

General Plan Annual Progress Report

Year 2019

County of Colusa



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

February 13, 2020

Table of Contents

	Page
I. Introduction.....	2
II. Plans, Projects, and Accomplishments	3
III. General Plan Elements	8
Agriculture Element	8
Circulation Element.....	9
Community Character Element	9
Conservation Element.....	10
Economic Development Element	10
Housing Element.....	11
Land Use Element.....	11
Noise Element.....	12
Open Space and Recreation Element.....	12
Public Service and Facilities Element.....	12
Safety Element	13
IV. General Plan and Zoning Code Updates.....	13
V. Conclusion	13
Appendix A Government Code Section 65400	
Appendix B Housing and Community Development Annual Housing Element Progress Report Forms (Attached)	

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 March 5, 2020 and March 24, 2020 respectively, and will be submitted to OPR and the Department of Housing and Community Development on March 25, 2020 following these reviews.

Background

The County adopted a comprehensive update to the General Plan on July 31, 2012. 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, interest groups, and the general public.

The Plan replaced, reformatted, and updated the County's 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 the previous 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 2019 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 received 443 building permits in 2019. Total valuation of these projects was some \$17,343,172 which generated nearly \$237,000 in fees. Building permits were issued for 3 new single-family homes, as well as 3 modular homes. Permits for 42 home additions were submitted which had a total valuation of nearly \$1.8 million. Applications for 9 new commercial buildings were submitted with a total valuation of some \$3.2 million. In addition, 14 permits for agricultural buildings were applied for with an estimated value of just over \$2 million. In 2019, solar system permits were the greatest number of permit applications submitted. These 119 permits had a value at just over \$4.5 million and generated just over \$65,000 in fees.

Planning Projects

The Planning Unit processed a variety of planning projects during 2019, including Use Permits, Minor Use Permits, Administrative Permits, Tentative Parcel Maps, Lot Line Adjustments, a General Plan and Zoning Amendments, a Special Project and associated environmental analysis and CEQA documents. The breakdown in applications received is as follows:

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

In addition, 27 zoning violations were logged with 70% of those violations reaching a satisfactory resolution. Please note that these numbers do not include building or environmental health violations.

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

- 3 Use Permits
- 5 Tentative Parcel Maps
- 3 General Plan Amendments
- 4 Zoning Amendments
- 1 Minor Use Permit

Of the projects heard by the Planning Commission, the General Plan Amendment/Zoning Amendments were sent to the Board of Supervisors with a recommendation of approval and the Board approved the applications.

Projects Reviewed During 2019

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

Use Permit #18-10-1, American Commodity Company (ACC) – Application to construct a rice hull biomass power facility for generating approximately 3 megawatts of electricity on property zoned Exclusive Agriculture (E-A) and with a General Plan of Agriculture General (AG). The property is located north of Abel Road and approximately three-quarters of a mile east of Husted Road in the Williams area;

This application was submitted in the 2018, but was delayed due the applicant’s approval process with PG&E for power distribution. The majority of processing and approval occurred in the 2019.

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

Zoning Amendment #19-1-1& Tentative Parcel Map #19-1-1, Larjer - Application for a Zoning Amendment to change the zoning from Rural Residential – 5 acre minimum (RR-5) to Rural Residential – 2 acre minimum (RR-2) and a Tentative Parcel Map to subdivide an 8.39± acre parcel into four parcels 2± acres in size. The property is located west of the Walnut Ranch Subdivision at the end of Sanborn Drive adjacent to the southern portion of the City of Colusa

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 and Tentative Parcel Map with findings and conditions.

Tentative Parcel Map #19-2-1, Elorga - Application for a Tentative Parcel Map dividing a 314.94±acre parcel into three parcels: Parcel 1 – 82.4± acres Parcel 2 – 82.4± acres, and Parcel 3 – 150.2± acres on property zoned Exclusive Agriculture (E-A). The property is located east of the intersection of Wyer Road and Young Avenue approximately 2-miles southwest of the community of Arbuckle.

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

Use Permit #19-2-1, River Partners – Application for a Use Permit to allow the restoration of riparian habitat and management by regrading and planting native vegetation to improve fish habitat on 122.5± acres, on property zoned River Frontage (R-F) and Flood Management (F-M). The property is located approximately 1 mile west of the intersection of River Road and Gould Road and 3.5 miles south of the community of Princeton within the levee on the east side of the Sacramento River, accessed by Gould Road

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

General Plan Amendment GPA #19-3-1 and Zoning Amendment # ZA #19-3-1, Clinton Wills – Application for a General Plan Amendment to change the General Plan land use designation from Commercial (C) to Urban Residential (UR) and Zoning Amendment to change the Zoning designation from Community Commercial (C-2) to Residential Two Family (R-2) of approximately 0.5± acres. The property is located at the southeast corner of the intersection of State Route 45 and Norman Road bordered and by the Sacramento River to the east.

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.

Minor Use Permit #19-4-1, Renewable Fiber, Inc. – A Minor Use Permit for an existing landscaping materials supply facility relating to impacts exceeding the Colusa County Zoning Code Performance Standards on property zoned Heavy Industrial (M-2). The property is located at 7085 Eddy Road south of Arbuckle.

Result: The Planning Commission conducted multiple public hearings on the project; however, no determination was made due to the application being withdrawn and project being relocated.

General Plan Amendment #18-4-1 and Zoning Amendment #18-4-1, Colusa County – A county initiated project to correct mapping errors by amending the General Plan land use designation from Agricultural Upland (A-U) to Resource Conservation (R-C) and amend the Zoning land use designation from Upland Conservation (UC) to Resource

Management (RM) on properties located west of Lodoga - Stonyford Road and adjacent to the Mendocino National Forest and federally owned land. Additionally, the project changed privately owned parcels from Agriculture Upland (A-U) to Agriculture Transition (A-T) and the Zoning Ordinance land use designation changed from Upland Conservation (UC) to Upland Transition (UT) on properties located on properties located south of Lodoga – Stonyford Road and the community of Century Ranch

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 GPA #19-7-1 and Zoning Amendment # ZA #19-7-1, Arlan Moore Trust - Application changing the current General Plan designation of Agriculture Transition (AT) to Agriculture General (AG) and change the current Zoning designation of Agriculture Transition (AT) to Exclusive Agriculture (E-A) and change from the current General Plan designation of Agriculture Transition (AT) to Rural Residential (RR) Change from the current Zoning designation of Agriculture Transition (AT) to Rural Residential (RR). The property is located at 595 Highway 45 at the intersection of Highway 45 and Grimes-Arbuckle Road in the community of Grimes,

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.

Tentative Parcel Map #19-7-1, Gerald Shadinger – Application for a Tentative Parcel Map dividing a 10±acre parcel into two parcels: Parcel 1 - 4± acres and Parcel 2 - 6± acres on property zoned Heavy Industrial (M-2). The property is located approximately 1,500-foot north of the intersection of Old Highway 99 and Greenbay Road, bordered by Old Highway 99 to the east and Interstate 5 to the west approximately 3.5 miles southeast of the community of Arbuckle

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

Tentative Parcel Map #19-8-1, Hal Charter - A Tentative Parcel Map dividing a 165± acre parcel into two parcels: Parcel 1 – 69± acres and Parcel 2 – 96 ± acres on property zoned Exclusive Agriculture (E-A). The property is located approximately 3,500 east of the intersection of Cortina School Road and Hahn Road and approximately 4-miles northwest of the community of Arbuckle.

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

Tentative Parcel Map #19-8-2, Hal Charter - A Tentative Parcel Map dividing a 72± acre parcel into two parcels: Parcel 1 – 36± acres and Parcel 2 – 36± acres on property

zoned Exclusive Agriculture (E-A). The property is located at the northwest of the intersection of Marine Avenue and Vawter Road approximately 4-miles southwest of the community of Arbuckle.

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

Use Permit #19-9-1, Jorge Velazquez - A Use Permit to operate a dog grooming and kenneling business for up to 20 dogs. The project site is located on property zoned Rural Residential (R-R) and is located at 3100 Wescott Road approximately a quarter of a mile south of the City of Colusa and the intersection of Wescott Road and Ashley Drive.

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

Other Plans and Projects

The following discussion summarizes other projects that involved significant efforts from the Community Development Department, Planning Unit staff in 2019.

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. In 2019, as part of Colusa County's effort to comply with recent changes in state law and a growing interest from local farmers to pursue potential opportunities in the emerging industrial hemp markets, County staff developed an amendment to the County Code to allow certain industrial hemp operations in the County. The Board of Supervisors recently approved these amendments which allow for the limited cultivation and processing of industrial hemp under certain circumstances and conditions. Recreational cannabis was not included in these amendments and is not currently allowed in Colusa County on a commercial basis except for one limited exception on industrial land that is part of the annexation described below.

Colusa Industrial Properties filed 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 and is currently discussing and formulating a Tax Share Agreement for this project with the City of Colusa. This application will continue to be processed in 2020.

County staff has also been working to update the County's Development Impact Fee schedule. Recognizing issues with the previously adopted Impact Fee Study (2006) in regards to growth assumptions and the amount of fees, the Board temporarily amended

the existing fee schedule to help facilitate commercial and industrial development. In 2020, and updated to the County's Development Impact Fee schedule is being processed.

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 seek 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 in 2020.

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 which includes 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 2019, 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 while 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 2019, and it is anticipated to be completed in 2020 for an eight year cycle. Six new dwelling units were permitted in 2019 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 2019 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 2019 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 2020 based on a five year update cycle. Subsequent to 2020, 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 2019, 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 2020.

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 (Attached).

Please Start Here

General Information	
Jurisdiction Name	Colusa County - Unincorporated
Reporting Calendar Year	2019
Contact Information	
First Name	Greg
Last Name	Plucker
Title	Director
Email	gplucker@countyofcolusa.org
Phone	5304580483
Mailing Address	
Street Address	220 12th Street
City	Colusa
Zipcode	95932

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

v 12_23_19

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

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

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

(CCR Title 25 §6202)

Table A Housing Development Applications Submitted																			
Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes		
1				2	3	4	5							6	7	8	9	10	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	4	4	4	0	0	
015-380-002	Sanborn Drive	Larjer, Inc.		SFD	O	1/10/2019								4	4	4	0	No	Tentative Approval
															0	0	0		
															0	0	0		
															0	0	0		
															0	0	0		
															0	0	0		
															0	0	0		

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

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

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

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement							Affordability by Household Incomes - Building Permits							8	9								
1					2	3	4							5							6	7							8	9
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits						
Summary Row: Start Data Entry Below																														
019-130-054	7101 Tule Rd.	Kalsbeek	19924	SFD	O	0	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0	1	0	0	4					
017-030-066	7437 Moomband	Sankey	20081	SFD	O																									
016-220-099	2533 Varice	Nelson	20114	SFD	O																									
016-320-107	5935 Crawford	Cardenas	19691	MH	O											1							1/30/2019	1						
016-230-119	2445 George	Wright	19839	SFD	O													1					7/16/2019	1						
014-250-015	3211 Leesville	Alton	20047	MH	O											1							11/7/2019	1						

Affordability by Household Incomes - Certificates of Occupancy										11	12	13	14	15	16	17	18	19	20			21
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	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*			
0	0	0	0	0	0	0		0	0	N	0				3	Demolished	O					
								0		N				Moderate Income Household: 80%-120% of AMI								
	1						12/12/2019	0		N				Very Low Income Household: %%-50% of AMI								
								0		N				Low Income Household: 50% to 80% of AMI								
								0		N				Very Low Income Household: %%-50% of AMI								
								0														
								0														

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

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

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

Table B												
Regional Housing Needs Allocation Progress												
Permitted Units Issued by Affordability												
		1	2						3	4		
Income Level		RHNA Allocation by Income Level	2014	2015	2016	2017	2018	2019			Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	107		1							10	97
	Non-Deed Restricted		2		2		3	2				
Low	Deed Restricted	91									6	85
	Non-Deed Restricted		1	1	2	1		1				
Moderate	Deed Restricted	91									72	19
	Non-Deed Restricted		32	30	7		2	1				
Above Moderate		210	25	13	2	6	6	2			54	156
Total RHNA		499										
Total Units			60	45	11	9	11	6			142	357

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

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

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

Note: "*" indicates an optional field Cells in grey contain auto-calculation formulas
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Table C Sites Identified or Rezoned to Accommodate Shortfall Housing Need																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Type of Shortfall	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
SB 2 Grant Application	Permit Software to Accelerate Housing	December 31, 2020	Ongoing the Consultant Selection Process

Jurisdiction	Unincorporated	
Reporting Period	2019	(Jan. 1 - Dec. 31)

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									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Unincorporated	
Reporting Period	2019	(Jan. 1 - Dec. 31)

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

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)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. 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 Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				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 ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Jurisdiction	Colusa County - Unincorporated	
Reporting Period	2019	(Jan. 1 - Dec. 31)

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

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

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

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1						4
APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

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

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	2
Low	Deed Restricted	0
	Non-Deed Restricted	1
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		0
Total Units		4

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

Housing Applications Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	4
Total Housing Units Approved:	4
Total Housing Units Disapproved:	0

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

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

Cells in grey contain auto-calculation formulas