

General Plan Annual Progress Report

Year 2024

County of Colusa



**Prepared by Colusa County
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Appendix “B”	Housing and Community Development Annual Housing Element Progress Report Forms (Attached)
Appendix “C”	General Description of the County’s 11 General Plan Elements

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 this document is to report on Colusa County’s progress in implementing its General Plan. The document was provided to the Planning Commission on May 7, 2025 and Board of Supervisors on April 22, 2025 for their review, respectively, and will be submitted to California Department of Housing and Community Development (HCD) and the Governor’s Office of Planning and Research (OPR) per State law.

Background

The County adopted a comprehensive update to its 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 County 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 entirety of the General Plan is available on the County’s website at the following link: <https://www.countyofcolusaca.gov/137/General-Plan>.

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. Please refer to <https://www.hcd.ca.gov/planning-and-community-development/annual-progress-reports>

Organization

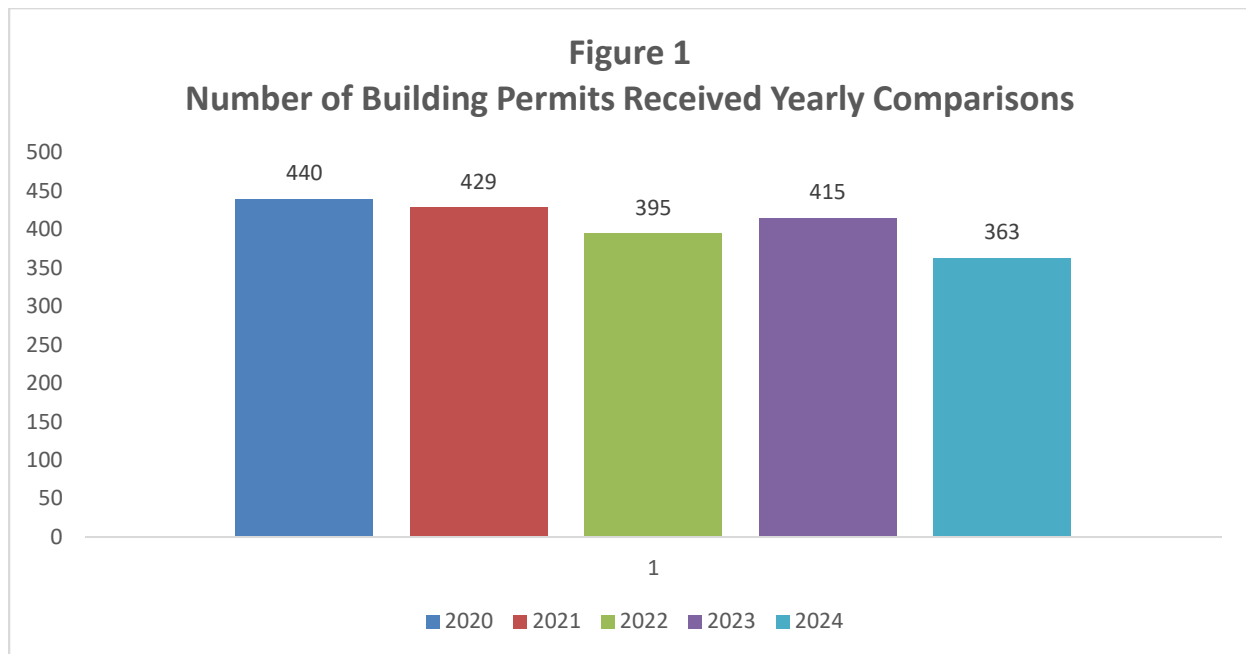
The format of the report includes the introduction, a summary of projects and accomplishments, and information on each General Plan element. Following these sections, the County’s continuing efforts to address minor implementation issues, compliance activities, and changes in state law requiring updates 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

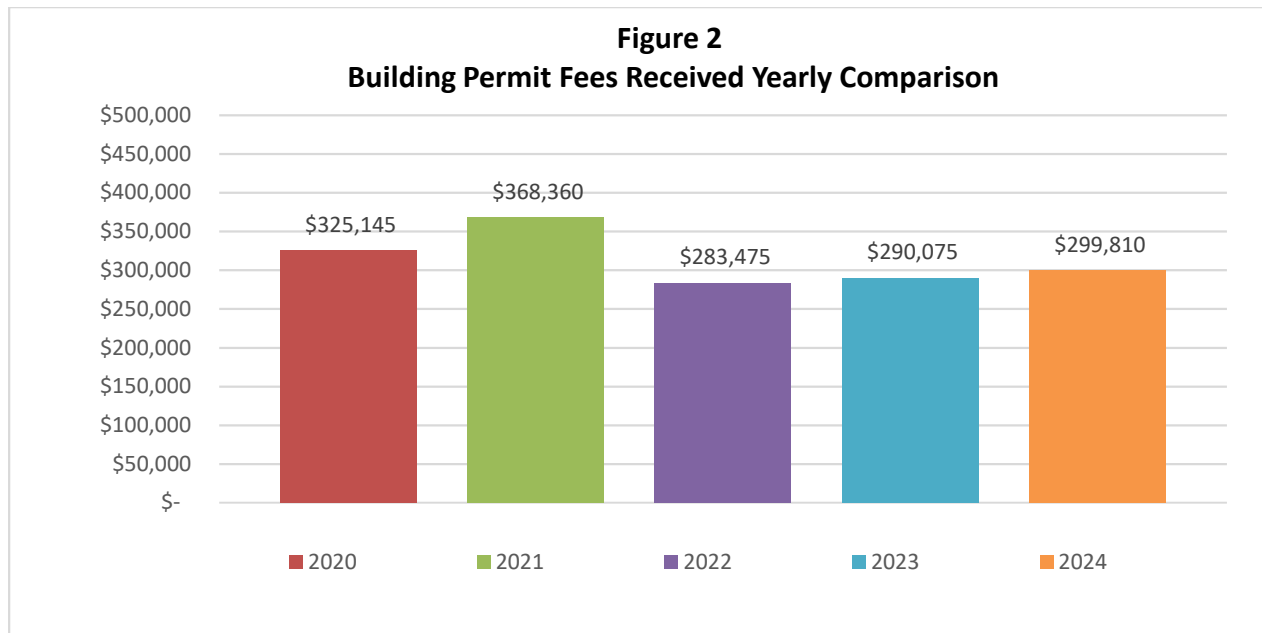
The Colusa County Community Development Department is comprised of six different functions including Building, Planning, Environmental Health, Code Compliance, Water Resources, and Economic & Community Development. The following discussion provides a brief overview of the activities of the building unit, planning unit, environmental health division, and the code compliance unit in 2024.

Building Unit

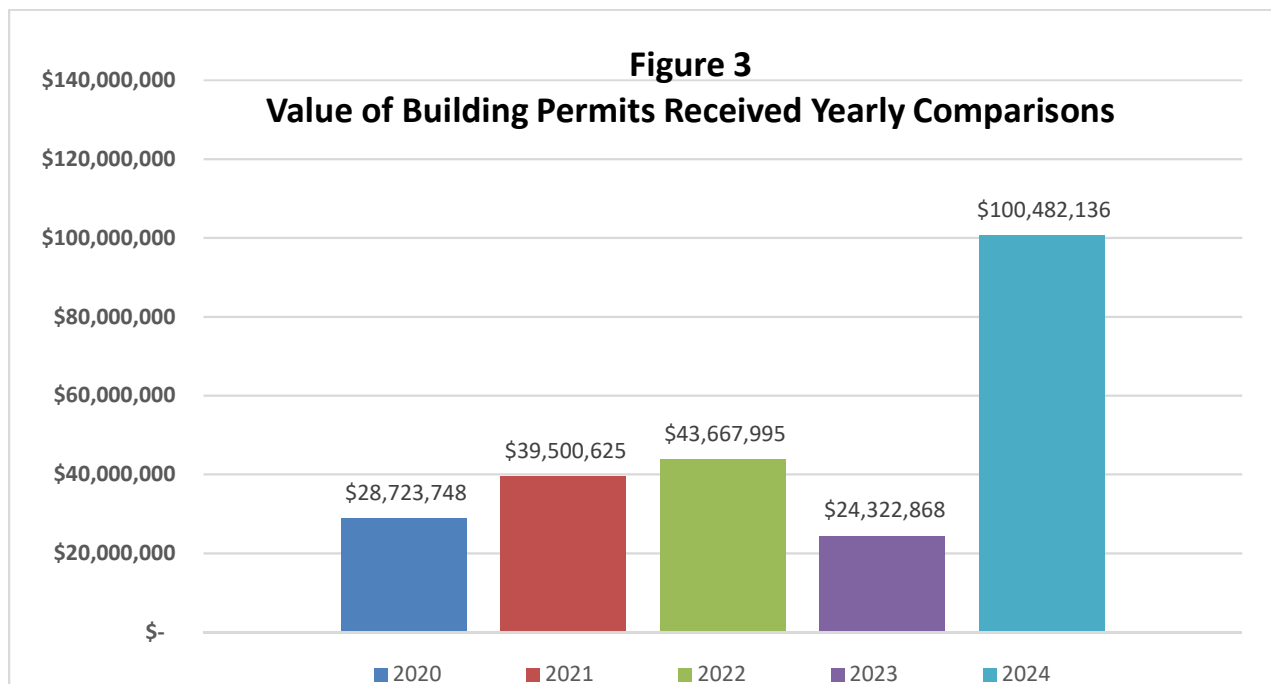
As shown in Figure 1 below, the County’s Building Unit received 363 building permit applications in 2024, a decrease over the number of building permits received in 2023 (415).



As shown in Figure 2, revenue received in 2024 totaled just over \$299,810; a slight increase over the revenue received in 2023 (\$290,000) and generally in line with the number of permits received.



Since building permit revenue (plan checks and permits fees) is derived from the valuation of the building permits, it was expected that the valuation of 2024 (\$100,482,136) building permits would be slightly greater than that of the valuation of 2023 building permits. However, as shown in Figure 3, the valuation of building permits received in 2024 was 4 times higher than that of the 2023 building permits, and was significantly higher than any other period in the last 5 years.



The primary reason that the valuation for permits in 2024 was higher than expected is that there was a significant number of permits submitted for large building jobs with valuations exceeding \$1 million. The average value of permits submitted in 2024 was just increased to \$276,810,

while the average value of permits submitted in 2023 was just over \$58,000.

In addition to the increased number of permits with higher valuation amounts in 2024, a major factor that led to an increase in the 2024 building permit valuation were the multiple building permits for the County's new Detention and Treatment Facility exceeding a valuation of \$29,000,000. The new Detention and Treatment Facility building permits result in a skewing of the 2024 valuation, and it is anticipated that the valuation for in 2025 will be closer to the valuations in 2020 and 2021.

Additionally, the Development Impact Fee revenue for 2024 was \$201,195.

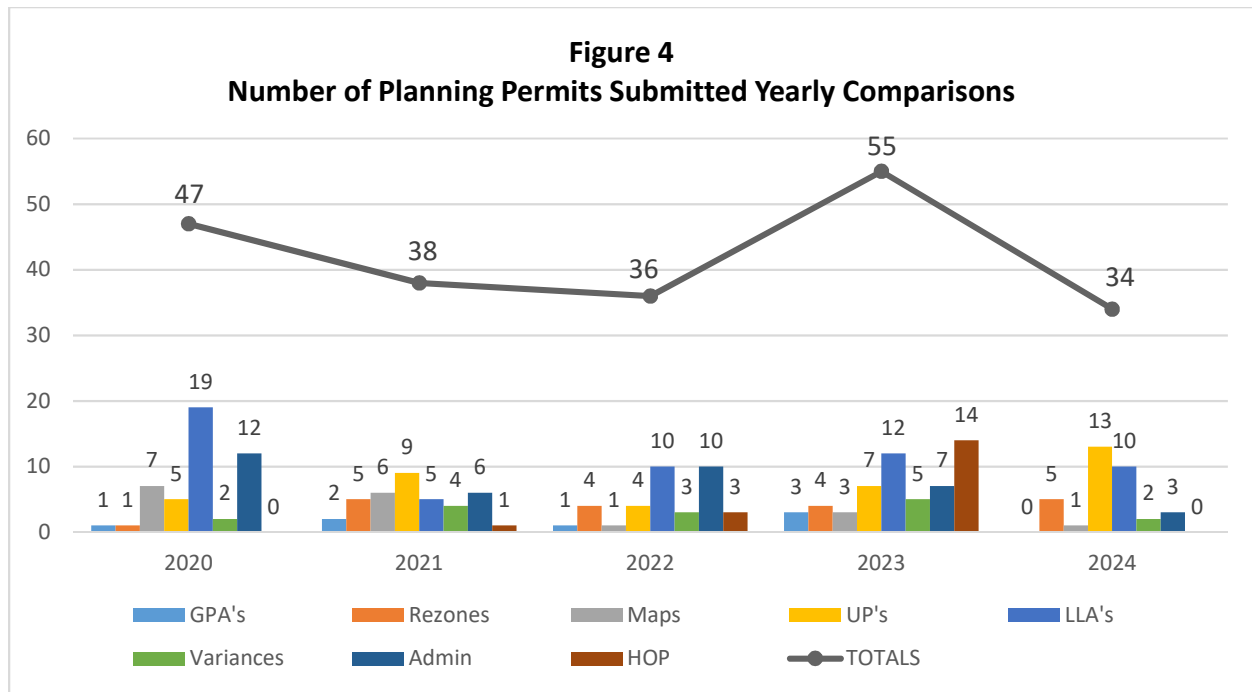
Planning Unit

Table 1 below shows the number of applications submitted to the Planning Unit from 2020 through 2024. This information is shown graphically in Figure 4.

As is shown, in 2024 a total of 34 planning applications were submitted; the lowest number since 2022 when a total of 36 applications were filed, and nearly a 38% decrease from the 55 applications filed in 2023. Use Permit (13) (signs, temporary uses, accessory dwelling units, and animal density permits) were the most frequently filed applications, followed by Lot Line Adjustment (10) applications, Rezones (5), and Administrative Permits (3) (including minor use permits and temporary use permits). These planning applications are in addition to the 40 Zoning Verifications processed in 2024.

Table 1
Number of Planning Permits Submitted

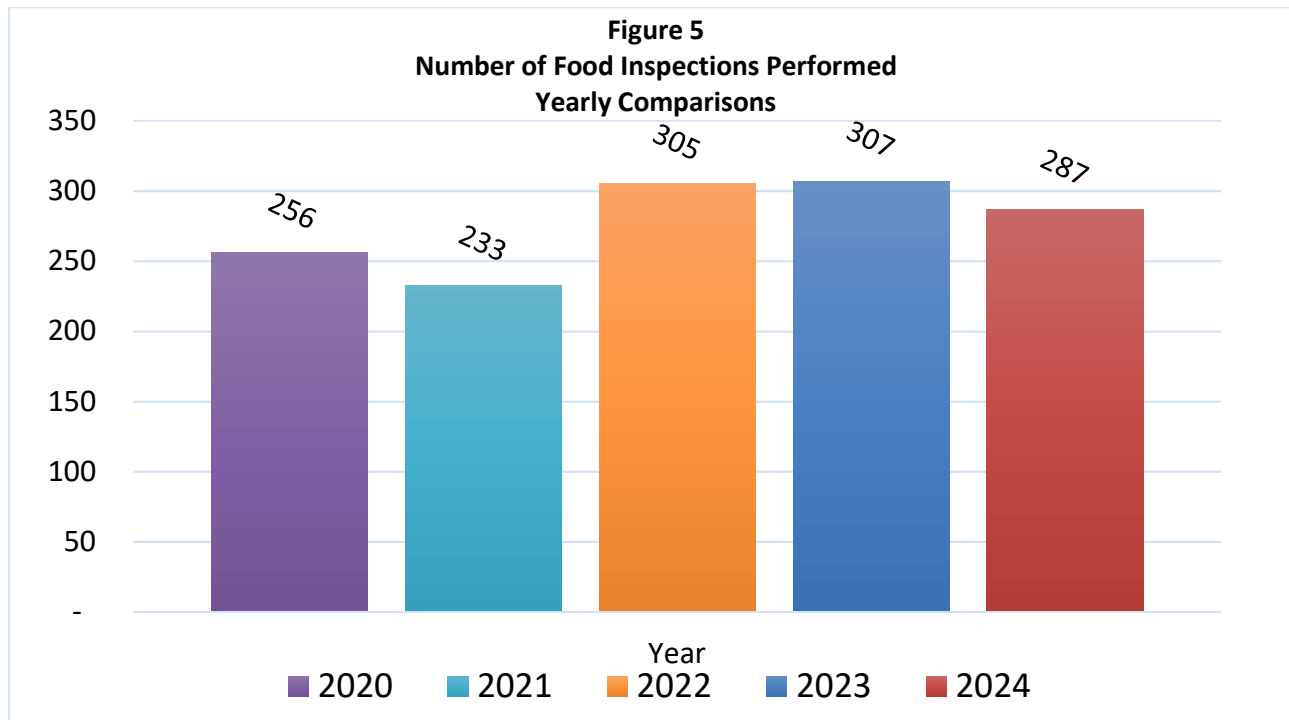
	2020	2021	2022	2023	2024
GPA's	1	2	1	3	0
Rezones	1	5	4	4	5
Maps	7	6	1	3	1
UP's	5	9	4	7	13
LLA's	19	5	10	12	10
Variances	2	4	3	5	2
Admin	12	6	10	7	3
HOP	0	1	3	14	0
TOTALS	47	38	36	55	34



Environmental Health Division

Table 2 below shows the number of food facility inspections that were performed by the Environmental Health Division from 2020 through 2024. This information is shown graphically in Figure 5.

Table 2 Food Year Over Year Comparison					
Month	2020	2021	2022	2023	2024
January	33	14	25	28	24
February	27	16	38	26	20
March	20	17	42	29	27
April	-	17	38	32	26
May	9	19	32	25	20
June	34	26	33	18	17
July	29	18	14	17	18
August	33	4	4	25	27
September	38	12	13	30	31
October	11	26	20	27	29
November	12	53	-	23	31
December	10	11	46	27	17
TOTAL	256	233	305	307	287



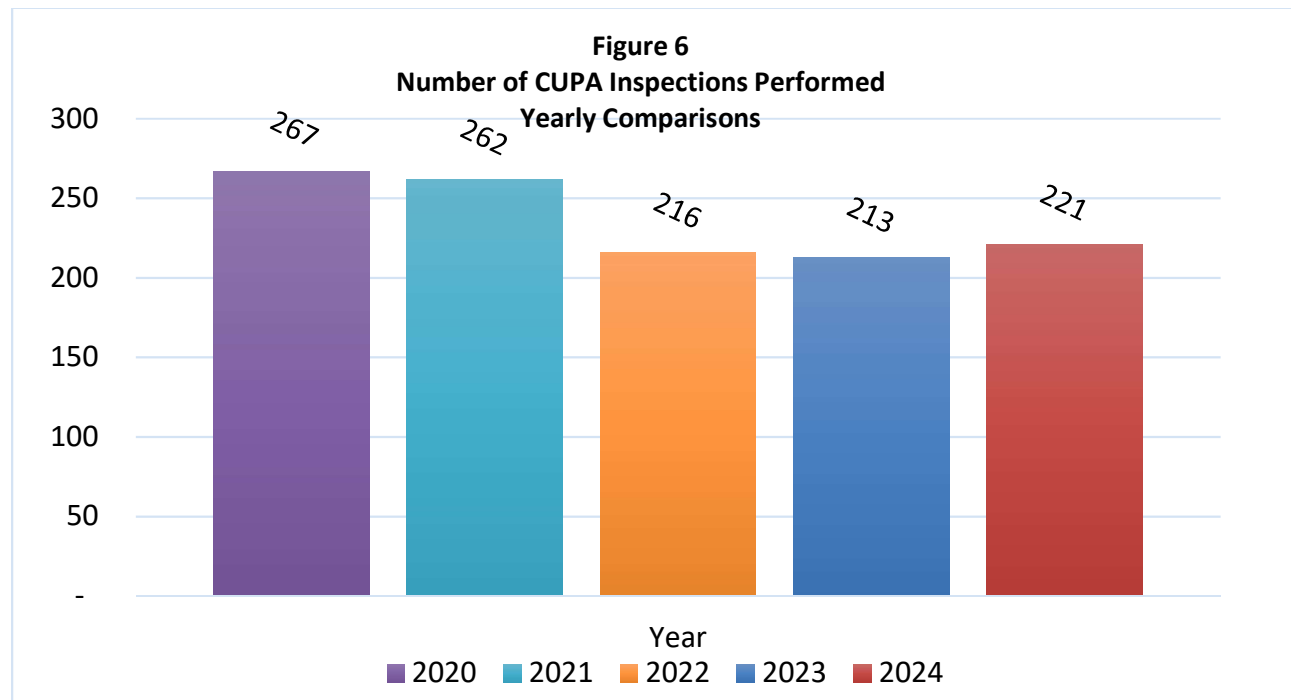
As is shown, in 2024 a total of 287 food facility inspections were performed; a slight decrease from 2023. These inspection numbers are in addition to the re-inspections or inspections at our 18 Temporary food events who have multiple vendors. There are currently some 160 food facilities throughout the County. State regulations require at least one inspection each year but the Division has a goal of conducting two inspections per facility per year. The reason is that the more frequent the inspection, the better the opportunity to establish good working relationships with the operators and also compliance issues can be caught at the earliest possible time before they become a larger issue. During 2024, the Division hired two new inspectors who were in training the majority of the year, which temporarily impacted the frequency of inspections. Despite this challenge, the Division worked hard at meeting the 2-inspection per year per facility goal and was just short at 1.80 inspections per facility on average.

Table 3 below shows the number of Certified Unified Program Agency (CUPA) inspections that were performed by the Environmental Health Division from 2020 through 2024. CUPA inspections involve hazardous materials that are used and/or sold by business throughout the County. This information is shown graphically in Figure 6.

As is shown, in 2024 a total of 221 CUPA inspections were performed; slightly more than the number of inspections in 2023 (213). As expected, the 2024, 2023 and 2022 number of inspections were lower than the number of inspections performed in 2021 and 2020. The basic reason is that during 2021 and 2020 additional inspections were performed to implement the current inspection goal to maintain a six-month buffer of the required inspections. The Environmental Health Division continues to meet the goal and are currently 6 months ahead of schedule. Normally, underground tank inspections are required annually and inspections for the other CUPA programs (above ground tanks, hazardous materials, hazardous waste, and Cal ARP station source facilities) are mandated once every three years.

The Colusa County Environmental Health Division was awarded the Outstanding Rural CUPA Award at the 2024 Annual CUPA Conference. The Environmental Health Division was nominated by Cal EPA (state agency) for the department's great work in the CUPA program. Environmental Health was awarded a grant in the amount of \$45,500.00 to purchase a new vehicle for inspection use. This is the third time the Environmental Health Division has successfully applied for this vehicle grant.

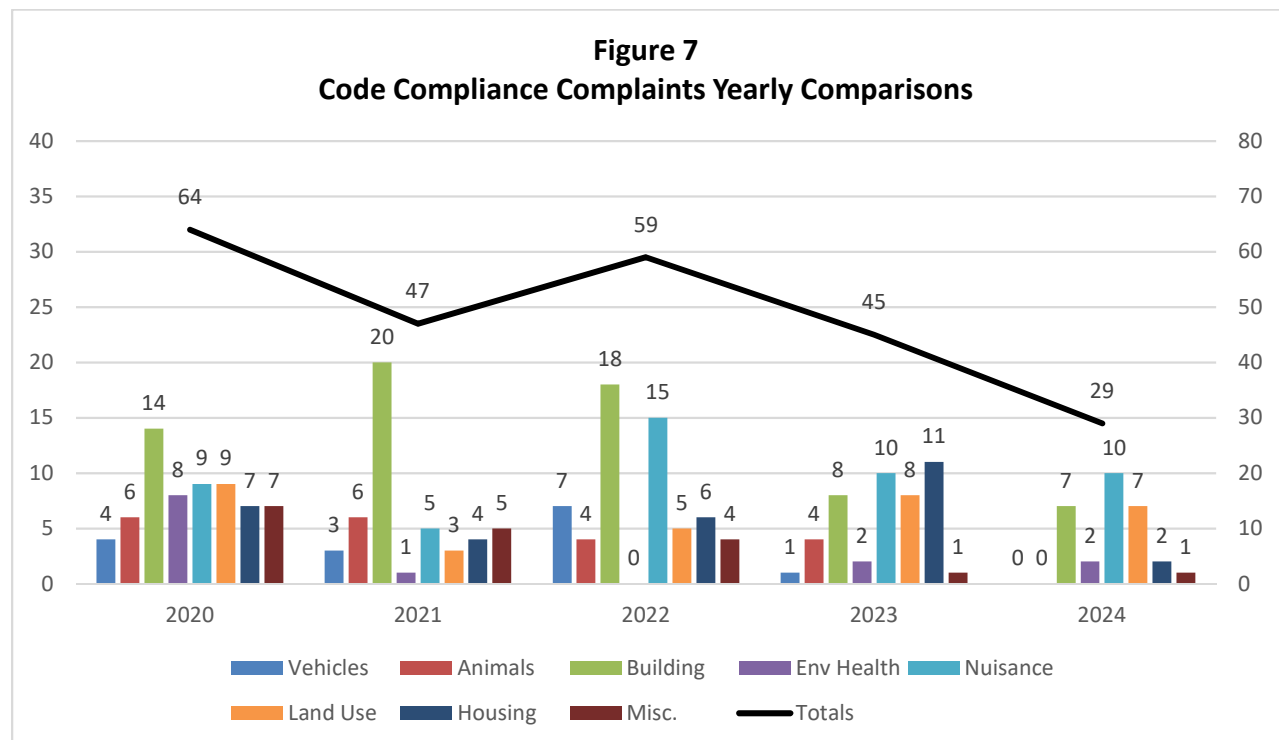
Table 3					
CUPA Year Over Year Comparison					
Month	2020	2021	2022	2023	2024
January	31	20	23	13	19
February	23	30	19	12	22
March	31	32	18	21	20
April	12	22	7	16	19
Mau	10	24	26	13	15
June	23	21	13	32	24
July	17	19	18	18	17
August	18	18	24	19	23
September	31	26	14	18	14
October	37	19	23	15	14
November	19	21	14	14	22
December	15	10	17	22	12
TOTAL	267	262	216	213	221



Code Compliance Unit

Table 4 below shows the number of code compliance complaints that were performed by the Code Compliance Unit of the Community Development Department from 2020 through 2024. This information is shown graphically in Figure 7.

Table 4					
Code Compliance Complaints Yearly Comparisons					
Category	2020	2021	2022	2023	2024
Vehicles	4	3	7	1	0
Animals	6	6	4	4	0
Building	14	20	18	8	7
Env Health	8	1	0	2	2
Nuisance	9	5	15	10	10
Land Use	9	3	5	8	7
Housing	7	4	6	11	2
Misc.	7	5	4	1	1
Totals	64	47	59	45	29
Percent Closed	95%	96%	80%	64%	76%



As is shown, in 2024 a total of 29 code compliance complaints were submitted, the lowest in the last 5 years. Over the last 5 years the number of filed complaints has fluctuated from a high of 64

complaints received in 2020, down to 45 complaints in 2023, up to 59 complaints in 2022, and back down to 47 complaints in 2021. In 2024, the greatest number of complaints received involved substandard housing (2 – basically unpermitted occupancy of recreation vehicles), closely followed by public nuisances (10 – odor, noise, garbage, etc...) and zoning violations (7 – unpermitted uses) and building violations (7 – unpermitted building activity.)

Table 4 also shows the success rate of closing code compliance complaints. As is shown, the success rate of closing cases declined from a high of 96% in 2021, to 80% in 2022, and 64% in 2023, but increased to 76% in 2024. The principal reason for the decline in case closure over the prior years was that at the end of 2021, the County's Building Inspector accepted another job and the County's Code Compliance Officer back filled the vacancy by providing building inspection support throughout 2022 and into 2023. The Code Compliance officer had been cross trained to perform a number of typical building inspections and he spent more than 50% of his time providing building inspection support during that timeframe. In February 2023, the vacant building inspector position was filled, and the Code Compliance Officer was able to resume his focus on closing code compliance complaints.

With respect to the closure rate in 2024, the department carried over vacant Assistant and Associate Planner positions from 2023 until February 2024. During that time, both the Assistant Planner's responsibilities and the Associate Planner's responsibilities were divided between the Community Development Director, the Principal Planner, and the County's Code Compliance Officer. This division of labor continued until a new Assistant Planner was hired. Unfortunately, due to a resignation, the Assistant Planner position was again vacant in October 2024. For the remainder of 2024, the Code Compliance Officer was again tasked with providing support in the Planning Unit. The 76% closure rate in 2024 can partially be attributed to the Code Compliance Officer spending considerable time providing planning support throughout 2024. In December 2024 an Associate Planner was hired, and it is anticipated that the Code Compliance Officer will be able to spend a greater percentage of time performing code compliance duties in 2025; although cross training in both building and planner functions will continue.

Projects Reviewed During 2024

The following list of projects are the most notable projects processed by the Planning Commission and Board of Supervisors in 2024.

General Plan Amendments:

- **PD-23-50: Community Development Department**
 - The Board of Supervisors approved a General Plan Amendment to the Public Safety Element to reference the County's Local Hazard Mitigation Plan.

Tentative Parcel Maps:

- **PD-24-9: Brien Hamilton, Kathleen Mayberry Trust**
 - The Planning Commission approved a Tentative Parcel Map for Brien Hamilton on behalf of the Kathleen R. Mayberry Trust.

- ***PD-23-29: Joseph and Cynthia Kalfsbeek, Asa and Mary Kalfsbeek***
 - The Planning Commission approved a Tentative Parcel Map for Joseph and Cynthia Kalfsbeek, and Asa and Mary Kalfsbeek.

Variances:

- ***PD-24-4: McHale Sign Co. Inc.***
 - The Planning Commission approved a sign Variance for the Flyers' Arbuckle gas station sign.

Use Permits:

- ***UP-20-01: Janus Solar Appeal***
 - The Board of Supervisors upheld the Planning Commission's denial of the Use Permit for the Janus Solar electrical generating and battery storage project on the grounds that it was not consistent with the County's General Plan.
- ***PD-24-5: Wilbur Hot Springs Resort Facility***
 - The Planning Commission approved a Use Permit to allow the permanent use of eight (8) residential trailers and four (4) park trailers for massage rooms, previously approved for a temporary five year period for the existing Wilbur Hot Springs resort Facility
- ***PD-24-11: EnviroPro Energy Company, LLC.***
 - The Planning Commission approved a Use Permit to allow the distribution of liquid propane gas on property zoned Exclusive Agriculture (E-A).
- ***PD-23-43: Westervelt Ecological Services, LLC.***
 - The Planning Commission approved a Use Permit for the Sacramento River Valley Elderberry Longhorn Beetle Conservation Bank.
- ***PD-24-29: CarbonZero.Eco***
 - The Planning Commission approved a Use Permit to establish a biochar (soil amendment) processing facility (Cortina Hulling Biochar).
- ***PD-24-21: River Partners, Inc.***
 - The Planning Commission approved a Use Permit for the Sacramento River Floodplain Enhancement Project at Rancho Caleta.

Zoning Amendments:

- ***PD-24-12: Daurice Kalfsbeek Smith***
 - The Board of Supervisors approved a Planning Commission recommendation approving a Small Residential Agricultural Parcel Overlay Zoning Map Amendment and a Tentative Parcel Map contingent upon the Board's approval of said Overlay Zoning Map Amendment.
- ***PD-24-28: Community Development Department***

- The Board of Supervisors approved a Planning Commission recommendation approving a Zoning Text Amendment revising the setbacks for Telecommunication Facilities in Industrial Zoning Classifications.
 - ***PD-24-33 : Community Development Department***
 - The Board of Supervisors approved a Planning Commission recommendation approving a Zoning Text Amendment to amend the use table for Religious Facilities and Institutions in Rural Residential (RR), Residential Single-Family (R-1), and Residential Two-Family (R-2) zones and an amendment to the definition of “Religious Facilities and Institutions” to correct a spelling error and to expand the definition to include other ancillary uses to the primary religious use.
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Other Projects:

- ***Announcement: AD-Hoc Committee***
 - The Board of Supervisors announced the formation of an Planning Commission Ad-Hoc Committee to work with staff on General Plan and Zoning issues relating to the siting of solar projects on agriculturally designated land.
- ***Initiation: Sites Area and Maxwell Community Plans***
 - The Board of Supervisors initiated the development of the Sites Area and Maxwell Community Plans.
- ***Designation: Administrative Hearing Officers***
 - The Board of Supervisors designated Charles T. Yerxa, Jr., Esq., Angeles S. Carrion, Esq., and Sukhraj Pamma, Esq., as the County’s Administrative Hearing Officers to conduct administrative hearings pursuant to County Code section 42010(d).
- ***Agreement: Sacramento River Valley Elderberry Longhorn Beetle Conservation Bank***
 - The Board of Supervisors approved the Sacramento River Valley Elderberry Longhorn Beetle Conservation Bank Credit Reservation and Discount Agreement.
- ***Agreement: CUPA Forum Environmental Protection Trust Fund***
 - The Board of Supervisors approved a 2-year grant agreement with the CUPA Forum Environmental Protection Trust Fund, through the County’s Environmental Health Division.
- ***CDBG: Karen’s House***
 - The Board of Supervisors approved the submittal of a revised Program Income Only Community Development Block Grant (CDBG) application for the lease and rehabilitation of property to establish a temporary shelter for victims of domestic violence.
- ***Ordinance: Refund Process***
 - The Board of Supervisors adopted an Ordinance establishing the process to determine the refund amount of Building Permit fees.
- ***Contract: Luhdorff & Scalmanini***

- The Board of Supervisors approved a contract with Luhdorff & Scalmanini, Consulting Engineers (LSCE) to prepare the County’s Drought Resiliency Planning Report.
- ***Memorandum of Understanding: Sites Project Authority***
 - The Board of Supervisors approved a MOU with the Sites Project Authority for creation and implementation of the General Plan’s Sites Reservoir Area Plan and the Maxwell Community Plan.

III. General Plan Elements

The General Plan details the County’s guiding principles and blueprint for future development. California Government Code Section 65300 et seq. provides direction and specifications for the content of the General Plan which includes seven mandatory elements. 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 7 mandatory and 4 optional Elements:

- Agriculture Element (optional)
- Circulation Element
- Community Character Element (optional)
- Conservation Element
- Economic Development Element (optional)
- Housing Element
- Land Use Element
- Noise Element
- Open Space and Recreation Element
- Public Services and Facilities Element (optional)
- 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. Please see Appendix “C” for a general description of the various General Plan Elements.

IV. General Plan and Zoning Code Updates

As previously mentioned, 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 2024, 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 were completed addressing these issues. This update approach continues on an as-needed basis.

V. State Annual General Plan Report Forms

Appendix “B” shows the completed State required reporting forms detailing the issued, finalized, and demolished residential housing permits in 2024. As shown on Table B or Appendix B, in 2024 zero very low income unit (classified as extremely low income), three low income units, four moderate income housing units, and four above moderate income housing units were issued building permits and added to the County’s housing stock for purposes of satisfying the regional housing numbers. Table 2A of Appendix “B” details that a total of 1 new dwelling unit was issued a Certificate of Occupancy in 2024. This represents a net negative of 1 dwelling unit as there were 2 dwelling units which were demolished.

VI. Conclusion

The General Plan is the County’s blueprint and guiding vision for future development. 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 involved with its planning efforts.

The County participated in many planning activities in 2024, as identified in this report, and 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 2025.

State of California

GOVERNMENT CODE

Section 65400

65400. (a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

(1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

(2) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:

(A) The status of the plan and progress in its implementation.

(B) (i) The progress in meeting its share of regional housing needs determined pursuant to Section 65584, including the need for extremely low income households, as determined pursuant to paragraph (1) of subdivision (a) of Section 65583, and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.

(ii) The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of standards, forms, and definitions adopted by the Department of Housing and Community Development. The department may review, adopt, amend, and repeal the standards, forms, or definitions to implement this article. Any standards, forms, or definitions adopted to implement this article shall not be subject to Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2. Before and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. The report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments.

(iii) The report may include the number of units that have been completed pursuant to subdivision (c) of Section 65583.1. For purposes of this paragraph, committed assistance may be executed throughout the planning period, and the program under paragraph (1) of subdivision (c) of Section 65583.1 shall not be required. The report shall document how the units meet the standards set forth in that subdivision.

(iv) The planning agency shall include the number of units in a student housing development for lower income students for which the developer of the student housing

development was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915.

(C) The number of housing development applications received in the prior year, including whether each housing development application is subject to a ministerial or discretionary approval process.

(D) The number of units included in all development applications in the prior year.

(E) The number of units approved and disapproved in the prior year.

(F) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

(G) A listing of sites rezoned to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory required by paragraph (1) of subdivision (c) of Section 65583 and Section 65584.09. The listing of sites shall also include any additional sites that may have been required to be identified by Section 65583.

(H) (i) The number of units of housing demolished and new units of housing, including both rental housing and for-sale housing and any units that the County of Napa or the City of Napa may report pursuant to an agreement entered into pursuant to Section 65584.08, that have been issued a completed entitlement, a building permit, or a certificate of occupancy, thus far in the housing element cycle, and the income category, by area median income category, that each unit of housing satisfies. That production report shall do the following:

(I) For each income category described in this subparagraph, distinguish between the number of rental housing units and the number of for-sale units that satisfy each income category.

(II) For each entitlement, building permit, or certificate of occupancy, include a unique site identifier that must include the assessor's parcel number, but may also include street address, or other identifiers.

(ii) For the County of Napa and the City of Napa, the production report may report units identified in the agreement entered into pursuant to Section 65584.08.

(I) The number of applications submitted pursuant to subdivision (a) of Section 65913.4, the location and the total number of developments approved pursuant to subdivision (c) of Section 65913.4, the total number of building permits issued pursuant to subdivision (c) of Section 65913.4, the total number of units including both rental housing and for-sale housing by area median income category constructed using the process provided for in subdivision (c) of Section 65913.4.

(J) If the city or county has received funding pursuant to the Local Government Planning Support Grants Program (Chapter 3.1 (commencing with Section 50515) of Part 2 of Division 31 of the Health and Safety Code), the information required pursuant to subdivision (a) of Section 50515.04 of the Health and Safety Code.

(K) The progress of the city or county in adopting or amending its general plan or local open-space element in compliance with its obligations to consult with California Native American tribes, and to identify and protect, preserve, and mitigate impacts

to places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code, pursuant to Chapter 905 of the Statutes of 2004.

(L) The following information with respect to density bonuses granted in accordance with Section 65915:

- (i) The number of density bonus applications received by the city or county.
- (ii) The number of density bonus applications approved by the city or county.
- (iii) Data from all projects approved to receive a density bonus from the city or county, including, but not limited to, the percentage of density bonus received, the percentage of affordable units in the project, the number of other incentives or concessions granted to the project, and any waiver or reduction of parking standards for the project.

(M) The following information with respect to each application submitted pursuant to Chapter 4.1 (commencing with Section 65912.100):

- (i) The location of the project.
- (ii) The status of the project, including whether it has been entitled, whether a building permit has been issued, and whether or not it has been completed.
- (iii) The number of units in the project.
- (iv) The number of units in the project that are rental housing.
- (v) The number of units in the project that are for-sale housing.
- (vi) The household income category of the units, as determined pursuant to subdivision (f) of Section 65584.

(b) (1) (A) The department may request corrections to the housing element portion of an annual report submitted pursuant to paragraph (2) of subdivision (a) within 90 days of receipt. A planning agency shall make the requested corrections within 30 days after which the department may reject the report if the report is not in substantial compliance with the requirements of that paragraph.

(B) If the department rejects the housing element portion of an annual report as authorized by subparagraph (A), the department shall provide the reasons the report is inconsistent with paragraph (2) of subdivision (a) to the planning agency in writing.

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

(c) The Department of Housing and Community Development shall post a report submitted pursuant to this section on its internet website within a reasonable time of receiving the report.

(Amended by Stats. 2022, Ch. 657, Sec. 1.7. (AB 2653) Effective January 1, 2023.)

Jurisdiction	Colusa County - Unincorporated	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/01/2021 - 12/31/2028

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	3
Moderate	Deed Restricted	0
	Non-Deed Restricted	4
Above Moderate		4
Total Units		11

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	6	0
Single-family Detached	0	0	0
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	3	1
Mobile/Manufactured Home	0	2	0
Total	0	11	1

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	11	11
Not Indicated as Infill	0	0

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

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	0	0
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	4
Sites Rezoned to Accommodate the RHNA	0

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Appendix "B"

[illegible]

		Affordability by Household Incomes - Certificates of Occupancy											Housing with Financial Assistance and/or Deed Restrictions			Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
8	9	10							11	12	13	14	15	16	17	18	19	20		
	# of Units Isued Building Permits <u>Date Issued</u>	Very Low- Income Non Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Non Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Non Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units Issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units are affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)	Number of Demolished/Destroyed Units		
		11	0	0	0	1	0	0		1	0								2	
		0								0		NONE	Y			Repurpose existing structure				
12/19/2024		1								0		NONE	Y						1	Demolished
		0								0		NONE	Y			Repurpose existing modular structure				
11/16/2024		1				1			12/18/2024	1		NONE	Y			Repurpose existing storage container				
11/14/2024		1								0		NONE	Y							
12/2/2025		1							3/5/2025	1		NONE	Y			Modular structure, less expensive construction costs				
11/25/2024		1							3/5/2025	1		NONE	Y			Modular structure, less expensive construction costs				
9/24/2024		1								0		NONE	Y							
9/16/2024		1								0		NONE	Y			Repurpose existing accessory structure				
10/16/2024		1								0		NONE	Y			Repurpose existing structure				
		0								0		NONE	Y			Modular structure, less expensive construction costs				
9/12/2024		1								0		NONE	Y			Modular structure, less expensive construction costs			1	Demolished
		0								0		NONE	Y			Small ADU structure				
10/28/2024		1								0		NONE	Y			Small residential structure				
		0								0		NONE	Y							
2/22/2024		1								0		NONE	Y							
10/25/2024		1								0		NONE	Y			Repurpose existing accessory structure				

Inits	Density Bonus				Notes
	21	22	23	24	
Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the Incentives, Concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
					Permit not issued, Plan check fees unpaid
O					Permit not issued, HCD permit required
					Permit not issued, plan check review comments
O					
					Permit not issued, Fire Development Impact Fees unpaid
					Permit not issued, Fire Development Impact Fees unpaid

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Jurisdiction	Colusa County - Unincorporated	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/01/2021 - 12/31/2028	

Table C

[illegible]

Jurisdiction	Colusa County - Unincorporated	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/01/2021 - 12/31/2028

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
	Income Level	RHNA Allocation by Income Level	Projection Period - 01/01/2019-12/31/2020	2021	2022	2023	2024	2025	2026	2027	2028	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	114	-	-	-	-	-	-	-	-	-	6	108	
	Non-Deed Restricted		3	1	1	1	-	-	-	-	-	-		
	Deed Restricted	91	-	-	-	-	-	-	-	-	-	-		
Low	Non-Deed Restricted		10	9	1	1	3	-	-	-	-	24	67	
	Deed Restricted	110	-	-	-	-	-	-	-	-	-	-		
Moderate	Non-Deed Restricted	211	4	1	5	-	4	-	-	-	-	14	96	
	Deed Restricted		7	10	2	2	4	-	-	-	-	25	186	
Total RHNA		526												
Total Units			24	21	9	4	11	-	-	-	-	69	457	
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5										6	7	
	Extremely low-income Need			2021	2022	2023	2024	2025	2026	2027	2028	Total Units to Date	Total Units Remaining	
	Extremely Low-Income Units*	57		-	1	1	-	-	-	-	-	2	55	

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

[illegible]

APPENDIX “C”

Description of Colusa County’s General Plan Elements

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.

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 desired characteristics and mix of uses with the County’s individual communities by identifying the relationship between its residents and the built environment.

The element’s policies ensure the protection of the rural qualities that make the County’s communities unique. Each development project is reviewed to ensure the needs, challenges, and

APPENDIX “C”

Description of Colusa County’s General Plan Elements

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 to the area, 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. 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.

APPENDIX “C”

Description of Colusa County’s General Plan Elements

The County’s CDBG program is administered by the Community Development Department’s Community and Economic Development Unit. The Community and Economic Development Unit is currently working with the Community Economic Development Committee on updates/revisions to the County’s existing CDBG programs as needed. In addition, the County continues to partner with other local economic development partners 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. 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

APPENDIX “C”

Description of Colusa County’s General Plan Elements

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. 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.

APPENDIX “C”

Description of Colusa County’s General Plan Elements

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. DWR and FEMA Conducted a community assistance audit in 2021. As a result, the County has updated the Flood Damage Prevention Ordinance in 2022 and FEMA has updated the Flood Maps throughout the County with the new maps became effective March 27, 2024.