

General Plan Annual Progress Report

Year 2020

County of Colusa



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

February 3, 2021

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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 February 3, 2021 and March 16, 2021 respectively, and will be submitted to OPR and the Department of Housing and Community Development following the Board's March 16, 2021 review.

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 2020 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 440 building permits application in 2020. Total valuation of these projects was some \$28,723,748 which generated nearly \$325,145 in fees. Building permits were issued for 20 new single-family homes and eight modular homes, which had a total valuation of \$8,469,900. Permits for 47 home additions were submitted which had a total valuation of nearly \$1,409,500. Applications for 18 new commercial buildings were submitted with a total valuation of \$7,048,805. In addition, 12 permits for agricultural buildings were applied for with an estimated value of \$2,160,900. In 2020, solar system permits were the greatest number of permit applications submitted. These 85 permits had a value at just over \$5,556,700 million and generated over \$71,688 in fees.

Planning Projects

The Planning Unit processed a variety of planning projects during 2020, 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:

- 3 Use Permits
- 2 Minor Use Permits
- 12 Administrative Permits
- 6 Tentative Parcel Maps
- 1 Tentative Subdivision Map
- 19 Lot Line Adjustments
- 1 General Plan Amendment
- 1 Zoning Amendment
- 2 Minor Variances

➤ 1 Variance

In addition, 11 zoning violations were logged with 40% 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:

- 1 Use Permit
- 6 Tentative Parcel Maps
- 2 General Plan Amendments (see Section IV for the Housing Element GPA)
- 1 Zoning Amendment
- 1 Variance

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 and the Board approved the applications.

Projects Reviewed During 2020

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

Tentative Parcel Map #19-11-1, Todd Kalfsbeek – Application for a Tentative Parcel Map to divide a 99±acre property into Parcel #1- 40+-acre parcel and Parcel #2 - 59±-acre parcel. The property is zoned Exclusive Agriculture (E-A) and with a General Plan designation of Agriculture General (AG). The property is located approximately 1,600 feet north of the intersection of County Line Road and Emmert Road;

This application was submitted in the 2019, but approved 2020 due to standard processing time lines. The majority of processing and approval occurred in the 2020.

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

Tentative Parcel Map #20-02, Thomas Armstrong – Application for a Tentative Parcel Map to divide 800± acre property into Parcel 1-160± acres and a Designated Remainder - 640± acres. The property is zoned Exclusive Agriculture (E-A) and with a General Plan designation of Agriculture General (AG). The project site is located approximately one mile south of the intersection of State Route 45 and Tule Road and approximately 3.5 miles southeast of the Community of Grimes.

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

Tentative Parcel Map #20-04, Kaelin Farming – Application for a Tentative Parcel Map

to divide a 325± acre into eight approximately 40+ parcels The property is zoned Exclusive Agriculture (E-A) and with a General Plan designation of Agriculture General (AG). The project site is located at 217 Grevie Road approximately one mile north of the intersection of Grevie Road and County Line Road and approximately 5 miles southeast of the Community of Arbuckle.

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

General Plan Amendment #20-01 and Zoning Amendment #20-01, Colusa County – A county initiated project to correct mapping errors by amending the General Plan land use designation on approximately 200± acres from Agriculture General (AG) to Resource Conservation (RC) and amend the Zoning land use designation from Exclusive Agriculture (E-A) to Resource Management (R-M) on properties located approximately one half mile north of Tule Road and one quarter mile west of the Colusa Drain. Additionally, the project changed the General Plan designation on approximately 13± acres from Resource Conservation (R-C) to Agriculture General (AG) and the Zoning classification changed from Resource Management (R-M) to Exclusive Agriculture (E-A) has frontage on the north side of Tule Road and is just east of the College City Warehouse.

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.

Use Permit #20-01, Clinton Wills – Application for a Use Permit for a public storage facility consisting of approximately 15,000 square feet with two 3,200 square foot buildings. The property is zoned Community Commercial (C-2) with a General Plans designation of Commercial (C). The project site is located approximately 130 feet north of the intersection of State Route (SR) 45 and Prince Street on the east side of SR 45, between the Sacramento River and SR 45 in the Community of Princeton

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

Variance #20-03, Stonyford Community Church- Application for a Variance to the accessory building side yard setbacks to allow the construction of a 2,925 square foot open air covered pavilion. The project site is zoned Rural Residential (RR-2). The project site is located at 293 Sutter Street in the Community of Stonyford.

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

Tentative Parcel Map #20-05 Colusa Industrial Properties – Application for a Tentative Parcel Map application is to divide an existing 10± acre into three parcels including Parcel 1 - 5± acres, Parcel 2 – 2± acres, and Parcel 3 - 3± acres). The property is zoned Heavy Industrial (M-2) and has a General Plan designation of Industrial (I). The project site is located at 2855 Niagara Avenue approximately 2,500 feet northwest of the intersection of State Route 20 and Niagara Avenue. The site is unincorporated area of the City of Colusa within the existing Colusa Industrial Properties

Tentative Parcel Map #20-06, James Holiday - Application for a Tentative Parcel Map dividing a to divide an existing 318 ± acre property into five parcels including Parcel 1 - 48± acres, Parcel 2 – 47 ± acres, Parcel 3 – 107 ± acres, Parcel 4 – 44± acres, and Parcel – 5 72± acres. The property is zoned Exclusive Agriculture (E-A) and with a General Plan designation of Agriculture General (AG). The project site is located at northeast corner of County Line Road and Wildwood Road and approximately 5 miles south of the Community of Arbuckle.

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

Tentative Parcel Map #20-07, Jeffrey Miller – Application for a Tentative Parcel Map to divide an existing 161± acre property into two parcels including Parcel 1 - 53± acres and Parcel 2 - 108± acre. The property is zoned Exclusive Agriculture (E-A) and with a General Plan designation of Agriculture General (AG). The project site is located at 961 State Route 45 on the southwest corner of the intersection of State Route 45 and Tule Road.

Result: The Planning Commission approved the Tentative Parcel Map 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 2020.

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 2020, Colusa processed multiple applications to cultivate industrial hemp resulting from code amendments in 2019. There were a total of seven applications for industrial hemp licenses with six being approved. Only two of the six actually cultivated the crop. However, there continues to be interest in the County for the continuing the licensing program and possible expansion of the areas that are allowed for cultivation.

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 Tax Share Agreement for this project with the City of Colusa has been agreed to by both parties. This application will continue to be processed in 2021.

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, an updated to the County's Development Impact Fee schedule was being developed by consultants and is expected to be finalized in 2021.

The County received \$160,000 grant from the Housing and Job Act (SB 2). The funds were utilized to contract with OpenGov on a permitting software system to assist various departments in the County in streamlining and modernizing their permitting processes. Customers will be able to apply remotely. The software also analyzes data and produces reports. The software will improve customer service, record keeping, and most importantly help facilitate residential development. The new software is scheduled to be on line in the first quarter of 2021.

Community Development staff worked diligently on analyzing and distributing Corona virus Relief Funds to assist small business that were impacted by the pandemic. A total of \$800,000 in grants was distributed given to businesses in Colusa County, City of Colusa, and City of Williams. Service related industries, such as personal care and restaurants, were the most heavily impacted in terms lost revenue. In total, the County awarded 86 grants totaling \$796,769.25 to these small businesses.

The County has secured funding through the Local Early Action Planning (LEAP) Grants Program in the amount of \$65,000. The LEAP funding will be used to hire a consultant to conduct income surveys throughout the unincorporated communities in the County. The income surveys will be utilized to apply for Regional Early Action Planning (REAP) funds up to a maximum of \$182,275 to be used to identify infrastructure constraints and develop infrastructure plans to address these constraints. The over-arching goal of the program is to accelerate housing production. These studies are planned for 2021.

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. Based upon the County's adoption of an updated Housing Element in 2020, some updates to other elements of the General Plan, such as the Safety Element, may be required over the course of the next few years.

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 2021.

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 and Economic Development (CED) 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 2020, which was certified by HCD the next update being due in 2028. Twenty new dwelling units were permitted in 2020 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 the past, as well as periodic drag boat racing events. 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. However, due to Covid-19 restrictions 2020 events were limited or postponed.

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 2020 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 completed the update of the Housing Element in 2020. The Housing Element was adopted by the Board of Supervisors on June 30, 2020 and was deemed compliant by the Department of Housing and Community Development on July 17, 2020. The update was completed entirely by County staff eliminating the need to hire a consultant. The update was completed in 2020 based on a five year update cycle. The County's Transportation Commission adopted a four year cycle for the Regional Transportation Plan (RTP). As a result, the Housing Element is now on an eight year update cycle.

The updated Housing Element has numerous housing programs contained within the document. The majority of these programs are required by recent changes in state housing law. Staff will be bringing forward a series of zoning amendments to implement the programs.

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 2020, 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.

Attached:

Table B: Regional Housing Needs Allocation Progress with Detailed Table
Table D: Program Implementation Status pursuant to GC Section 65583
Building Permits Issued by Affordability Summary

Jurisdiction	Unincorporated	
Reporting Year	2020	(Jan. 1 - Dec. 31)

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

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	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	114										3	111
	Non-Deed Restricted		2	1									
Low	Deed Restricted	91										10	81
	Non-Deed Restricted		1	9									
Moderate	Deed Restricted	110										4	106
	Non-Deed Restricted		1	3									
Above Moderate		211		7								7	204
Total RHNA		526											
Total Units			4	20								24	502

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

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	Building Permits Date Issued	# of Units Issued Building Permits	affordability determination	Term of Affordability or Deed Restriction (years) (if affordable)	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*
Summary Row: Start Data Entry Below							0	1	0	9	0	3	7		20			7	0
	016-210-063	2079 Zumwalt Rd.	Wiggin	20315	SFD	O						1		7/15/2020	1	State Income Limits 2019			
	020-114-009	1006 Hal St.	Geyer	20451	SFD	O							1	11/25/2020	1	State Income Limits 2019			
	015-330-128	3286 Ranch Rd.	Scroggins	20542	SFD	O							1	12/11/2020	1	State Income Limits 2019			
	022-150-063	7373 White Rd.	Peterson	20270	SFD	O		1						4/24/2020	1	State Income Limits 2019			
	021-060-091	853 Jensen Ave.	Johnson	20372	MH	O						1		9/11/2020	1	State Income Limits 2019			
	021-250-027	6682 Green Bay	Charter	20406	MH	R						1		8/13/2020	1	State Income Limits 2019			
	011-280-028	4330 Old 99	Schwartz	20539	MH	O							1		1	State Income Limits 2019			
	020-290-013	993 S. Eighth St	Lopez	20178	SFD	O				1				4/7/2020	1	State Income Limits 2019			
	020-290-016	994 S. Eighth St.	Ramos	20179	SFD	O				1				4/7/2020	1	State Income Limits 2019			
	020-290-017	990 S. Eighth St.	Venegas	20180	SFD	O				1				4/7/2020	1	State Income Limits 2019			
	020-290-019	113 Willow Wood	Medina	20181	SFD	O				1				4/7/2020	1	State Income Limits 2019			

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Colusa County - Unincorporated
Reporting Year	2020 (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
Program HO 1-1	Housing Assistance and Home Ownership Programs	on going	outreach/application review
Program HO 1-2	Non-Profit and Agency Coordination	on going	outreach
Program HO 1-3	Preservation of Affordable Units	on going	outreach
Program HO 1-4	Housing Inspection and Code Enforcement	on going	on going
Program HO 2-1	Adequate Residential Sites	on going	periodic review
Program HO 2-2	Inventory of Residential Sites	on going	completed/bi annual review
Program HO 2-3	Small Lot Consolidation and Development	on going	application review
Program HO 2-4	Provision of Public Services	on going	outreach
Program HO 2-5	Municipal Service Review	one year/on going	Contact LAFCO
Program HO 2-6	Coordination with Cities	on going	outreach
Program HO 2-7	Annexations	on going	review LAFCO agnedas
Program HO 3-1	Local Agency Accessory Dwelling Units	one year	zoning amendment
Program HO 3-2	Supportive Housing (Low Barrier Navigation) AB 101	one year	zoning amendment
Program HO 3-3	Supportive Housing AB 2162	one year	zoning amendment
Program HO 3-4	Affordable Housing Streamlined Process Requirements SB 35	one year	zoning amendment

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Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	9
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		7
		20

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:	0
Total Housing Units Approved:	0
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