

General Plan Annual Progress Report

2018

County of Colusa



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

December 2018

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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)¹.

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 January 9, 2019 and February 19, 2019 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.

¹ 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

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 continuing efforts to address minor implementation issues, compliance activities, and changes in state law requiring updates to the General Plan and Zoning Ordinance are addressed. Appendix A includes Government Code Section 65400. Appendix B includes the HCD reporting forms.

II. Plans, Projects, and Accomplishments

During 2018 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 220 building permits in 2018. Building permits were issued for 8 new single-family homes two of which are intended to be rental housing, 3 modular homes on a foundation, and one replacement modular home. This equates to a net increase of 11 new dwellings. Twenty three building permits were issued for new Commercial Buildings and 17 of those were a gricultural business related including 2 walnut hullers, 3 walnut dryers, and 1 new farm stand. A total of 75 building permits were issued for Solar Systems.

Planning Projects

The Planning Unit processed a variety of planning projects during 2018, including Use Permits, Minor Use Permits, Administrative Permits, Tentative Parcel Maps, Lot Line Adjustments, a General Plan Amendment and Zoning Amendment, and Special Projects and associated environmental reviews. The breakdown in applications received is as follows:

- 3 Use Permits
- 4 Minor Use Permits
- 11 Administrative Permits
- 2 Tentative Parcel Maps
- 0 Tentative Subdivision Map
- 17 Lot Line Adjustments
- 1 General Plan Amendment
- 4 Zoning Amendments
- 2 Special Projects

In addition, 22 zoning violations were logged with 45% of those violations reaching a satisfactory resolution; does not include building or environmental health violations.

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

- 3 Use Permits
- 2 Tentative Parcel Maps
- 1 Tentative Parcel Map - Rescinding Approval (Applicant initiated)
- 1 General Plan/Zoning Amendment
- 2 Zoning Text Amendments (County initiated)
- 1 Special Project

Of the projects heard by the Planning Commission, the General Plan Amendment/Zoning Amendment was sent to the Board of Supervisors with a recommendation of approval as well as the two County initiated Zoning Text Amendments.

Projects Reviewed During 2018

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

Use Permit #17-10-1, Colusa Industrial Properties – An application to construct an 110±-acre solar power facility (solar farm) for generating approximately 20 megawatts of electricity on property zoned Light Industrial (M-1)/Heavy Industrial (M-2) and with a General Plan of Industrial (I), located approximately 2,700 feet west of State Route 20 and 1,000 feet south of Sunrise Blvd., and south of the City of Colusa.

This application was a near identical application to a previous solar panel project approved in 2010 which expired in 2014 and, thus, the applicant was required to submit a new use permit application requesting re-approval.

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

Tentative Parcel Map #18-1-1 Dennis Johnson – An application for a Tentative Parcel Map application to divide a 52,987-square foot parcel into two parcels; Parcel #1 (28,829-square feet) and Parcel #2 (24,158 square feet) to separate the existing residence and the existing doctor’s office onto their own individual legal parcels on property zoned Residential Single Family (R-1-8) and with a General Plan of Urban Residential (UR), located at 900 and 904 King Street in the community of Arbuckle.

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

Zoning Amendment #18-2-1, County of Colusa- Staff initiated Text Amendments to the Colusa County Zoning Code amending Section 44-4.90, Home Occupations, to allow a more efficient approval process for home occupations that have no exterior indication of use and to allow the growing of flowers and produce for off-site sales; Section 44-2.30

under the Apartment Professional (R-4) zoning classification to allow for professional offices (this was unintentionally omitted during the adoption of the Zoning Ordinance); and Section 44-2.50, Industrial Zones to allow for food trucks in all Industrial zones.

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

Use Permit #16-2-3, Colusa County Department of Public Works – An application to allow for the excavating and removal of approximately 25,000 cubic to 40,000 cubic yards of gravel material from approximately 15-acres (250-feet wide and 0.5-miles long) from the Stony Creek floodplain to improve flow characteristics of the channel to protect the existing bridge approaches on Lodoga-Stonyford Road, the Community Service Area #2's water system facilities, and the adjacent land owner's property. The property is zoned Upland Conservation (U-C) with a General Plan of Agriculture Upland (AU) and is located approximately 200-feet west of Lodoga - Stonyford Road Bridge and extending upstream approximately 0.5-miles to the west.

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

Use Permit #18-5-1, Mark and Sandy Ottenwalter – An application to allow a breeding and raising facility for show pigs (Intensive Animal Operation) for Future Farmers of America (FFA) and 4-H projects as well as other buyers on property zoned Agricultural Transition (A-T) with a General Plan of Agriculture Transition (AT), located at 2260 Lurline Road and approximately 2,800 feet west of the intersection of Lurline Road and Grover Road.

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

Special Project #18-6-1, Colusa County Department of Public Works – A request of a consistency determination with the Colusa County General Plan for the road abandonment of approximately 2,600-feet of Myers Road beginning at 8,000-feet east of Lone Star Road proceeding easterly to the intersection of Ohm Road as well as approximately 3,500-feet of Ohm Road beginning 12,400-feet north of Hahn Road proceeding northerly to the intersection of Myers Road located in central Colusa County in an area of large parcels utilized for intensive agricultural production and natural habitat uses approximately 4.4-miles southeast of the City of Williams.

Result: The Planning Commission found that the proposed abandonment was consistent with the General Plan, specifically the Circulation Element, in that it will not adversely impact the County's circulation system. The Board of Supervisors ultimately vacated these portions of Myers Rd and Ohm Rd at the request of the Department of Public Works.

Tentative Parcel Map #18-4-1, Fritz Grimmer - An application for a Tentative Parcel Map application to divide an existing 370±-acre property into six parcels ranging in size from 40.1+-acres to 129.5±-acres to create more efficient farming units and for estate purposes on property zoned Exclusive Agriculture (E-A) with a General Plan of Agriculture General (AG), located at 1791 State Route 45 approximately 4,500-feet southeast of the intersection of State Route 45 and Dry Slough Road, in the Grimes area.

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

General Plan Amendment #18-4-1 and Zoning Amendment #18-4-1, Jack Baber – An application to essentially “swap” the General Plan and Zoning designations on two 10.08+ acre portions of two existing assessor's parcels that are adjacent to each other. The southeast 10.08+ section of property, zoned Heavy Industrial (M-2) with a General Plan of Industrial (I) to be changed to a zoning of Highway Service Commercial (C-H) with a General Plan of Commercial (C). The northwest 10.08+ section of property, zoned of Highway Service Commercial (C-H) with a General Plan of Commercial (C) to be changed to a zoning of Heavy Industrial (M-2) with a General Plan of Industrial (I). The purpose of this reconfiguration of land use designations was to better group the land use designations of the parcels located at the northeast corner of Interstate 5 and Maxwell Colusa Road with the land use designations of the adjoining properties.

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.

Zoning Amendment #18-7-1, County of Colusa- Staff initiated Text Amendments to the Colusa County Zoning Code amending Section 44-0.10, Definitions, adding definitions for Accessory Building or Structure – attached, Soil Amendment, and Soil Amendment Facility; Table 44.2.20-2, Allowed Uses in the Agricultural Zones, to add Soil Amendment Facilities to Compost Facilities and establish requirements for a Use Permit; Note 1 of Table 44-2.30-2, Development Standards (Setbacks and Height) in the Residential Zones, to amend attached and detached accessory building setbacks; Section 44-2.40.20, Development Standards in the Commercial Zones, to add performance standards to Commercial Zoning Districts; Section 44-2.50.20, Development Standards in the Industrial Zones, to add performance standards to Industrial Zones; and Tables 44-2.50-2, Allowed Uses in the Industrial Zones, 44-2.60-2, Allowed Uses in the Natural Resources Zones, and 44-2.70-2, Allowed Uses in the Special Purpose Zones, to add Soil Amendment Facilities to Compost Facilities and establish requirements for a Minor Use Permit.

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

Rescinding the Approval of Tentative Parcel Map #17-2-1, Daniel Lawson – A request by the applicant to rescind the approval of a Tentative Parcel Map allowing the creation of three (3) 40± acre parcels and a 248± acre remainder parcel in order to pursue a lot line adjustment application, located at 279 Indian Springs Road approximately 1.7-miles west of the community of Stonyford and 200-feet north of Fouts Springs Road.

Result: The Planning Commission rescinded the Tentative Parcel Map.

Other Plans and Projects

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

In 2018 the County completed a comprehensive update to the County Compliance Provisions Ordinance. This provides for a more flexible code compliance approach that encourages compliance by voluntary measures. An administrative process is provided for should voluntary compliance fail which is all coordinated through a single hearing process before an Administrative Hearing Officer. The County has secured an Administrative Hearing Officer and is currently seeking a code compliance officer. Current staff is handling Code Compliance issues at this time.

Composting and Agricultural Soil Amendment facilities have been a concern this past year creating nuisance complaints. Extensive monitoring and correspondence culminated in a zoning amendment approved by the Board of Supervisors to address this issue providing greater oversight while still providing the agricultural community access to needed product.

In conjunction with the Geographical Information Systems Division of the Public Works Department staff is updating and maintaining planning shapefiles, layers, and maps on a continuous and as needed basis. This provides staff as well as the public an effective planning tool.

Staff continues to closely monitor the State's cannabis legislation. As part of Colusa County's effort to obtain public input, extensive public outreach relating to the potential for commercial cannabis activities within the County as well as the County's Cannabis Regulations were held in 2018. The County held a series of seven workshops throughout the County facilitated by DeNovo Planning Group where an overview of the State's cannabis industry was provided. Participants were encouraged to discuss their concerns and perceived benefits regarding the potential for commercial cannabis activities within the County. A survey was also conducted during this time via the Colusa County website, through the mail, and at the workshops to provide the opportunity to as many members of the public as possible to weigh in with their thoughts and concerns. At the conclusion of this public outreach process a detailed presentation of the workshops and survey results was provided to the Board of Supervisors. The Board of Supervisors is currently amending the County's cannabis ordinance that would allow limited operations on Industrial properties provided that there is an active annexation application and the

proposal would be consistent with the City's requirements.

Colusa Industrial Properties is in the process of filing an application with the Colusa County Local Agency Formation Commission (LAFCo) for the annexation of the remaining unincorporated portion of the Industrial Park into the City of Colusa. A Board of Supervisors Ad Hoc Committee has been formed to discuss and formulate a Tax Share Agreement for this project with the City of Colusa.

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 operations, 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. 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.

The Board of Supervisors has formed an Ad Hoc committee to review the County's existing Williamson Act requirements. It is anticipated that recommendations will be developed for the entire Board's consideration later in 2019.

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 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 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 and is currently in the process of updating its Regional Transportation Plan. The Colusa County Transit Agency continues to provide 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 Sites 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 two active mines in 2018, Brownstone Quarry and Lovelady Ranch as well as closing out the O’Sullivan Ranch Pit (Clearlake Redi-mix) mine. The Use Permit process for establishment of natural gas wells in the County allows for 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. The County's CDBG program is now administered by the Community Development Department's Community and Economic Development Unit. The Community and Economic Development Unit is currently working with the Community Development Block Grant (CDBG) Committee on updates/revisions to the County's existing CDBG programs. 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. The current Housing Element was adopted in 2014, which was certified by HCD. Staff has begun the process of updating the Housing Element in 2018 and it is anticipated to be completed in 2019 for an eight year cycle. Eleven new dwelling units were permitted in 2018 in Colusa County. 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. With the continued momentum of the Sites Reservoir Project the Land Use Element contains Goals, Objectives, and Policies to provide for orderly, well-planned, and compatible growth associated with the Sites Reservoir and surrounding area.

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 operated and maintained by the Public Works Department. Festivals and large group functions have been held at East Park in 2018 as well as an annual drag boat racing event. Similar events continue to show interest in East Park Reservoir. Public Works staff continues to market East Park Reservoir through social media and other outlets promoting its recreational possibilities and thereby increasing its popularity and usage.

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, wildfires, geology and seismicity, noise, and airport operations. The County evaluates air quality issues for major discretionary projects consulting with the Colusa County Air Pollution Control District. Building permits and other development proposals are reviewed for flooding, fire, and faulting hazards. As part of the development review process, new development and expansion proposals near the Colusa County Airport as well as private airstrips are reviewed for consistency with setbacks, land use restrictions, and height as determined by the Federal Aviation Administration (FAA) and the Colusa County Airport Land Use Commission. FEMA Flood Maps for the Maxwell area, Williams area, and Arbuckle area were updated in 2015. The FEMA Flood Maps for the rest of the County were updated in 2003. These 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 Updates

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.

In 2018 County staff continued to identify and address minor implementation issues based on specific projects, compliance activities, and changes in state law that affect these land use documents. Amendments to the Zoning Code were completed addressing these issues. This update approach will be repeated on an as-needed basis.

Staff has initiated the process of updating the Housing Element. It is anticipated that this endeavor will be completed entirely by County staff eliminating the need to hire a consultant. The update is planned to be completed 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 a 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 2018, 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 2019.

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 Annual Housing Element Progress
Report Forms

General Information

City or County Name: Colusa County Reporting Calendar Year: 2018
Mailing Address: 220 12th Street, Colusa, CA 95932
Contact Person: Greg Plucker Title: Community Development Director
Phone: 530-458-0480 Email: gplucker@countyofcolusa.org

Housing Element Annual Progress Reports (APRs) forms and tables, must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400). There are three options for submitting APRs:

1. Use the Online Annual Progress Reporting system; this enters your information directly into HCD's database, limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov, and HCD will send you the login information for your jurisdiction.
2. If you prefer to submit via email, you can complete the excel Annual Progress Report forms, and submit to HCD at APR@hcd.ca.gov. Please send the excel workbook, not a scanned copy of the tables.
3. Or, you can submit your hard copy report by U.S. mail to:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

AND

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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

Jurisdiction Colusa County
Reporting Year 2018 (Jan. 1 - Dec. 31)

Table A Annual Building Activity Report Summary - New Construction Entitled, Permits, and Completed Units													Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions					
Housing Development Information													11	12	13				
Project Identifier (APN No.)			2	3	4						5	6	7	8	9	10	11	12	13
APN	Street Address	Project Name*	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes						Entitlement Date Approved	Building Permits Date Issued	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	Total Units per Project	Was Project approved using SB 35 Streamlining? Y/N	Infill Units? Y/N	Assistance Programs for Each Development See Instructions	Deed Restrictions See Instructions	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable. See Instructions
					Very Low- Income		Low- Income		Moderate- Income										
				Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted	Deed Restricted	Non Deed Restricted										
013-100-036	110 Elm Street		SF	O								1	5/24/2018		N	Y			
010-050-049	2080 East Park Road		SF	O								1	2/16/2018	11/1/2018	N	N			
022-071-006	411 Hardy Street		MH	O		1						1	4/4/2018	8/29/2018	N	N		1 unit - Based on valuation.	
014-950-072	3332 Cosco Springs Rd		ADU	O								1	6/29/2018		N	N			
020-100-006	214 Barber Court		SF	O								1	8/29/2018		N	Y			
015-070-123	River Road		SF	O								1	7/26/2018		N	N			
018-200-130	6075 Hillgate Road		ADU	O								1	9/24/2018		N	N			
020-063-013	103 First Street		MH	O		1						1	8/22/2018		N	Y		1 unit - Based on valuation.	
013-080-008	412 N California St		SF	R						1		1	11/21/2018		N	Y		1 unit - Based on valuation.	
013-080-008	416 N California St		SF	R						1		1	11/21/2018		N	Y		1 unit - Based on valuation.	
030-050-002	2672 Lodiaga-Stonyford Rd		MH	O		1						1	12/3/2018		N	N		1 unit - Based on valuation.	
												0							
												0							
												0							
Total by Income: >>					0	3	0	0	0	2	6	11		0					
14	Total Extremely Low-Income Units*			1															

*Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction Colusa County
Reporting Year 2018 (Jan. 1 - Dec. 31)

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	107										0	
	Non-Deed Restricted		2	1		2	3					8	99
Low	Deed Restricted	91										0	
	Non-Deed Restricted		1	1	2	1						5	85
Moderate	Deed Restricted	91										0	
	Non-Deed Restricted		32	30	7		2					71	20
Above Moderate		210	25	13	2	6	6					52	158
Total RHNA		499											
Total Units ▶▶			60	45	11	9	11	0	0	0	0	136	363
Remaining Need for RHNA Period ▶▶													

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

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Table E								
Commercial Development Bonus Approved pursuant to GC Section 65915.7								
1			2				3	4
Project Identifier			Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
APN	Street Address	Project Name*	Very Low	Low	Moderate	Above Moderate		
Total ▶▶			0	0	0	0		

*Note: This field is voluntary

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Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to GC Section 65583.1(c)(1)

Please note: This table is optional. 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). Contact HCD at APR@hcd.ca.gov for more information.

Activity Type	Affordability by Household Incomes				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	
Rehabilitation Activity				0	
Preservation of Units At-Risk				0	
Acquisition of Units				0	
Total Units by Income	0	0	0	0	

*Note: This field is voluntary