agriculture Product Processing of Off-Site Materials (Soil Amendments) on property zoned Exclusive Agriculture (E-A) with a General Plan Land Use Designation of Agriculture General (AG), located approximately 5-miles south of the community of Arbuckle was processed.

***Result:*** After multiple meetings the Planning Commission denied the project. The applicant appealed the Planning Commission’s decision to the Board of Supervisors where the Board upheld the Planning Commission’s decision of denial.

***Use Permit #05-5-1, Rancho Caleta, LLC*** - An application for the construction of eight duck club cabins (seasonal residences) on property zoned Exclusive Agriculture (E-A) with a General Plan Land Use Designation of Agriculture General (AG), located on the north side of Butte Slough Road approximately 2,250-feet west of the confluence of Butte Creek and the Sacramento River and three miles east of the City of Colusa was processed.

***Result:*** The Planning Commission approved the Use Permit with findings and conditions.

***Tentative Parcel Map #17-4-1, Sandeep Dhami*** - An application to divide a 14,652-square foot parcel into two parcels (each over 6,000-square feet in size) on property zoned Residential Single Family (R-1-6) with a General Plan Land Use Designation of Urban Residential (UR), located at 416 North California Street in the community of Maxwell was processed.

***Result:*** The Planning Commission approved the Tentative Parcel Map with findings and conditions.

***Tentative Parcel Map #17-2-1, Daniel Lawson*** - An application to divide a 368-acre property into three 40-acre parcels with a remainder of 248-acres on property zoned Forest Residential (F-R) with a General Plan Land Use Designation of Forest Lands (FL), located at 279 Indian Springs Road and 1.7-miles west of the community of Stonyford and 200-feet north of Fouts Springs Road was processed.

***Result:*** After multiple meetings the Planning Commission approved the Tentative Parcel map with findings and conditions.

***Tentative Parcel Map #17-6-1, The Morning Star Company*** - An application to divide an existing 488-acre property into six parcels ranging in size from 41-acres to 135-acres on property zoned Exclusive Agriculture (E-A) with a General Plan Land Use Designation of Agriculture General (AG), located south of Abel Road approximately one mile east of Husted Road in the Williams area was processed.

***Result:*** The Planning Commission approved the Tentative Parcel Map with findings and conditions.

***General Plan Amendment #16-6-1 and Zoning Amendment #16-6-1, Butte Creek Farms*** - An application for the creation of a mitigation bank (habitat restoration) requiring a General Plan Amendment from Designated Floodway (DF)/Agriculture General (AG) to Resource Conservation (RC) and a Zoning Amendment from Floodplain Management (F-M) to Resource Management (R-M) affecting approximately 350-acres located west of 7055 Laux Road approximately 2-miles northeast of the City of Colusa was processed.

***Result:*** The Planning Commission recommended approval to the Board of Supervisors. The Board of Supervisors followed the Planning Commission's recommendation and approved the General Plan Amendment and Zoning Amendment with findings and conditions.

***General Plan Amendment #16-11-1 and Zoning Amendment #16-11-1, Lloyd Locvich*** - An application for a General Plan Amendment from Agriculture General (AG) to Resource Conservation (RC) and a Zoning Amendment from Exclusive Agriculture (E-A) to Resource Management (R-M) due to a conversion of farmland to habitat affecting approximately 52-acres located approximately 1.5-miles southeast of the intersection of River Road and Butte Slough Road in the Colusa area was processed.

***Result:*** The Planning Commission recommended approval to the Board of Supervisors. The Board of Supervisors followed the Planning Commission's recommendation and approved the General Plan Amendment and Zoning Amendment with findings and conditions.

***General Plan Amendment #17-2-1 and Zoning Amendment #17-2-1, Colusa County*** - Staff initiated changes for Text Amendments to the Colusa County General Plan Housing Element, Land Use Element and Implementation Element changing all references of Second Dwelling Unit to Accessory Dwelling Unit and clarifying the

number and types of dwelling units on agriculturally zoned parcels as well as Text Amendments to the Colusa County Zoning Code changing all references of Second Dwelling Unit to Accessory Dwelling Unit, adding Section 44.3.10.090, Fencing Regulations, and Text Amendments to the Colusa County Zoning Code 44-3.50, Sign Regulations, related to campaign or political signs and highway/freeway oriented commercial advertising signs was processed.

**Result:** The Planning Commission recommended approval to the Board of Supervisors. The Board of Supervisors followed the Planning Commission's recommendation and approved the General Plan Amendment and Zoning Amendment with findings.

### **Other Plans and Projects**

The following discussion summarizes other projects that involved significant efforts from the Community Development Department staff.

The County is currently working on a comprehensive update to the County Code code enforcement processes. Under the current code enforcement processes all zoning and building violations must be addressed through a public nuisance abatement hearing process before the Board of Supervisors and/or through a criminal process through the Colusa County court system. The code enforcement amendment provisions include administrative processes which will allow enforcement actions to be taken place at the staff level through an administrative law officer.

### **III. 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 Section 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 requirements must be included. An agency may adopt any type of optional element, such as an Economic Element, at its discretion. Only the Housing Element must be certified by another agency (i.e., HCD).

The Colusa County General Plan consists of the following Elements:

- Agriculture Element
- Circulation Element
- Community Character Element
- Conservation Element
- Economic Development Element
- Housing Element
- Land Use Element
- Noise Element
- Open Space and Recreation Element
- Public Services and Facilities Element
- Safety Element

Subtopics are included in the elements to meet California's requirements.

### **Agriculture Element**

Agriculture and the related Agricultural industries help define the character of Colusa County and are essential to Colusa County's economy. The Agriculture Element sets goals, objectives and policies for the protection of agricultural lands, the expansion of agricultural operation, and to minimize conflicts between agricultural and non-agricultural land uses.

The policies in the Agriculture Element set out to preserve and protect agricultural land and maintain agriculture as the County's most critical land use and resource. In 2017 the County entertained an application for a mitigation bank and one for habitat restoration. Through the CEQA process and compliance with the policies set in this element, the County was able to approve both applications with conditions and mitigation measures. With the conditions and mitigations placed on each of these applications the County was able to minimize conflicts between agricultural uses and habitat areas.

By monitoring the conversion of agricultural lands located outside of urban and urban reserve areas to non-agricultural uses utilizing the policies in this element the County is able to ensure the protection of the County's greatest natural asset, its agricultural lands.

### **Circulation Element**

Colusa County's preservation of agricultural land and the concentration of growth within established urban areas have created a unique transportation system. Most travel in the County is by automobile on the rural roadway network and mainly serves the small communities and agricultural uses.

The Circulation Element provides policies for decisions concerning the countywide transportation system. This element is closely correlated with the Land Use, Housing, Open Space, Noise, and Safety Elements as well as the 2013 Colusa County Regional Transportation Plan.

Projects are reviewed to minimize impacts, provide for parking, and optimize transportation

access. When applicable, implementation of appropriate transportation control measures to reduce vehicle miles traveled and traffic congestion are required.

As a Regional Transportation Planning Agency, the Colusa County Transportation Commission continues to work to with the cities of Colusa and Williams as well as CalTrans and the US Forest Service to provide and sustain a viable rural public transportation system. The Colusa County Transit Agency provides transit services throughout the County and beyond.

### **Community Character Element**

The rural character, small-town feel, and quality of life that distinguish the individual unincorporated communities are unique to Colusa County. The Community Character Element builds on the Land Use Element and identifies design characteristics and desired mix of uses with the County's individual communities by identifying the relationship between its residents and the built environment.

The policies in this element ensure the protection of the rural qualities that make Colusa County's communities unique, conserving and enhancing these qualities. Each development project is reviewed to ensure the needs, challenges, and opportunities unique to the individual community are addressed.

With the Site Reservoir project moving forward General Plan policies are in place that will ensure the community of Maxwell will be able to capitalize on economic development opportunities created by increased visitors while maintaining the character of the community. By emphasizing aesthetic and design standards, the historic character of Maxwell will be maintained while also being the gateway to recreation opportunities in the western portion of the County.

### **Conservation Element**

Colusa County is home to a wide array of natural resources, waterways, wildlife habitat and historical resources. The Conservation Element addresses the conservation, development and utilization of natural resources, including forests, soils, rivers and other waters, wildlife, and minerals. Energy Conservation, Air quality, and the preservation of cultural and historical resources are addressed. Potential impacts on biological, cultural, and visual resources are analyzed for projects and programs through environmental review processes.

Mineral resource development is encouraged. The County reviews projects to ensure compliance with the Surface Mining and Reclamation Act (SMARA) and other regulations providing oversight for reclamation plans. Staff inspected the three active mines in 2017; Brownstone Quarry, O'Sullivan Ranch Pit (Clearlake Redi-mix), and Lovelady Ranch. The Use Permit process for establishment of natural gas wells in the County allows the review needed to make sure that wildlife, water, agriculture, and other environmental factors are not adversely affected. These policies ensure the protection of mineral and natural gas resources while avoiding land use conflicts from mining and resource extraction activities. The County continues to work with State and Federal agencies to encourage appropriate mineral production.

The Environmental Health Division provides oversight and permitting for potable water and wastewater treatment systems in order to ensure a sustainable and long-term supply of safe and reliable water that supports the needs of County residents, businesses, and agricultural operations. Individual projects are reviewed to ensure that they do not adversely impact groundwater quality or quantity.

The County continues to consult with tribal intergovernmental representatives to conserve and protect cultural and historical resources. Cooperation with the two incorporated cities, special districts, and State and Federal agencies continues to preserve the County's cultural heritage, historical and archaeological structures, sites, and landmarks.

### **Economic Development Element**

Colusa County recognizes the importance of supporting existing and local business while broadening the economy to meet the needs of a growing population. The Economic Development Element supports the County's agricultural heritage while encouraging development of new businesses, such as distribution, production, and packaging that are related to the agricultural and farm operations prevalent in Colusa County.

Through the Community Development Block Grant and other funding sources economic development funds allow the County to assist businesses and interested parties in establishing and maintaining viable businesses in the County providing a diverse selection of job opportunities. To help strengthen these efforts, the County's CDBG program is being transferred from the Public Works Department to the Community Development Department forming the Community and Economic Development Unit. In addition, the County continues to partner with the Chamber of Commerce as a collaborative economic development entity to capitalize on economic development resources to continue to attract business and development.

### **Housing Element**

Meeting the housing needs of Colusa County's residents as well as accommodating the unincorporated County's share of regional housing needs in an important goal for the County.

The Housing Element works to provide housing for all of the community, and addresses the needs of specified populations. In 2014, the County updated the Housing Element, which was certified by HCD. Nine new dwelling units were permitted in 2017 in Colusa County. One Tentative Subdivision Map was submitted for review in 2017. The County continually strives to support access to safe and decent housing for all income groups.

The County continues to work with service providers to provide for the needs of lower-income households, the disabled, and other special needs populations, per the direction provided in the Housing Element.

### **Land Use Element**

Colusa County has a strong commitment to ensuring that the County's rural quality of life will be maintained, its agricultural heritage will be preserved, and its economic base will grow.

The Land Use Element provides for the preservation of the rural and agricultural character of Colusa County while allowing for economic development. The Land Use Map depicts the County's vision for how open space, agricultural, commercial, industrial, and other uses will occur in the County. Residential and commercial growth is focused in and around existing communities. Industrial uses will occur near the primary transportation corridors and on agricultural lands, when the uses directly relate to agricultural activities.

Land use designations are specified, defined, and mapped in the Land Use Maps. The land use designations correspond to the County's zoning districts. Public services and utilities are also addressed in the Land Use Element. Development in and around existing towns is encouraged, which is where most building permits are issued. Potential impacts from new development are assessed under CEQA.

The County actively participates in the Sites Project Joint Powers Authority to plan and develop the Sites Reservoir. When the final boundaries for the Sites Reservoir are determined a Site's Area Plan will be developed to guide land uses for that area.

### **Noise Element**

Noise in Colusa County is generated by a variety of sources such as; vehicle traffic, airport operations, agricultural activities, and industrial operations. Colusa County aims to protect its residents and visitors from the harmful and annoying effects of exposure to excessive noise.

The Noise Element contains goals and policies that seek to reduce community exposure to excessive noise levels through the establishment of noise level standards for a variety of land uses. Table N-1 and Table N-2 of the Noise Element provide performance standards and maximum allowable noise exposure levels for the County. Through the review of development projects and the CEQA process Colusa County prevents incompatible land uses from encroaching upon existing or planned noise-producing agriculture, industries, airports and other sources.

### **Open Space and Recreation Element**

Colusa County's greatest assets are its rural atmosphere, open space wildlife refuges, rivers and scenic vistas. Representing over 75 percent of the land base, agriculture vastly contributes to the County's open space character. There is a great many opportunities for outdoor recreational activities in Colusa County including; hunting, fishing, camping, OHV use, bicycling, hiking, bird watching, and boating to name just a few.

Park facilities and recreational opportunities cannot exist without open space. The Open Space and Recreation Element provides goals and policies addressing parks and recreation issues. This element works hand in hand with the Agricultural Element which is a critical part of preserving the County's vast open space agricultural land base. This ensures a

balance between open space preservation with the economic needs of the County.

The County continues to encourage the expansion of access to the Sacramento River, the Mendocino National Forest, and East Park Reservoir. East Park Reservoir is now operated and maintained by the Public Works Department. A disc golf course on the Ladoga side of the park was installed in 2017. Festivals and large group functions have been held at East Park in 2017 as well as an annual drag boat racing event.

### **Public Services and Facilities Element**

Colusa County has various local public agencies and special districts that provide a range of utilities and public services that are an important part in maintaining the high quality of life in the County. These services include water supply, wastewater disposal service, solid waste services, fire protection and emergency medical services, law enforcement, schools libraries and museums, and county government services. The Public Services and Facilities Element provides goals and policies addressing these special districts and services in order to facilitate the expansion and the efficiency of the services they provide.

### **Safety Element**

The Safety Element works to reduce hazards regarding air quality, floods, avalanches, wildfires, geology and seismicity, and noise. The County evaluates air quality issues for major discretionary projects. Building permits and other development proposals are reviewed for flooding, fire, avalanche, and faulting hazards. The mitigation requirements developed and approved in the General Plan EIR are enforced in areas subject to avalanche hazards. FEMA Flood Maps for the County were updated in 2003 and are being used to evaluate whether projects are in potential flood zones. Noise issues are addressed through environmental review.

## **IV. General Plan and Zoning Code Update**

The County comprehensively updated its General Plan on July 31, 2012. One of the follow-up actions was to update the County's Zoning Code per the direction provided in the General Plan. The County adopted a revised Zoning Code on August 26, 2014.

Over the course of the past three years, County staff has identified a number of minor implementation issues with the General Plan and Zoning Ordinance based on specific projects and changes in state law that affect these land use documents. The County made a series of General Plan and Zoning Amendments in 2017 to address these issues and this update approach will be repeated on an as-needed basis.

The new Housing Element Update is planned to be processed in 2019 based on a five year update cycle. Subsequent to 2019, an eight year cycle is planned as the County's Transportation Commission has implemented four year cycle for the RTP.

## **V. Conclusion**

The General Plan is the County's constitution and guiding vision. Upkeep and maintenance of the General Plan is a continuous process. The County implements the General Plan's vision on a day-to-day basis in its many planning projects, and strives to include the public in the decision-making process. The County has and continues to find opportunities for its citizens to be recognized in state and federal planning efforts.

The County provided leadership and participated in many planning activities in 2017, as identified in this report. It continued its project review responsibilities to further the General Plan's goals, policies, programs, and implementation measures. Updates to the remainder of the General Plan and the zoning ordinance are expected to continue to move forward in 2018.

## Appendix A

### Government Code Section 65400

- (a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:
  - (1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.
  - (2) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:
    - (A) The status of the plan and progress in its implementation.
    - (B) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583. The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 commencing with Section 11340) of Part 1 of Division 3 of Title 2). Prior to and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. That report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments.
    - (C) 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.
- (b) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of paragraph (2) of subdivision (a) that substantially complies with the requirements

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

## **Appendix B**

Draft Housing and Community Development Department Annual Element Progress Report Forms

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

Jurisdiction Colusa County,  
Reporting Period 1/1/2017 - 12/31/2017

**Table A**  
**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development  See Instructions	Deed Restricted Units  See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income					
015-200-084	SF	O				1	1	1			
016-110-012	SF	O	1				1	0			1 unit - Based on valuation
010-050-004	SF	O	1				1	0			1 unit - Based on valuation
017-050-040	SF	O				1	1	0			
010-073-002	SF	O				1	1	0			
012-060-052	SF	O		1			1	0			1 unit - Based on valuation
015-310-046	SF	O				1	1	0			
015-250-017	SF	O				1	1	0			
015-250-017	SF	O				1	1	0			
(9) Total of Moderate and Above Moderate from Table A3 ▶					0	0					
(10) Total by income Table A/A3 ▶ ▶			2	1	0	6					
(11) Total Extremely Low-Income Units*			1								

\* Note: These fields are voluntary

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

**Jurisdiction** Colusa County,  
**Reporting Period** 1/1/2017 - 12/31/2017

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>						0	
No. of Units Permitted for <b>Above Moderate</b>						0	

\* Note: This field is voluntary

## ANNUAL ELEMENT PROGRESS REPORT

### *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction**      Colusa County,  
**Reporting Period**      1/1/2017 - 12/31/2017

**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level	
<b>Income Level</b>		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	107											102	
	Non-deed restricted		2	1		2						5		
Low	Deed Restricted	91											86	
	Non-deed restricted		1	1	2	1						5		
Moderate	Deed Restricted	91											22	
	Non-deed restricted		32	30	7							69		
Above Moderate		210	25	13	2	6						46	164	
Total RHNA by COG. Enter allocation number:		499												
Total Units ▶ ▶ ▶			60									125		
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶														

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

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

**Jurisdiction**      Colusa County,  
 \_\_\_\_\_  
**Reporting Period**      1/1/2017 - 12/31/2017  
 \_\_\_\_\_

**Table C**

**Program Implementation Status**

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> 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>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E.</b>	<b>Status of Program Implementation</b>
Program HO 2.1 - Adequate Residential Sites		October 2014	The County has made amendments to the Zoning Code and has provided for adequate sites.
Program HO 3.1 – Affordable Housing Incentives	Amendments to Zoning Ordinance	October 2014	The County has made amendments to the Zoning Ordinance to reflect State law.
Program HO 3-5 – Accessory Units	Encourage development of second units	October 2014	In accordance with State law, the County continues to work toward encouraging accessory units. The County made amendments to the Zoning Ordinance to reflect State law and simplify the accessory unit permitting process.
Program HO 3-14 – Reasonable Accommodations	Provide for people with disabilities	October 2014	The County has made amendments to the Zoning Code and has adopted
Program HO 5-1 – Energy Conservation and Efficiency	Encourage energy efficiency	Adoption of California Building Code 2016	The County continues to encourage energy efficiency, and has adopted the California Building Code and Appendices regulating energy efficiency.

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

**Jurisdiction**      Colusa County,  
**Reporting Period**      1/1/2017 - 12/31/2017

**General Comments:**