



County of Lassen
Department of Planning and Building Services

• Planning • Building Permits • Code Enforcement • Surveyor • Surface Mining

March 29, 2019

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TO: Lassen County Board of Supervisors
Agenda Date: April 9, 2019

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Maurice L. Anderson, Director

SUBJECT: 2019-2024 Draft Housing Element

ACTION REQUESTED:

1. Receive the Planning Commission's comments on the proposed draft housing element update; and
2. Review the draft housing element and provide comments to staff regarding said document; and
3. Make a motion to forward the draft housing element to the California Department of Housing and Community Development for its review.

SUMMARY:

As required by Government Code Section 65302(c), and outlined in Government Code Article 10.6 (Sections 65580-65589.8), the Lassen County Department of Planning and Building Services, along with consultants from PlaceWorks, Inc., has prepared a draft housing element for the 2019-2024 planning period. Staff has incorporated comments from six community meetings conducted from February 26 to February 28, 2019 (in Westwood, Standish, Bieber, Susanville, Doyle, and Janesville), into the draft.

The Housing Element is one of the seven mandated elements of the local General Plan.¹ The housing element identifies existing and projected housing needs for all economic segments of the community, including seasonal workers, the elderly, the disabled, low and very low income, and others and includes goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing, to meet housing needs and demand during the planning period.

If so directed, staff will forward the draft housing element to the California Department of Housing and Community Development (HCD) on behalf of the Board of Supervisors for HCD's review. After receipt of HCD's comments, the Planning Commission and Board of Supervisors will again review the draft housing element, and submit a final housing element to HCD for certification.

¹ According to Government Code Section 65302, the seven mandatory elements are: land use, circulation, housing, conservation, open space, noise, and safety. An environmental justice element "or related goals, policies, and objectives integrated in other elements" would be necessary if the County were found to have "disadvantaged communities" as defined in Government Code Section 65302(h)(4)(A). The timeframe for this is "upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018."

This packet includes the Draft 2019-2024 Housing Element for your review.

BACKGROUND:

As the advisory body to the Board of Supervisors, the Planning Commission held a public meeting to consider the draft housing element. Planning Commissioners brought up questions regarding the number of inmates described in the draft, as well questions regarding the major employers in Lassen County.

Staff has verified that the number of inmates in Lassen County described in the draft are accurate according to the latest available California Department of Corrections data, and is coordinating with the California Employment Development Department and its consultant, Infogroup, to obtain information regarding major employers in Lassen County. Based on any subsequent information staff may receive regarding the second question above, staff may make minor modifications to the draft housing element document.

This April 9, 2019, public meeting allows the public and interested parties to be involved in the update process. There will be additional opportunities to comment on the Draft 2019-2024 Housing Element at future public hearings to be announced at a later date. The appropriate environmental document to ensure compliance with the California Environmental Quality Act will also be prepared at a later date.

MLA:smr

S:/PLA/Admin/FILES/705.05/Board Memo



County of Lassen
Department of Planning and Building Services

• Planning • Building Permits • Code Enforcement • Surveyor • Surface Mining

March 20, 2019

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TO: Lassen County Planning Commission
Agenda Date: March 20, 2019

FROM: Maurice L. Anderson, Director

Zoning & Building
Inspection Requests
Phone: 530 257-5263

RE: 2019-2024 Draft Housing Element

As required by Government Code Section 65302(c), and outlined in Government Code Article 10.6 (Sections 65580-65589.8), the Lassen County Department of Planning and Building Services, along with consultants from PlaceWorks, Inc., has prepared a draft housing element for the 2019-2024 planning period. Staff has incorporated comments from six community meetings conducted from February 26 to February 28, 2019 (in Westwood, Standish, Bieber, Susanville, Doyle, and Janesville), into the draft.

As the advisory body to the Board of Supervisors, the Planning Commission will hold a public meeting to consider the draft housing element. Following the meeting, the Planning Commission will forward its recommendation to the Board of Supervisors, who will then submit the draft housing element to the California Department of Housing and Community Development (HCD) for review. After receipt of HCD's comments, the Planning Commission and Board of Supervisors will again review the draft housing element, and submit a final housing element to HCD for certification.

This March 20, 2019, public meeting allows the public and interested parties to be involved in the update process. There will be additional opportunities to comment on the Draft 2019-2024 Housing Element at future public hearings to be announced at a later date. The appropriate environmental document to ensure compliance with the California Environmental Quality Act will also be prepared at a later date.

BACKGROUND:

The Housing Element is one of the seven mandated elements of the local General Plan.¹ The housing element identifies existing and projected housing needs for all economic segments of the community, including seasonal workers, the elderly, the disabled, low and very low income, and others and includes goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing, to meet housing needs and demand during the planning period.

This packet includes the Draft 2019-2024 Housing Element for your review. As discussed above, Lassen County has contracted with PlaceWorks, Inc. (through Michael Baker International, Inc.) to prepare the draft housing element. Mark Teague from PlaceWorks, Inc. will be available to answer any questions you may have.

MLA:smr

S:/PLA/Admin/FILES/705.05/PC Memo

¹ According to Government Code Section 65302, the seven mandatory elements are: land use, circulation, housing, conservation, open space, noise, and safety. An environmental justice element "or related goals, policies, and objectives integrated in other elements" would be necessary if the County were found to have "disadvantaged communities" as defined in Government Code Section 65302(h)(4)(A). The timeframe for this is "upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018."



LASSEN COUNTY

2019-2024 Housing Element

Public Review Draft | March 2019

Prepared by  PLACEWORKS







LASSEN COUNTY

2019-2024 Housing Element

Public Review Draft | March 2019

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LASSEN COUNTY GENERAL PLAN HOUSING ELEMENT

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LASSEN COUNTY GENERAL PLAN HOUSING ELEMENT

SECTION ONE: INTRODUCTION

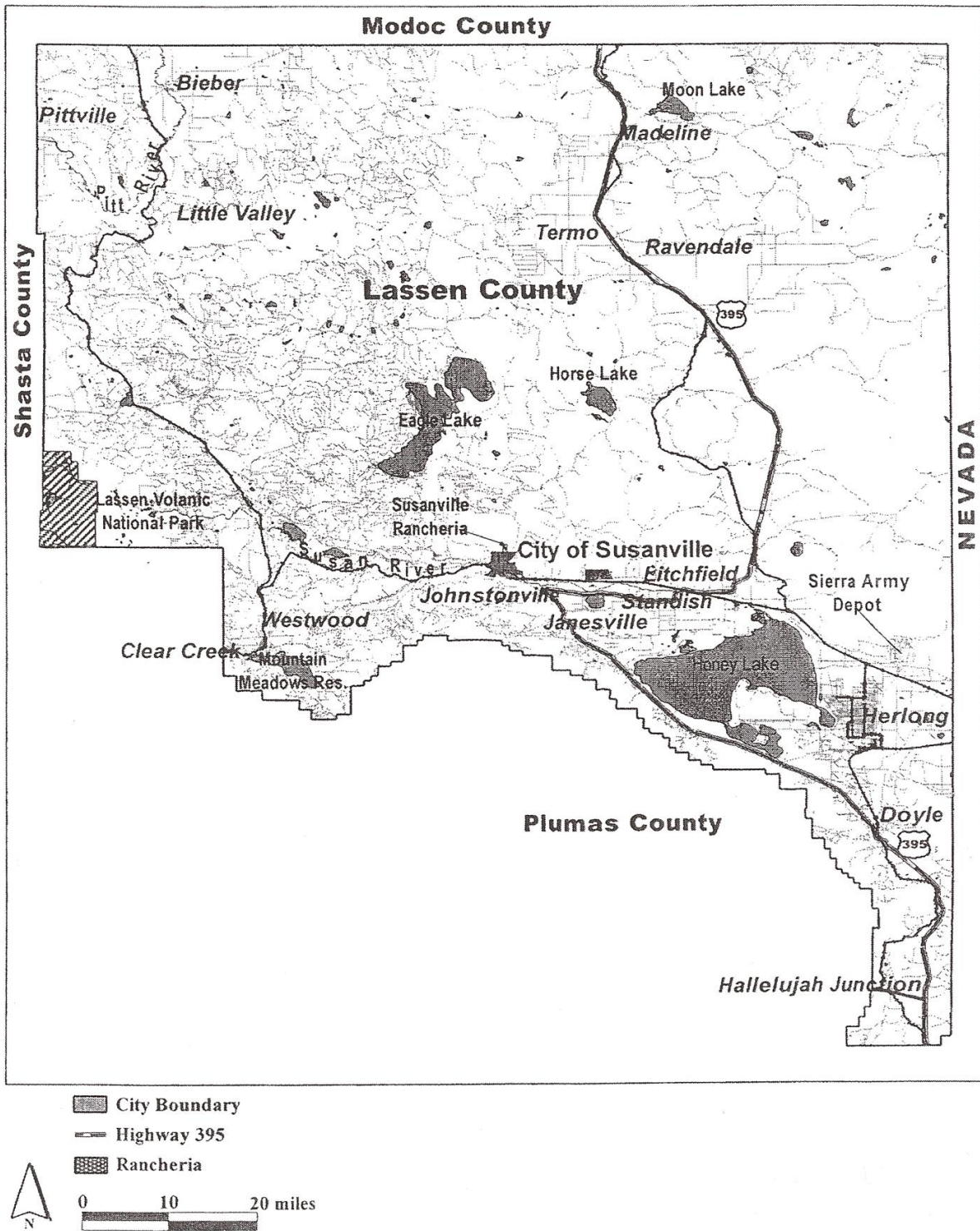
1.1 COMMUNITY CONTEXT

Lassen County is located in northeastern California. It is bordered on the north by Modoc County, on the south by Plumas and Sierra Counties, on the west by Shasta County, and on the east by Washoe County in the state of Nevada. Lassen County has a total area of 3,001,780 acres (4,690.3 square miles). Over 63 percent of the land area in Lassen County is administered by federal, state, or local agencies. The population as of January 1, 2018, as estimated by the California Department of Finance, is 30,911. The population of unincorporated Lassen County is 15,957, and the population of Susanville, the county seat, is 14,954.

Soon after the Gold Rush of 1849, many emigrants following established trail routes through the area made up the population of Honey Lake Valley and Lassen County. By 1880, many settlements had sprung up in the area and the railroad industry had begun to develop interests in the area. The Nevada-California-Oregon Railway (NCO), which operated from 1880 to 1927, was the longest narrow gauge line in the nation in the twentieth century, traversing the eastern side of the county, and assisted in the development of the high desert region of eastern Lassen. The Fernley & Lassen Railroad, built in 1913, tapped into western Lassen's timber resources. Also shaping the area at that time was the lumber industry, particularly the Red River Lumber Company of Westwood, the world's largest electrical sawmill of that time, and two other large mills that developed in the Susanville area. Other towns in the area (such as Janesville, Doyle, Standish, Bieber, Hayden Hill, and Wendel) all had their place in developing Lassen County during this time as well. Communities with more recent histories include Clear Creek, Leavitt Lake, Herlong (which developed outside the gates of the Sierra Army Depot), and Spaulding (which developed on the shore of Eagle Lake).

The City of Susanville is the county seat and the only incorporated city in Lassen County. As shown in **Figure HE-1**, unincorporated community centers include Westwood, Clear Creek, Bieber, Johnstonville, Janesville, Standish, Litchfield, Doyle, Herlong, Milford, Leavitt Lake, and Little Valley.

FIGURE HE-1 LASSEN COUNTY



1.2 PURPOSE OF THE ELEMENT

The California legislature has identified “decent housing and a suitable living environment” as one of the state’s top priorities. In 2018, the California Department of Housing and Community Development (HCD) issued California’s Final Statewide Housing Assessment 2025. The Statewide Assessment included the following issues:

- Production averaged fewer than 80,000 new homes annually over the last 10 years, and ongoing production continues to fall far below the projected need of 180,000 additional homes annually.
- Lack of supply and rising costs are compounding growing inequality and limiting advancement opportunities for younger Californians.
- Continued sprawl will decrease affordability and quality of life while increasing transportation costs.
- Of California’s almost six million renter households, more than half overpay for housing and more than one million households face extreme cost burdens, putting more than 50 percent of their income toward rent.
- Overall homeownership rates are at their lowest since the 1940s.
- California is home to 12 percent of the nation’s population, but a disproportionate 22 percent of the nation’s homeless population.
- For California’s vulnerable populations, discrimination and inadequate accommodations for people with disabilities is worsening housing cost and affordability challenges.

Although not all of these issues may concern Lassen County directly, the concerns and issues of the state generally impact the County, and housing funding is often tied to plans to resolve issues of statewide concern. Many of these issues directly influence the context and conditions studied in this Housing Element update. Population pressures, housing costs, and economic conditions in the region as a whole have a direct influence on Lassen County.

The California legislature requires that all cities and counties must prepare a housing element as part of their general plan. This Housing Element is one of the seven required elements in the County’s General Plan. The Housing Element is the only element of the General Plan that must be submitted to HCD to determine compliance with state laws. The Statewide Assessment also clarifies that initial compliance for general plan housing elements may be revoked if a jurisdiction takes actions inconsistent with their adopted housing element.

The County’s draft 2019–2024 Housing Element must be submitted to HCD for review. During the review period, which typically lasts 60 days, HCD will issue a letter to the

County identifying any concerns with the analysis or with the proposed goals, policies, and programs. In order to achieve certification, the County must work with HCD to address any outstanding concerns related to the element. After adoption by the Board of Supervisors, the final 2019–2024 Housing Element must be submitted to HCD for a final 90-day review.

State certification of the Housing Element provides the County with a number of benefits and opportunities for addressing housing needs in the unincorporated area of Lassen County. For instance, a certified Housing Element provides priority access to limited state housing funds, affords opportunities for housing incentives and investments, and offers greater protection from potential legal challenges to the Housing Element.

1.3 REQUIREMENTS OF A HOUSING ELEMENT

State housing law (Government Code Sections 65583–65589) requires that a housing element include an assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs. This element updates the Housing Element previously adopted by the Board of Supervisors on June 24, 2014. This update also establishes the required components of an element as follows:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality’s existing and projected housing needs for all income levels. These needs shall include the County’s share of the regional housing need in accordance with Section 65584.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, overcrowding, and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment and an analysis of the relationship of zoning and public facilities and services to these sites.
- Analysis of potential and actual government constraints on the maintenance, improvement, and development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions, and local processing and permit requirements, if any, and efforts to remove governmental constraints that hinder Lassen County from meeting its share of the regional housing need.
- Analysis of potential and actual nongovernmental constraints on the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of special housing needs (such as handicapped, elderly, large families, those with disabilities (including those with developmental disabilities), farmworkers, families with a female head of household, and persons needing emergency shelter).

- Analysis of opportunities for energy conservation in residential development.
- Analysis of existing assisted housing developments that are eligible to change from low-income housing within 10 years of the beginning of the planning period (August 2019) due to termination of subsidy contracts, mortgage prepayment, or expiration of use restriction.
- Analysis of existing zoning to ensure zoning encourages and facilitates emergency shelters and limits the denial of emergency shelters and transitional and supportive housing.

Data Sources

Information contained in the Housing Element was compiled through the use of a variety of data sources, agency contacts, interviews, and the review of existing documents. The main source of data is the Lassen County Housing Element Data Package prepared by HCD. This information is accumulated from a combination of different state and federal data sources such as the 2000 and 2010 Census, the American Community Survey, and the California Department of Finance. Additionally, this Housing Element uses information provided by various local government agencies and local organizations. The following is a list of the primary data sources that were used for the preparation of the Housing Element:

- US Census 2000 and 2010
- California Department of Finance (DOF), Housing and Population Data
- American Community Survey 2012–2016
- Lassen County General Plan (September 1999) and Zoning Ordinance
- California Department of Developmental Services
- California Employment Development Department
- US Department of Agriculture
- California Department of Housing and Community Development (HCD)
- US Department of Housing and Urban Development (HUD)

Data used in this element was also generated by the Lassen County Planning and Building Services Department regarding housing conditions and progress on attaining the goals and objectives outlined in the previous Housing Element. Current real estate information comes from the Multiple Listing Service, internet databases including Craigslist and Dataquick, and several nonprofits who serve the communities' special needs.

1.4 COMMUNITY INVOLVEMENT

Community involvement is important not only in terms of assessing housing need but also in developing policies and programs to effectively address that need. Lassen County has actively sought input into its housing program.

The County held six public workshops on February 26, 27 and 28 in the communities of Doyle, Janesville, Standish, Susanville, Westwood, and Bieber. The public meetings were advertised in the *Lassen County Times* and the *Mountain Echo*. In addition, the meetings were announced by the local radio station KSUE/JDX, and notices were posted at community bulletin boards and public places. Nine individuals attended the meetings to ask questions and provide comments. The following is a summary of comments received at the six meetings:

- There are properties in need of abatement. Some of the owners of these properties cannot afford to pay citations when cited.
- Need funding source for construction of new housing and rehabilitation of existing housing.
- Difficult to park on the narrow streets in Westwood when there is a lot of snow.
- Difficult to find rental housing.
- There should be affordable housing opportunities that are rural but safe including for people with disabilities.
- Eskaton Apartments is not a great example. Units are too small. The senior apartments in Westwood are nicer.
- Housing for extremely low and very low-income people is needed.
- Landlord education on housing vouchers/Section 8 is needed to get more willing landlords.
- More housing options are needed for seniors and those with disabilities.
- A stair retrofit program would be helpful for seniors and those with disabilities.
- More rental mobile homes as an affordable option would be good.
- Newer housing stock is needed.
- More difficult for seniors to stay in Bieber area since the medical helicopter service was discontinued. Many people need to live closer to reliable health care options.

- Important to keep building permit fees low for housing to be built.
- Maintain hospitals and schools to help the economy.
- Not a lot of jobs in the Bieber area. New industries like solar coming in would be good. Sustainable light industry would be good.
- Relatively affordable to buy a home or rent in the area. Other cost list fuel and groceries are higher though due to the County's location.
- Not enough jobs in Doyle. It is more of a bedroom community for Reno. There is some work at the Sierra Army Depot.
- More senior medical services are needed in Doyle. Their clinic closed and it is missed.
- Has to go to Reno for medical and lots of other services. Could there be a shuttle for seniors to Reno and Susanville for medical services?
- Housing needs to be maintained better. It is harder to be a landlord as you get older and renters are harder on rentals than they used to be.
- A small housing complex for lower-income seniors would be good in Doyle. Could be assisted living or independent apartments. Both are needed.
- Quite a few of the houses in Doyle are in need of major rehabilitation and it is hard to make that happen financially. Loans to do this work would be helpful.
- Prefers multi-family housing options to mobile homes.
- Infrastructure costs make affording to build a house harder – septic, electrical, etc. Younger people can't afford it.
- Feel looked down upon by people in Susanville in Doyle. Would like businesses in Susanville that provide services they need to be more interested in business from Doyle. They feel like they have to be very self-sufficient living out there.
- Many use kerosene for home heating and it can be hard to get reliable deliveries.
- There may not be enough population in Doyle to attract interest or priority from businesses.
- Should remove constraints on allowing certain housing types.

- Mobile homes not on a permanent foundation.
- Difficult to get insurance out in Doyle.
- Electricity and wells are expensive in Doyle. If solar was more affordable it would be a good option there.
- People from Reno with more money come to Doyle and take up the good quality homes and rentals.
- Leavitt is a good example of a housing development.
- The housing stock in Herlong has issues.
- Mental health services are needed in Doyle.
- Not a lot of progress in working with the County on improving services and other things in Doyle – e.g. the medical clinic.
- There are issues in Janesville with rentals that aren't well maintained. Don't want to see more poorly maintained rentals there.
- There are a lot of Section 8 rentals in Janesville.
- There are issues with drugs in Janesville.
- More code enforcement is needed.

[The community involvement section will be updated after additional outreach/meetings occur]

1.5 CONSISTENCY WITH THE GENERAL PLAN

The Lassen County 2019–2024 Housing Element is a required component of the Lassen County 2000 General Plan, which was completed and adopted in September 1999. State law requires that “the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies.” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the county.

The 2019–2024 Housing Element has been reviewed to ensure internal consistency between it and other General Plan elements. No conflicts exist between the goals, policies, and implementation strategies of the Housing Element and other elements of the General Plan. This Housing Element is for the planning period from 2019 to 2024 and complies with the state-mandated five-year update cycle. The County will continue to ensure internal

consistency between the Housing Element and the General Plan through its annual review and reporting process; see Program HE-1.B in Section Five of this document.

1.6 ORGANIZATION

This Housing Element is organized into five sections that identify the housing needs in the community, the constraints to development, resources for future development, and goals, policies, and programs to address the needs and constraints in Lassen County. The sections are as follows:

- Section One – Introduction: Provides information on the Housing Element process, primary data sources used for the element, community involvement, and consistency with the General Plan.
- Section Two – Housing Needs Assessment: Contains a demographic and housing profile of Lassen County and includes a discussion of current and future housing needs.
- Section Three – Housing Resources and Constraints: Contains an analysis of the constraints that impact the development of housing and provides an inventory of land in the unincorporated area suitable for development as well as the financial and administrative resources available to facilitate housing production.
- Section Four – Review of Previous Housing Element: Evaluates the County’s past performance based on its progress toward the objectives identified in the 2014–2019 Housing Element.
- Section Five – Housing Plan: Sets forth the County’s goals, policies, and programs that are designed to address the housing needs in Lassen County.

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LASSEN COUNTY GENERAL PLAN HOUSING ELEMENT

SECTION TWO: HOUSING NEEDS ASSESSMENT

This section analyzes the demographic, household, income, employment, and housing stock characteristics for the unincorporated area of Lassen County. This information is used to determine the County’s existing and future housing needs. It serves as the foundation for the development of the County’s goals, policies, and programs that are designed to meet its identified housing needs.

2.1 POPULATION

As of January 1, 2018, the estimated population of the unincorporated portion of Lassen County was 15,957. **Table HE-1** shows the population trends in Lassen County from 1970 to the present.

**TABLE HE-1
POPULATION GROWTH TRENDS (1970–2018),
UNINCORPORATED LASSEN COUNTY**

Year	Population	Numerical Change	Average Annual Change	
			Number	Percentage
1970	10,188	–	–	–
1980	15,141	4,953	495	4.9%
1990	20,319	5,178	518	3.4%
2000	16,363	-3,956	-396	-2.0%
2010	16,948	585	59	0.4%
2011	17,318	370	370	2.2%
2012	17,393	75	75	0.4%
2013	17,268	-125	-125	-0.7%
2014	16,607	-661	-661	-3.8%
2015	16,616	9	9	0.1%
2016	16,405	-211	-211	-1.3%
2017	15,846	-559	-559	-3.4%
2018	15,957	111	111	0.7%

Source: HCD 6th Cycle Data Packet; US Census 1970, 1980, 1990, 2000, 2010; DOF 2018, Report E-5.

As indicated in **Table HE-1**, the unincorporated portion of the county lost a significant population between 1990 and 2010 while reflecting an overall decrease in population from 2000 to 2018 with some slight fluctuations since 2010. The 1990 to 2000 loss is mainly due to the annexation of the California Correctional Center by the City of Susanville in 1991. The annexation effectively transferred just under 4,000 persons (inmates) from the unincorporated county to the city between 1991 and 1992.

Some year-to-year fluctuations since 1990 were the result of downsizing at the Sierra Army Depot, mill closures, and minor annexations of residential lands to the City of Susanville.

A typical first step in determining the amount of housing needed by a jurisdiction is to develop a projection of future population of that jurisdiction. As part of the 1999 Lassen County General Plan, population projections for the county to the year 2040 were included in the Land Use Element. The California Department of Finance (DOF) prepared new projections in March 2017. **Table HE-2** shows the projected population for Lassen County, including the City of Susanville. The DOF has projected population for the state as well as for all counties in California through 2060. Using these projections and subtracting Susanville’s proportion (approximately 48.4 percent in 2018) of the county, population projections can give some idea as to the anticipated population for the unincorporated county for the coming years. These estimates are shown in **Table HE-2**.

**TABLE HE-2
POPULATION PROJECTIONS FOR LASSEN COUNTY**

Year	2018	2020	2030	2040	2050
DOF Population (includes Susanville)	30,911	30,626	30,157	29,117	27,941
Unincorporated County Population Projection ¹	15,957 (actual)	15,946 ¹	15,702 ¹	15,160 ¹	14,548 ¹

¹ Estimated population is based on DOF projections minus Susanville proportional estimate.
Source: DOF 2018, Report P-1 and P-2

Population by Age

The age distribution of the county’s population is shown in **Table HE-3**. Compared with the state as a whole, the population of Lassen County is slightly older. The median age in the county is 36.4, and the median age for the state is 36.0. Approximately 21.2 percent of the unincorporated county’s population is 19 years old or younger, compared with approximately 26.4 percent of the state’s population. In addition, the proportion of unincorporated county residents age 65 and over is greater than that of the state (16.2 percent versus 12.9 percent).

Generally, persons aged 25 to 44 are considered to be in the family-forming age group. This family-forming age group represents 25.5 percent of the population in the unincorporated county, compared to 28.1 percent of the population of the state. As shown in **Table HE-3**, the greatest decrease in population occurred in the number of people aged

25 to 44. However, a substantial increase occurred in the population of people aged 60 to 64. In part, this is due to people from out of the area coming to the county to retire.

**TABLE HE-3
POPULATION BY AGE,
UNINCORPORATED LASSEN COUNTY**

Age Group	2010		2016		Percentage Change 2010–2016
	Number	Percentage of Population	Number	Percentage of Population	
Under 5 Years	583	3.3%	784	4.8%	34.4%
5–9 Years	775	4.4%	836	5.1%	7.8%
10–14 Years	952	5.4%	1,050	6.4%	10.3%
15–19 Years	953	5.4%	810	4.9%	-15.0%
20–24 Years	1324	7.5%	885	5.4%	-33.1%
25–34 Years	3066	17.4%	2130	13.0%	-30.5%
35–44 Years	3433	19.5%	2,057	12.6%	-40.1%
45–54 Years	2749	15.6%	2,359	14.4%	-14.2%
55–59 Years	1215	6.9%	1,399	8.5%	15.2%
60–64 Years	829	4.7%	1,420	8.7%	71.4%
65–74 Years	1108	6.3%	1,633	10.0%	47.3%
75–84 Years	529	3.0%	789	4.8%	49.3%
85≥ Years	177	1.0%	238	1.5%	34.8%

* Note that the percentages may not total 100% due to rounding in population count estimates. The total population used to calculate percentages in this table is taken from the American Community Survey datasets for the same years as shown in the source line below.

Source: ACS 2006-2010, ACS 2012-2016

2.2 EMPLOYMENT

Table HE-4 shows employment in the unincorporated area of Lassen County by industry. In the 2013–2017 American Community Survey, the largest number of persons employed in Lassen County worked in the Public Administration sector, with 1,949 persons or 31.4 percent of the workforce. Close behind is the Educational, Health, and Social Services sector, with 1,304 persons employed or 21.0 percent of the total employed. Both categories of employment are primarily in the public sector. The largest area of employment in the private sector is Agriculture, Forestry, Fishing and Hunting, and Mining, with 541 employees or 8.7 percent of all those employed.

**TABLE HE-4
EMPLOYMENT BY INDUSTRY (2011–2017),
UNINCORPORATED LASSEN COUNTY**

Industry Type	2011		2017		Percentage Change, 2011–2017
	Number	Percentage	Number	Percentage	
Agriculture, Forestry, Fishing and Hunting, and Mining	298	5.4%	541	8.7%	81.5%
Construction	403	7.3%	417	6.7%	3.5%
Manufacturing	292	5.3%	122	2.0%	-58.2%
Wholesale Trade	133	2.4%	67	1.1%	-49.6%
Retail Trade	550	10.0%	438	7.1%	-20.4%
Transportation and Warehousing and Utilities	283	5.1%	226	3.6%	-20.1%
Information	95	1.7%	59	1.0%	-37.9%
Finance, Insurance, Real Estate, and Rental and Leasing	246	4.5%	195	3.1%	-20.7%
Professional, Scientific, Management, Admin.	257	4.7%	237	3.8%	-7.8%
Educational, Health and Social Services	920	16.7%	1,304	21.0%	41.7%
Arts, Entertainment and Recreation Services	381	6.9%	465	7.5%	22.0%
Other Services	149	2.7%	178	2.9%	19.5%
Public Administration	1,496	27.2%	1,949	31.4%	30.3%
Total	5,503	100.0%	6,198	100.0%	12.6%

Source: ACS 2007–2011, ACS 2013–2017, DP-03.

Table HE-4 illustrates a shift in the Lassen County economy from basic industries such as agriculture and lumber to a more services-based economy. The Public Administration sector had the largest numerical increase in employment since 2011, with an increase of 453 persons, followed by Education, Health and Social Services with 384 persons. The industry with the largest percentage increase in employment since 2011 was Agriculture, Forestry, Fishing and Hunting, and Mining, with a 81.5 percent increase. Other significant percentage increases occurred in Education, Health and Social Services (41.7 percent) and

Public Administration (30.3 percent). The largest numerical decrease in employment since 2011 occurred in the Manufacturing sector with a decrease of 170 employees, followed by Retail Trade with a loss of 112 employees. The greatest percentage decreases in employment since 2011 occurred in Manufacturing (-58.2 percent), Wholesale Trade (-49.6 percent), and Information (-37.9 percent).

The major employers in Lassen County, including Susanville, represent a range of industries, though the public sector is more heavily represented. **Table HE-5** shows the major employers in the county. It is notable that, of the ten largest employers in the county, seven are in the public sector. Of particular note is that two of the largest employers are military facilities. According to wage data from the US Department of Defense, the mean annual basic pay for the spectrum of military occupations ranging from newly enlisted members up to senior commission officers was \$104,628 in the first quarter of 2018 and the median wage was \$82,908. Both the mean and median annual wages are significantly higher than average wages in other occupations, according to the California Employment Development Department. This indicates that a significant number of county residents have incomes that would allow the purchase of market-rate housing. However, correctional facility employment, along with other types of public sector employment, is vulnerable to changes in governmental budgets.

**TABLE HE-5
MAJOR EMPLOYERS IN LASSEN COUNTY**

Employer	Type of Industry	Number of Employees
Banner Lassen Medical Center	Hospitals	100-249
Cal Ore Produce Inc	Fruits & Vegetables & Produce-Retail	50-99
Credence Continuation High School	Schools	50-99
Diamond Mountain Casino-Hotel	Casinos	50-99
Diamond View Middle School	Schools	50-99
Dmls Corp	Grocers-Retail	50-99
Janesville Union School District	School Districts	50-99
Lassen Community College	Junior-Community College-Tech Institutes	100-249
Lassen County Adult Detention	Government Offices-County	50-99
Lassen National Forest Fire	Government Offices-Us	100-249
Lassen Nursing Rehab Center	Skilled Nursing Care Facilities	50-99
Lassen Union High School	Schools	100-249
McDonald's	Limited-Service Restaurant	50-99
Mckinley Elementary School	Schools	50-99
Meadow View School	Schools	50-99
Northeastern Rural Health Cncls	Clinics	100-249
Red Lion Inn Suites	Hotels & Motels	50-99
Safeway	Grocers-Retail	100-249
Susanville Nursing & Rehab Center	Nursing & Convalescent Homes	100-249
Susanville Supermarket	Grocers-Retail	50-99
United States Dept of the Army	Federal Government-National Security	1000-4999
UPS Customer Center	Mailing & Shipping Services	50-99
US Army Depot	Government Offices-Us	500-999
US Eagle Lake Ranger District	Government Offices-Us	50-99
Walmart	Department Stores	100-249

Source: Economic Development Department, 2018.

2.3 HOUSEHOLD CHARACTERISTICS

Household Growth

As of April 1, 2016, there were 6,266 households in the unincorporated portion of Lassen County. **Table HE-6** shows the household growth trends in the county for the years 2000 to 2016. Since 2000, the county has seen a minor increase in growth by 157 households.

**TABLE HE-6
HOUSEHOLD GROWTH TRENDS, UNINCORPORATED LASSEN COUNTY**

Year	Total Households	Numerical Change	Average Annual Change	
			Number	Percentage
2000	6,109	–	–	–
2010	6,225	116	11.6	0.2%
2016	6,266	41	7	0.1%

Source: US Census 2010; ACS 2012–2016.

The average household size of Lassen County as of the 2016 US Census was 2.31 persons per household. By comparison, the average household size in Susanville in 2016 was 2.27 persons per household. **Table HE-7** displays the number of households by household size within the unincorporated area of Lassen County. As shown in **Table HE-7**, the greatest proportion of households contains two to four persons (65.6 percent), but the greatest percentage decrease has been for households of five or more persons.

**TABLE HE-7
HOUSEHOLD COMPOSITION,
UNINCORPORATED LASSEN COUNTY**

Household Size	2011		2016		Percentage Change, 2011–2016
	Number	Percentage	Number**	Percentage	
1 person	1,532	24.6%	1,682	28.1%	9.8%
2-4 persons	4,228	67.9%	3,927	65.6%	-7.1%
5+ persons	464	7.5%	379	6.3%	-18.3%
Total	6,224	100.0%	5,988	100.0%	-3.8%
Average Size*	2.43		2.31		

*Note that the average size is reflective of the county and not just unincorporated Lassen County.

**Note that this number provides a household total that is different than the household total reflected in other parts of the document. Both sources of data were taken from the 2012-2016 ACS, but the data subsets result in different overall totals.

Source: ACS 2007–2011, ACS 2012–2016 Tables B25009 & B25010.

It is interesting to note that while the population in unincorporated Lassen County has decreased since 1990, the number of households has also decreased, but at a slower rate. As illustrated in **Table HE-7**, the average household size decreased from 2.43 in 2011 to 2.31 in 2016. **Table HE-7** also shows a shift to smaller household sizes. The number of one-person households showed gains (9.8 percent), while the number of households with two-to four-person households and five or more persons both decreased (-7.1 percent and -18.3 percent, respectively). This may have a significant impact on housing demand, particularly for single-family residences.

Table HE-8 shows the projected number of households in unincorporated Lassen County. The projection is based on the projected population as shown in **Table HE-2** divided by the average household size in 2016. This is just an estimate and is based on theoretical population numbers, but it does give an idea of the number of households and therefore the need for future housing units in the county.

**TABLE HE-8
HOUSEHOLD GROWTH PROJECTIONS (ESTIMATED),
UNINCORPORATED LASSEN COUNTY**

Year	2018	2020	2030	2040	2050
Households	6,908	6,903	6,797	6,563	6,298

Source: ACS 2012-2016; DOF 2018, Report P-1. Estimated based on projected population.

Households by Tenure

As shown in **Table HE-9**, the majority of households in unincorporated Lassen County are owner occupied (73.0 percent in 2016). The ownership rate is higher than in the state as a whole in 2010, which had a 54.1 percent ownership rate. Proportionally, slightly fewer people own units and more people are renting in 2016 than in 2010.

**TABLE HE-9
HOUSEHOLDS BY TENURE, UNINCORPORATED LASSEN COUNTY**

Tenure	2010		2016	
	Number	Percentage	Number*	Percentage
Owner	4,616	74.2%	4,573	73.0%
Renter	1,609	25.9%	1,415	27.0%
Total	6,225	100.0%	5,988	100.0%

*Note that this number provides a household total that is different than the household total reflected in other parts of the document. Both sources of data were taken from the 2012-2016 ACS, but the data subsets result in different overall totals.

Source: US Census 2010 Demographic Summary Profile; HCD Data Packet; ACS 2012–2016.

Table HE-10 shows the breakdown of household sizes by tenure. Two- to four-person households constitute the largest percentage of owner-occupied units and rental units.

**TABLE HE-10
HOUSEHOLD SIZE BY TENURE (2016),
UNINCORPORATED LASSEN COUNTY**

Household Size	Owner Occupied	Renter Occupied	Total
1 person	1,221	461	1,682
2–4 persons	3,080	847	3,927
5+ persons	272	107	379

Source: HCD 6th Cycle Data Packet; ACS 2012–2016.

Overcrowded Households

The US Census Bureau defines overcrowding as a situation in which a housing unit is occupied by more than one person per room, excluding kitchens and bathrooms. Units with more than 1.5 persons per room are considered severely overcrowded and indicate a significant housing need. **Table HE-11** shows the number of overcrowded households in unincorporated Lassen County. As shown, overcrowding is not a significant housing problem in the county. According to the 2012–2016 American Community Survey, there were a total of 81 overcrowded households, representing 1.3 percent of the total households. This figure has dropped from 3.2 percent in 2010.

**TABLE HE-11
OVERCROWDED HOUSEHOLDS (2016),
UNINCORPORATED LASSEN COUNTY**

Households	Owners	Renters	Total
Total Households	4,573	1,693	6,266
Total Overcrowded Households (1.01 or more persons per room)	37	44	81
Total Severely Overcrowded Households (1.5 or more persons per room)	12	19	31
Unincorporated County Overcrowding Rates	0.8%	2.6%	1.3%

Source: HCD 6th Cycle Data Packet; ACS 2012–2016.

Overcrowded renter households represent 2.6 percent of the total renter households. This does not indicate a significantly disproportionate overcrowded situation for renters. Less than 1 percent of the households (31 households) in unincorporated Lassen County reported being severely overcrowded.

Household Income

According to the 2012–2016 American Community Survey, the median household income for Lassen County was \$51,457 in 2016. This was a slight decrease of approximately 0.7 percent from the 2011 median household income of \$51,799. The county’s 2012–2016 median household income is less than the state of California’s median, \$63,783, which increased between 2011 and 2016 by a relatively small amount, 3.5 percent. Lassen County’s median household income was higher than that of neighboring counties, as shown in **Table HE-12**.

**TABLE HE-12
REGIONAL MEDIAN HOUSEHOLD INCOME, 2016**

County	Median Income
Lassen	\$51,457
Modoc	\$41,194
Plumas	\$50,125
Shasta	\$45,582
Siskiyou	\$38,524

Source: ACS 2012–2016, Table B19013.

Table HE-13 shows the household incomes in unincorporated Lassen County. The number of households earning less than \$50,000 increased by 43.8 percent between 2010 and 2016, while households earning over \$50,000 only increased by 26.4 percent during the same period. In 2010, 56.8 percent of the households in the unincorporated county earned \$50,000 or more annually. In 2016, this proportion had decreased slightly to 53.6 percent. According to the American Community Survey, households earning less than \$15,000 increased slightly from 10.8 percent to 11.3 percent from 2010 to 2016. The most dramatic increase occurred in the \$25,000 to \$34,999 annual income group, with a 109.8 percent increase. Median income increased by 2.3 percent from 2010 to 2016 according to American Community Survey information.

**TABLE HE-13
HOUSEHOLD INCOME,
UNINCORPORATED LASSEN COUNTY**

Annual Income	2010		2016		Percentage Change
	Number	Percentage	Number	Percentage	
Less than \$10,000	203	4.3%	307	4.9%	51.3%
\$10,000–\$14,999	302	6.4%	399	6.4%	32.3%
\$15,000–\$24,999	447	9.5%	645	10.3%	44.2%
\$25,000–\$34,999	305	6.5%	639	10.2%	109.8%
\$35,000–\$49,999	764	16.3%	917	14.6%	20.0%
\$50,000–\$74,999	1040	22.1%	1,347	21.5%	29.5%
\$75,000–\$99,999	616	13.1%	657	10.5%	6.6%
\$100,000 or more	1,002	21.3%	1,355	21.6%	35.2%
Median Income*	\$50,317		\$51,457		2.3%

* For County overall.

Source: ACS 2012-2016; ACS 2007–2011, Tables B19001 and B19013.

The US Department of Housing and Urban Development (HUD) publishes median household income data by household size annually for areas in the entire United States. The income data is defined using an area median income (AMI) for each HUD area and classified by HCD into four income groups, defined as follows:

- Extremely Low = 30 percent of AMI
- Very Low Income = 50 percent of AMI
- Low Income = 80 percent of AMI
- Above Moderate Income = 120 percent of AMI

Table HE-14 shows the maximum annual income level for a household to be included in the extremely low-, very low-, low-, and moderate-income groups, adjusted for household size, for Lassen County. The maximum annual income data is then used to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance. The Regional Housing Needs Allocation, which is prepared by the state for Lassen County, also uses these income groups to categorize the basic construction need by income group for future housing development in the county. Please refer to the Future Housing Need discussion in Section Three for more information.

**TABLE HE-14
INCOME LIMITS FOR LASSEN COUNTY, 2018**

Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$14,600	\$16,650	\$20,780	\$25,100	\$29,420	\$33,740	\$38,060	\$42,380
Very Low	\$24,300	\$27,800	\$31,250	\$34,700	\$37,500	\$40,300	\$43,050	\$45,850
Low	\$38,850	\$44,400	\$49,950	\$55,500	\$59,950	\$64,400	\$68,850	\$73,300
Median	\$48,600	\$55,500	\$62,450	\$69,400	\$74,950	\$80,500	\$86,050	\$91,600
Moderate	\$58,300	\$66,650	\$74,950	\$83,300	\$89,950	\$96,650	\$103,300	\$109,950

Source: HCD Income Limits 2018.

Housing Costs

From 2008 to 2012, the state of the economy led to a dramatic decrease in housing prices as well as an increase in housing stock. This was related to the late 2008 economic downturn leading to an increase in the number of unemployed persons and fewer employment opportunities. Since 2012, the economy has gradually recovered, subsequently restoring the housing market, and home prices now exceed pre-recession housing costs. The median sales price for a home in Lassen County in 2018 was \$229,900, which is a 99.9 percent increase from the 2013 median sales price of \$115,000, a dramatic increase from compared to previous years (see **Table HE-15**). Median home prices have appreciated over the past 30 years.

**TABLE HE-15
MEDIAN SALES PRICE FOR SINGLE-FAMILY HOMES,
LASSEN COUNTY**

Year	Median Sales Price	Change	
		Dollars	Percentage
1979	\$50,200	—	—
1989	\$70,400	\$20,200	40.2%
1999	\$105,100	\$34,700	49.3%
2013	\$115,000	\$9,900	9.4%
2018	\$229,900	\$114,900	99.9%

Source: US Census 1980, 1990, 2000; point2homes.com, 2013; point2homes, 2018.

Sales data shown in **Table HE-16A** shows median home prices for different areas of Lassen County by zip code in 2013. As illustrated in comparing **Tables HE-16A** and **HE-16B**, single-family home prices have decreased since 2008. The median prices identified for the individual communities are all lower than the countywide price.

Currently, Susanville has the most expensive median home price at \$99,000. As of 2008, the McArthur/Little Valley/Pittville area median home price was the highest for that year at \$265,500. The lowest median home price in both 2008 and 2013 was in the Herlong/Patton Village area at \$100,000 and \$28,000, respectively. Median home prices have decreased dramatically in all areas of the county. The communities of Milford and Herlong are within close proximity to the Sierra Army Depot (SIAD). The even more significant decrease in median sales price in those two communities could be a result of residents having been forced to sell their homes to seek other employee opportunities due to reductions in civilian employment opportunities at SIAD. Civilian employees are often furloughed or subject to layoffs due to federal budget constraints.

**TABLE HE-16A
2013 MEDIAN SALES PRICE FOR SINGLE-FAMILY HOMES
IN SELECTED COUNTY COMMUNITIES**

Area by Zip	Median Sales Price (Sep.–Dec. 2013)
Susanville/Johnstonville/Spaulding (96130)	\$99,000
Milford (96121)	\$30,500
McArthur/Little Valley/Pittville (96056)	\$97,500
Herlong/Patton Village (96113)	\$28,000

Source: Dataquick Sales Data, November 2013.

**TABLE HE-16B
2008 MEDIAN SALES PRICE FOR SINGLE-FAMILY HOMES
IN SELECTED COUNTY COMMUNITIES**

Area by Zip	Median Sales Price
Susanville/Johnstonville/Spaulding (96130)	\$230,000
Janesville (96114)	\$220,000
McArthur/Little Valley/Pittville (96056)	\$265,500
Herlong/Patton Village (96113)	\$100,000

Source: Multiple Listing Service 2008.

Based on a late 2018 review of the Susanville Craigslist rental listings, **Table HE-16C** lists samples of rental rates by number of bedrooms for the month of December 2018 in Lassen County. In the search of Susanville rental listings, Craigslist also included rentals available in the surrounding unincorporated areas of Lassen County.

**TABLE HE-16C
RENTS IN SUSANVILLE AND SURROUNDING LASSEN COUNTY**

	1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Median	\$695	\$773	\$970	\$1,595
Average	\$796	\$792	\$1,059	\$1,595
Number of Units	4	14	22	1

Source: Craigslist.org – Susanville, December 2018.

Households Overpaying

Definitions of housing affordability can vary, but in general a household should pay no more than 30 percent of its monthly income on housing costs. Households that pay more than this are considered “cost-burdened,” and households that pay more than 50 percent are considered “severely cost-burdened.” Measuring the number of households paying more than these percentages helps define an area’s affordability problem. **Table HE-17** displays overpayment by tenure information. Approximately 77.8 percent of households earning 30 percent or less of the AMI spent more than 30 percent of their income on housing costs; 66.9 percent of households earning between 30 and 50 percent AMI were also burdened by the cost of housing. More renter households were burdened by overpayment across income categories (45.4 percent for owners and 66.4 percent for renters).

Extremely Low Income

Extremely low income is defined as households with income less than 30 percent of AMI. The AMI in the county is \$69,400, according to HCD 2018 data. For extremely low-income households, this results in an income of \$25,100 or less for a four-person household or \$14,600 or less for a one-person household. Households with extremely low income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance, are considered extremely low-income households.

Existing Needs

As shown in **Table HE-17**, in 2015 approximately 835 extremely low-income households resided in Lassen County, representing 12.8 percent of the total households. The majority of extremely low-income households are owners by a narrow margin (50.3 percent), according to HUD’s Comprehensive Housing Affordability Strategies (CHAS) database. Extremely low-income households experience a high incidence of housing problems. For example, 77.8 percent of extremely low-income households faced a cost burden greater than 30 percent of income, as compared to the total population where 28.2 percent of total households put more than 30 percent of their income toward housing costs.

**TABLE HE-17
COST BURDENS FOR ALL HOUSEHOLDS, 2015**

Household	Extremely Low (30% or less of AMI)	Very Low (> 30% to 50% AMI)	Low (>50% to 80% AMI)	Partial Moderate (> 80% to 100% AMI)	Above Moderate (> 100% AMI)	Total Households	Lower Income Households (80% or less of AMI)
Ownership Households	420	395	695	385	2805	4,700	1,510
Overpaying Owner Households	320	210	155	80	290	1055	685
Percentage of Overpaying Owners	76.2%	53.2%	22.3%	20.8%	10.3%	22.5%	45.4%
Renter Households	415	255	415	235	495	1,815	1,085
Overpaying Renter Households	330	225	165	30	35	785	720
Percentage of Overpaying Renters	79.5%	88.2%	39.8%	12.8%	7.1%	43.3%	66.4%
Total Households	835	650	1110	620	3300	6,515	2,595
Total Overpaying Households	650	435	320	110	325	1,840	1,405
Percentage of Total Overpaying Households	77.8%	66.9%	28.8%	17.7%	9.9%	28.2%	54.1%

Source: HCD Packet 6th Cycle, 2006-2015 CHAS Data Set

Projected Needs

To calculate the projected extremely low-income housing need, Lassen County assumed that 50 percent of its very low-income regional housing need are extremely low-income households. As a result, from the very low-income need of 20 units in the unincorporated region of the county, the County has a projected need of 10 units for extremely low-income households. Many extremely low-income households will be seeking rental housing and most likely dealing with overpayment, overcrowding, or substandard housing conditions. Some extremely low-income households could have family members with disabilities and special needs. Those facing housing problems will likely be housed in or trying to obtain housing in single-room occupancy units, rental units, or manufactured homes. Single-room occupancy units provide housing for one person, often with shared facilities, and are generally significantly less expensive than other options. Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include child care, after-school tutoring, counseling, etc. Most transitional housing includes a supportive services component. The County allows supportive and transitional housing by right in the C-T (Commercial Residential District) and C-R (Town Service District) zoning districts. Program HE-4.F proposes to allow single-room occupancy units by right in the R-2 and R-3 zoning districts and with a conditional use permit in the C-T and C-R zoning districts. The County identifies supportive housing as a residential use, provided supportive services are subordinate to the residential use. To address the housing needs of extremely low-income households, the County will assist developers who specialize in housing for extremely low-income households and supportive housing. This effort is designed to:

- Build partnerships to develop affordable housing.
- Gain access to specialized funding sources, including applying for funding sources.
- Identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households.
- Promote a variety of housing types, including higher-density, multifamily, supportive, single-room occupancy, and shared housing. As part of this effort, the County will work with those interested in developing housing for extremely low-income households. Activities include assisting with site identification and acquisition, identifying local financial resources, assisting and streamlining entitlements, and providing concessions and incentives.

To address low-income and extremely low-income housing, Lassen County will continue to apply for state and federal funds for direct support of low-income housing construction and rehabilitation as called for in Program HE-2.C, State and Federal Funds.

2.4 HOUSING STOCK CHARACTERISTICS

Housing Units by Type

Table HE-18A lists the types of housing in the unincorporated portion of Lassen County in 2018. According to the 2010 Census, there were 8,454 housing units in the county. As of January 1, 2018, DOF estimates that there were 8,505 housing units in unincorporated Lassen County.

As indicated in **Table HE-18A**, the majority of housing units in Lassen County are single-family detached residences, representing approximately 70.7 percent of all housing units. By comparison, approximately 57.6 percent of the total housing units in California were single-family detached residences. Unincorporated Lassen County also has a higher percentage of mobile homes than the state overall (24.1 percent versus 4.0 percent for California). Single-family detached units experienced both the greatest numerical increase between 2010 and 2018 (39 units) and the greatest percentage increase (0.7 percent). Mobile home residences had the second largest percentage increase (0.6 percent), while all other housing types remained unchanged.

**TABLE HE-18A
HOUSING UNIT TYPE,
UNINCORPORATED LASSEN COUNTY**

Housing Unit Type	2010		2018		Percentage Change, 2010–2018
	Number	Percentage	Number	Percentage	
Single-Family Detached	5,971	70.6%	6,010	70.7%	0.7%
Single-Family Attached	73	0.9%	73	0.9%	0.0%
2-4 Units	171	2.0%	171	2.0%	0.0%
5+ Units	198	2.3%	198	2.3%	0.0%
Mobile Homes	2041	24.1%	2053	24.1%	0.6%
Total	8,454	100.0%	8,505	100.0%	0.6%

Source: HCD 6th Cycle Data Packet, DOF 2018, Report E-5.

Approximately 70.5 percent of the housing stock in the unincorporated county was occupied in 2016, indicating a vacancy rate of 29.5 percent. Of the vacant units, approximately 6.1 percent were for rent. About 43.6 percent of the vacant housing units were for seasonal use. Subtracting the seasonally-occupied units from the total housing units gives a more accurate indication of the vacancy rate in the county of approximately 16.6 percent, indicating sufficient availability of housing units in the county since the rate is higher than 5 percent. (A vacancy rate of 5 percent indicates a lack of housing availability.)

**TABLE HE-18B
HOUSING UNITS BY TYPE AND TENURE, 2016**

Housing Unit Type	Unincorporated Lassen County		Lassen County	
	Number	Percentage	Number	Percentage
Occupied Housing Units	6,266	70.5%	9,501	74.7%
Vacant Housing Units	2,621	29.5%	3,225	25.3%
Vacant for Seasonal Use	1,143	12.9%	1,206	9.5%
Other Vacant	1,478	16.6%	2,019	15.9%
Percent Seasonal Use Units (as a percent of vacant units)	--	43.6%	--	37.4%
Percent Seasonal Use Units (as a percent of all units)	--	16.6%	--	9.5%
Total	8,887	100.0%	12,726	100.0%

Source: HCD 6th Cycle Data Packet, ACS 2012–2016.

Age of Housing Stock

The largest percentage of unincorporated Lassen County’s housing stock, 34.6 percent (2,166 units), was built between 1980 and 1999 (see **Table HE-19**). Approximately 46.3 percent of the county’s housing stock was built since 1980. The 2012–2016 American Community Survey states that the median year for the housing stock in the county was 1977, which would indicate a relatively young housing stock. Approximately 40.6 percent of the housing stock was built between 1970 and 1989. This time period coincides with the significant increase in population experienced by the county during the 1970s and 1980s.

**TABLE HE-19
HOUSING UNITS BY YEAR BUILT**

Year Built	Number	Percentage	Accumulated Percentage
1939 or earlier	674	10.8%	10.8%
1940 to 1959	780	12.5%	23.2%
1960 to 1979	1,899	30.3%	53.5%
1980 to 1999	2,166	34.6%	88.1%
2000 to 2009	687	11.0%	99.0%
2010 to 2013	48	0.8%	99.8%
2014 or later	0	0.0%	99.8%
Total	6,266	100.0%	--

Source: ACS 2012–2016.

Condition of Housing Stock

HCD indicates that housing units constructed prior to 1980 are potentially in need of replacement or rehabilitation. As shown in **Table HE-19**, 3,353 units were built before 1980, approximately 53.5 percent of the total units in the county.

A countywide housing condition survey was conducted in November 2013. The survey analyzed present and future housing supply and demand characteristics in the unincorporated area of Lassen County. As part of the analysis, housing conditions were evaluated. The analysis established the following definitions and thresholds for housing conditions:

- Sound – unit is structurally sound and meets minimum property standards
- Minor Deficiencies – meets minimum property standards, but needs some improvements
- Moderately Deficient – does not meet minimum property standards, but not a threat to health or safety of the occupants
- Substantially Deficient – unit needs replacement of or is lacking several major systems, such as complete kitchen facilities, complete plumbing, and electrical service
- Dilapidated – unit exhibits serious structural problems and may require major repairs, the cost of which may equal or exceed the value of the rehabilitated unit

Based on these definitions, the County determined that of the 424 units evaluated, 309 (72.9 percent) were in sound condition, while 115 units (27 percent) were in some need of repair. Of the surveyed units, 59 (13.9 percent) had minor deficiencies, 40 (9.4 percent) were moderately deficient, 11 (2.6 percent) were substantially deficient, and 5 (1.2 percent) were considered dilapidated. Applying the percentages of surveyed units in the five categories to the 2013 total number of 8,481 housing units provided by DOF, 6,183 units are projected to be sound, 1,179 units are projected to have minor deficiencies, 797 are projected to be moderately deficient, 220 are projected to be substantially deficient, and 102 are projected to be dilapidated.

2.5 SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, mentally and physically disabled persons (including developmentally disabled), large family households, female-headed households, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty in finding decent and affordable housing. As a result, these households may experience a higher prevalence of overpaying, overcrowding, and other housing problems.

Seniors

For the purposes of this Housing Element, seniors are defined as people aged 65 years or older. Seniors may have special housing needs resulting primarily from physical disabilities and limitations, fixed incomes, and health care costs. Additionally, senior households also have other needs to help preserve their independence, such as protective services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with financial affairs, and daily assistance.

Table HE-20 shows the number of seniors living in unincorporated Lassen County. Seniors account for 16.3 percent of the total population in the unincorporated county. After a decrease in the senior population between 1980 and 1990, there was an increase between 1990 and 2000 and between 2000 and 2010 by 11 percent and 14.2 percent, respectively, and an increase of 16.6 percent between 2010 and 2018. The senior population in the unincorporated county is fairly evenly divided by sex, with males representing 50.6 percent of the senior population.

**TABLE HE-20
SENIOR POPULATION,
UNINCORPORATED LASSEN COUNTY**

Year	Senior Population	Total Population	Total Percentage Change	Annual Percentage Change
1980	1,932	15,141	—	—
1990	1,807	20,319	-6.5	-0.6
2000	2,005	16,363	11	1
2010	2,290	16,948	14.2	1.4
2018	2,669	16,390	16.6	2.1

Source: US Census 1980, 1990, 2000, 2010; ACS 2012–2016.

Table HE-21 illustrates the breakdown of householder age groups by tenure. According to the 2012–2016 American Community Survey, 2,033 elderly households reside in unincorporated Lassen County, which is 19.6 percent of the total households. Of the 2,033 senior households, 253 were renters (12.4 percent of senior households), which indicates a strong ownership trend among seniors.

**TABLE HE-21
HOUSEHOLDERS BY TENURE BY AGE,
UNINCORPORATED LASSEN COUNTY**

Householder Age	Owners	Renters	Total
15–24 years	4,573	139	4,712
25–34 years	65	350	415
35–44 years	412	377	789
45–54 years	345	274	619
55–59 years	830	127	957
60–64 years	666	173	839
65–74 years	767	204	971
75–84 years	837	49	886
85 years and over	176	0	176
Total	8,671	1,693	10,364

Source: ACS 2012–2016.

There is one elderly residential care facility and one skilled nursing facility (see **Table HE-22**). Both of these facilities are located in Susanville. In addition, Lassen Manor Apartments, located at 205 North Mesa Street in Susanville, provides 82 residential units for seniors and adult disabled persons, of which 39 units are reserved for low-income seniors. Westwood Senior Apartments also provides 24 units of affordable rental housing for lower-income seniors in the unincorporated community of Westwood, west of Susanville.

**TABLE HE-22
FACILITIES FOR THE ELDERLY,
LASSEN COUNTY**

Facility Name	Address	Service	Capacity
Country Villa River View	2005 River Street, Susanville	Skilled Nursing	96 beds
Eagle Lake Village	2001 Paul Bunyan Road, Susanville	Elderly Residential Care	76 beds

Source: California Department of Social Services, Community Care Licensing Division, 2013; California Department of Public Health, 2013.

It is expected that the senior population in Lassen County will continue to increase in the near future. As shown in **Table HE-3**, the four age groups that have experienced the most growth are the 60–64, 65–74, 75–84, and 85+ groups. Most of the members of these age groups will either be in retirement or will reach retirement age during the planning period for this Housing Element. In addition, the number of seniors age 85 and older has grown significantly over the past decade. This growth will likely continue due to increased life

expectancy in general, but greater availability of medical care for seniors in Lassen County will also have an impact. Assuming the 9.1 annual percent growth rate of the senior population that occurred between the 2006–2010 American Community Survey and the 2012–2016 American Community Survey, it is projected that unincorporated Lassen County will experience an increase in the senior population by 370 individuals annually from 2019 to 2024.

Persons with Disabilities

According to California Government Code Section 12926, a disability includes, but is not limited to, any physical or mental disability. A mental disability involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities, that limits a major life activity. A physical disability involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems, including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin, and endocrine. In addition, a mental or physical disability limits major life activities by making their achievement difficult, including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person's mobility, or make caring for one's self difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. A person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (e.g., lowered countertops, grab bars, adjustable shower heads), and special sensory devices including smoke alarms and flashing lights.

A disability is defined by the US Census Bureau as a mental, physical, or health condition that lasts over six months. According to the 2012–2016 American Community Survey, a total of 2,717 persons in unincorporated Lassen County had a disability, which is approximately 18.6 percent of the total population (**Table HE-23**). Approximately 39.2 percent of the disabled persons were 65 and over.

**TABLE HE-23
PERSONS WITH DISABILITY BY EMPLOYMENT STATUS,
UNINCORPORATED LASSEN COUNTY**

Disability Category	Number	Percentage of Disabled Population
In Labor Force, Employed Persons with a Disability	520	19.1%
In Labor Force, Not Employed Persons with a Disability	52	1.9%
Persons Age 65 Plus with a Disability	1,065	39.2%
		Percentage of County Population
Total Persons with a Disability	2,717	18.6%
Total Population Over Age 5 (Civilian Non-institutional)	14,630	100.0%

Source: HCD 6th Cycle Data Packet; ACS 2012–2016.

The US Census Bureau categorized six types of disabilities: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. **Table HE-24** provides more detail on the disabilities recorded for residents of unincorporated Lassen County. It should be noted that the total disabilities recorded exceed the number of persons with disabilities, indicating that some persons had more than one type of disability. There were 853 persons over 5 years of age who had an ambulatory-related disability and 671 persons over 5 years of age with a cognitive difficulty. Some of these persons may have both types of disabilities, but the number is unknown. For persons 65 years and older with disabilities, 705 persons have an ambulatory-related disability and 506 persons have a hearing-related disability.

**TABLE HE-24
PERSONS WITH DISABILITIES BY DISABILITY TYPE,
UNINCORPORATED LASSEN COUNTY**

Disability by Type	Number	Percentage
<i>Total Disabilities Tallied</i>	<i>2,717</i>	<i>100.0%</i>
<i>Total Disabilities for Ages 5–64</i>	<i>1,652</i>	<i>60.8%</i>
Hearing Difficulty	406	14.9%
Vision Difficulty	299	11.0%
Cognitive Difficulty	671	24.7%
Ambulatory Difficulty	853	31.4%
Self-Care Difficulty	393	14.5%
Independent Living Difficulty	629	23.2%
<i>Total Disabilities for Ages 65 and Over</i>	<i>1,065</i>	<i>39.2%</i>
Hearing Difficulty	506	18.6%
Vision Difficulty	124	4.6%
Cognitive Difficulty	203	7.5%
Ambulatory Difficulty	705	25.9%
Self-Care Difficulty	242	8.9%
Independent Living Difficulty	408	15.0%

Source: HCD 6th Cycle Data Packet; ACS 2012–2016.

There are four licensed adult residential facilities in Lassen County providing accommodations for persons with disabilities. These facilities, listed in **Table HE-25**, are located in the City of Susanville as well as the unincorporated area of Lassen County. As mentioned previously in the discussion on senior housing, Lassen Manor Apartments provides residential units for adult disabled persons.

**TABLE HE-25
FACILITIES FOR ADULT DISABLED,
LASSEN COUNTY**

Facility Name	Address	Type	Capacity
Redwine Family Home	461-905 Redwine Lane, Janesville	Adult Residential Care – Develop. Disabled	6 persons
Mountain Jewels Home	527-960 Little Valley Road, Little Valley	Adult Residential Care – Develop. Disabled	10 persons
Zamora Residence	406 Russell Avenue, Susanville	Adult Residential Care – Develop. Disabled	6 persons
Zamora Residence II	360 Russell Avenue, Susanville	Adult Residential Care – Develop. Disabled	6 persons

Source: California Department of Social Services, Community Care Licensing Division, 2018.

Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the County to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. Developmental disabilities are studied separately from sensory, physical, cognitive, self-care, and independent living limitations because they are often lifelong physical and/or cognitive disabilities which manifested before age 18 in childhood. **Table HE-26** shows the developmentally disabled population by age in 2018 as provided by HCD’s Lassen County data packet. Overall, about 180 persons were living with a developmental disability in Lassen County. The largest age category in 2018 was that of 22 to 51 years, with 50.3 percent of the developmentally disabled population. The developmentally disabled population of Lassen County represented about 0.59 percent of the total county population in 2018.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Far Northern Regional Center in Redding, which serves the Lassen County area, provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Housing Choice (Section 8) vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some types of considerations that are important in serving this need group. Incorporating “barrier-free” design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

To assist in the housing needs for persons with developmental disabilities, the County will implement programs to coordinate housing activities and outreach with the Far Northern Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. Program HE-4.G is proposed to address and include the needs of the developmentally disabled.

**TABLE HE-26
POPULATION WITH A DEVELOPMENTAL DISABILITY
BY AGE IN LASSEN COUNTY, 2018**

Age	Number	Percentage
13 years or younger	38	21.0%
14 to 21 years	27	14.9%
22 to 51 years	91	50.3%
52 to 61 years	11	6.1%
62 years and older	14	7.7%
Total Developmental Disability Population	181	100.0%
Percentage of Total County Population	--	0.6%

Source: California Department of Developmental Services 2018; DOF 2018, Report E-5.

Efforts to Remove Regulatory Constraints for Persons with Disabilities

The state has removed any County discretion for review of small group homes for persons with disabilities (six or fewer residents). The Lassen County Zoning Ordinance does not expressly identify “residential care facilities.” As such, Program HE-4.C has been included in this Housing Element to clearly define this type of use. Group homes for more than six persons are allowed with a use permit in the Multiple-Family Residential (R-3) zoning district. Section Three of this Housing Element provides a more detailed discussion on procedures regarding housing for persons with disabilities.

The three principal statutes that address the fair housing and building standards for persons with disabilities are the Federal Fair Housing Act, the California Fair Employment and Housing Act of 1964, and the Americans with Disabilities Act (ADA) as supported in Title 24 of the California Government Code. The County has adopted the 2016 California Building Standards Code. Lassen County ensures that new housing developments comply with California building standards and federal requirements for accessibility.

Procedures for Ensuring Reasonable Accommodations

To provide exceptions in zoning and land use for development for persons with disabilities, the County currently utilizes either a variance or the use permit process, if required, to accommodate requests such as special structures or appurtenances (e.g., access ramps or lifts) needed by persons with physical disabilities. In many cases, the zoning setback and/or fire-safe setback (pursuant to Lassen County Ordinance 502) does not apply. For example, wheelchair ramps (depending on the circumstance) less than 30 inches tall may be allowed to partially extend into the setback. Lassen County is reviewing a reasonable accommodations policy and will adopt a written reasonable accommodation ordinance or procedure to provide an exception in zoning and land use for housing for persons with disabilities (see Program HE-4.E). This procedure will be a ministerial process, with minimal or no processing fees, subject to approval by the Planning and Building Services Director applying the following decision-making criteria:

- The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws.
- The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.
- The requested accommodation would not impose an undue financial or administrative burden on the County.
- The requested accommodation would not require a fundamental alteration in the nature of the County's land use and zoning program.

The County provides information to all interested parties regarding accommodations in zoning, permit processes, and application of building codes for housing for persons with disabilities.

Zoning and Other Land Use Regulations

As part of the update of the Housing Element, the County conducted a comprehensive review of its zoning laws, policies, and practices for compliance with fair housing laws. The County has not identified any zoning or other land use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals.

Below are examples of ways in which the County facilitates housing for persons with disabilities through its regulatory and permitting processes:

- The County allows some variation from the application of its parking standards. Section 18.104.010(5) of the Zoning Ordinance, for example, allows the Planning Commission to determine parking requirements for uses not listed. However, this flexibility is not explicit for housing for persons with disabilities and special needs.
- The County does not restrict occupancy of unrelated individuals in group homes and does not define family or enforce a definition in its Zoning Ordinance.
- The County permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the county. The Land Use Element of the General Plan does not restrict the siting of special needs housing.

Permits and Processing

The County does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The County’s requirements for building permits and inspections are the same as for other residential projects and are straightforward and not burdensome. County officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

The County requires a use permit for group homes of more than six persons in all residential and commercial zones that allow residential uses. The County does not impose use permit requirements for the establishment or retrofitting of structures for residential use by persons with disabilities. If structural improvements were required for an existing group home, a building permit would be required. If a new structure were proposed for a group home use in the Design Review Combining District, design review would be required. The County design review process has not been used to deny or substantially modify a housing project for persons with disabilities to the point where it is no longer feasible. All residential projects in the county in a Design Review Combining District require the same level of design review.

Building Codes

Lassen County provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits through its flexible approaches to retrofitting or converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities. The County has adopted and adheres to the 2016 California Building Standards Code.

Large Families

Large households are defined as households with more than five persons. Large family households are considered a special needs group because there is typically a limited supply

of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four bedrooms, and a seven-person household would require four to six bedrooms.

In some circumstances where the housing market does not meet the housing needs of large households, overcrowding can result. As discussed earlier, overcrowding is not a significant housing situation in the county, with overcrowded situations representing approximately 1.3 percent of the households, approximately 54.3 percent of which are renters. **Table HE-27** shows household sizes by tenure. Approximately 6.3 percent of the households in the county have five or more persons. By comparison, approximately 14.1 percent of households in California are occupied by large families. Of the large family households in unincorporated Lassen County, approximately 71.8 percent live in owner-occupied units. The housing needs of large family households are not a significant issue in Lassen County.

**TABLE HE-27
HOUSEHOLD SIZE BY TENURE (2016),
UNINCORPORATED LASSEN COUNTY**

Tenure	1 person		2–4 Persons		5+ Persons	
	Number	Percentage	Number	Percentage	Number	Percentage
Owner	1,221	72.6%	3,080	78.4%	272	71.8%
Renter	461	27.4%	847	21.6%	107	28.2%
Total	1,682	100.0%	3,927	100.0%	379	100.0%

Source: HCD Data Packet; ACS 2012–2016.

Female-Headed Households

A summary of unincorporated Lassen County female-headed household characteristics is provided in **Table HE-28**. According to the 2012–2016 American Community Survey, the total number of households in the unincorporated area of Lassen County is 4,156¹. Of this total, 11.0 percent or 456 are female-headed householders. The majority of female-headed households have their own children living with them. There are 442 families in the unincorporated area of Lassen County living under the poverty level; of these, 89 or 20.1 percent are headed by females.

¹ Note that this number is less than the 6,266 household population total indicated throughout this document. Both sources of data were taken from the 2012-2016 ACS, but the data subsets result in different overall totals, likely due to use of different samples by the ACS.

**TABLE HE-28
FEMALE-HEADED HOUSEHOLDS,
UNINCORPORATED LASSEN COUNTY**

Household Type	2016	
	Number	Percentage
Total Householders	4,156	100.0%
Female-Headed Householders	456	11.0%
Female-headed households without children	190	4.6%
Female-headed households with own children	266	6.4%
Total Families Under the Poverty Level	442	10.6%
Female-headed householders under the poverty level	89	2.1%

Source: HCD Data Packet; ACS 2012–2016.

Farmworkers

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. According to the 2013–2017 American Community Survey, 8.7 percent of all employed persons in unincorporated Lassen County worked in the farming, forestry, fishing and hunting, and mining industries (see **Table HE-4**). This represents an 81.5 percent increase since 2011, despite a lack of increase to the farmworker housing supply. However, the County Municipal Code allows farm labor housing by right to accommodate farmworker housing needs. According to the 2012 Census of Agriculture, there were an estimated 1,556 farmworkers in Lassen County (**Table HE-29**). Temporary work visas attract farmworkers to the county for six weeks to harvest strawberries in the fall. Employers, such as Sierra Cascade and other large growers, provide temporary housing for these farmworkers during the harvest. There has not been a large increase or decrease in demand for farm labor in the last five years nor any major expansions in agricultural operations.

**TABLE HE-29
NUMBER OF FARMWORKERS, LASSEN COUNTY**

Hired Farm Labor	
Farms	104
Workers	1,556

Source: HCD 6th Cycle Data Packet, USDA Census of Agriculture, 2012

**TABLE HE-30
FARMWORKERS BY DAYS WORKED, LASSEN COUNTY**

150 Days or More	
Farms	58
Workers	*(D)
<i>Farms with 10 or More Workers</i>	
Farms	4
Workers	290
Fewer than 150 Days	
Farms	68
Workers	*(D)

*(D) withheld to avoid disclosing data for individual farms.

Source: HCD Data Packet, USDA Census of Agriculture, 2012

While the USDA Census of Agriculture reports a trend of decreasing farmworkers in Lassen County from 2,577 workers in 2007 to 1,556 workers in 2012, the American Community Survey reports an increase in the unincorporated county’s Agriculture, Forestry, Fishing and Hunting, and Mining Sector since 2011. According to the American Community Survey, the number of persons working in agriculture has increased both numerically and proportionally in unincorporated Lassen County. There were 541 agriculture-sector employees working in the unincorporated area of the county in 2017, indicating an 81.5 percent increase from 2011. This represents a reverse in trends from 2007 to 2012, where there was a significant decline in farmworkers. The most recent USDA Census of Agriculture notes that its data no longer includes contracted agricultural service workers, which may account for the decrease in farmworkers since 2007.

The Lassen County Zoning Ordinance allows farm labor housing in all agricultural districts. Farm labor housing is allowed by right in the General Agricultural (A-1), Agricultural (A-3), and Exclusive Agricultural (E-A) zoning districts. Farm labor quarters are allowed in the Agricultural Residential (A-2) district with a use permit. In addition, farm labor housing is allowed by right in the Upland Conservation (U-C) and Agricultural Forest (A-F) districts. The Town Service (C-T) district, which applies to town centers and rural communities, allows multiple-family dwellings with a use permit. Multiple-family dwellings also serve as farmworker housing. Program HE-4.A has been included in this Housing Element to bring the County into compliance with the Employee Housing Act.

Families and Individuals in Need of Emergency Shelter

Homeless individuals and families have the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness and to community opposition to the siting of facilities that serve homeless clients. California law requires that housing elements estimate the need for emergency shelter for homeless people.

Emergency and homeless shelters are allowed by right in the Town Service (C-T) and Commercial Residential (C-R) districts to comply with SB 2 mandates. Development standards will encourage and facilitate emergency shelters and only subject shelters to the same development and management standards that apply to other allowed uses within the identified zones (C-T and C-R zones). The Town Service and Commercial Residential districts are appropriate due to the diversified compatible uses and proximity to residential development in town centers and rural communities. In addition, sites in these zoning districts are often within walking distance of services and provide opportunities to locate places of employment. The C-R district has two parcels which total 18.76 acres that are identified as vacant and appropriate for the development of emergency shelters. The C-T district has 46 vacant parcels which total 153.37 acres. There is sufficient capacity to accommodate shelters to address the County’s homeless needs on these identified sites. Information about these two districts is summarized below.

- The C-T district is intended to promote and enhance the diversified uses compatible with and necessary for the maintenance and viability of town centers and rural communities. In combination with residential and public uses, these groupings of stores provide daily and weekly convenience shopping and services for the surrounding area. The C-T district also provides for social and cultural headquarters for the county subareas with schools, fraternal organizations, churches, etc.
- The C-R zone is intended to provide for the integration of commercial, residential, cultural, and recreational land uses. It is meant to encourage a mix of compatible land uses to conserve land resources, minimize automobile traffic, increase pedestrian activity, and provide for the location of employment and retail centers in close proximity to residential.

The 2014–2019 Housing Element identified approximately 100 unsheltered homeless persons countywide, living on the streets, in supportive/transitional housing, or with friends or family. The 2009–2014 Lassen County Housing Element listed less than 100 homeless persons in the entire county, and the 2003–2008 Lassen County Housing Element noted that the actual number of homeless varies with the seasons, with more transient homeless persons passing through Lassen County during the warmer times of the year than in winter. Based on the 2018 Point-In-Time Homeless Count, performed annually by the County, there are approximately 65 (59%) unsheltered and 46 (41%) sheltered homeless persons in the county.

Despite the relatively small homeless population in the county, approximately 13 percent of the population lives below the poverty level in the unincorporated county according to the American Community Survey. Many of these individuals are potentially at risk of becoming homeless.

In order to provide housing assistance to those who are currently homeless or are at risk of becoming homeless, the Plumas County Community Development Commission administers the federal Housing Choice Voucher Program in Lassen County. Currently, the program provides Section 8 vouchers to approximately 100 households in the county. Additionally, the Housing Choice Voucher Program has 170 persons on the waiting list.

The waiting list is open, and the Community Development Commission is accepting applications.

Lassen County Community WORKS and Social Services administer the California Work Opportunity and Responsibility to Kids (CalWORKs) program. CalWORKs is a welfare program that gives cash aid and services to eligible needy California families. The program serves all 58 counties in the state and is operated locally by county welfare departments. This program provides assistance with the costs of temporary housing, last month's rent and deposits for permanent housing, and utility deposits for eligible homeless families receiving CalWORKs. According to Community Social Services, since 2016, applications for homeless assistance have doubled from 84 applications in 2016 to 212 applications in 2017 and 242 in 2018. However, the percentage of approved applications has increased significantly in recent years, rising from approximately half of applicants receiving assistance in 2014 to 82 percent of applicants being approved for assistance in 2018. The majority of homeless assistance recipients are single mothers with minor children.

Lassen Family Services, Inc., is a 501(c)(3) private nonprofit organization that provides emergency shelter for victims of domestic violence/sexual assault and their children. Although the organization is based in Lassen County, it will provide assistance to victims and their children seeking shelter from throughout the region and even out of state. Lassen Family Services operates a facility in Susanville that provides immediate shelter for up to 19 men, women, and children, with the majority of sheltered persons being women and children. In 2018, the shelter served approximately 75 individuals. The shelter has experienced an increase in demand over the past year and had to establish a waitlist in 2018. The average stay in the shelter ranges from 60 to 120 days, with 120 days being the maximum allowed stay.

Lassen Family Services provides comprehensive services to victims of domestic violence, sexual assault/rape crisis, and child and elder abuse/neglect in Lassen County. Programs include Domestic Violence Assistance Program, Sexual Assault/Rape Crisis Program, Child Abuse Treatment Program (CHAT), Parent Education, Prevention Education, the Grateful Garment Project, Parent Partners, and Court Appointed Special Advocates (CASA). All services are free, including peer counseling, child therapy and advocacy, temporary restraining orders assistance, hospital and court accompaniment, shelter, an interactive journaling program, 24-hour crisis line, and emergency transportation and clothing.²

Crossroads Ministries, another nonprofit organization, provides emergency and homeless shelter to adult men, women, and children. Crossroads has two men's shelters and one emergency shelter with the combined capacity to shelter up to 22 people and, one women's shelter with the capacity to shelter 11 women. The shelters do not have a hard limit on length of stay, but allow residents to stay based on their continuing progress toward independence, and average stays are one year. As part of the shelter program, Crossroads,

² Phone conversation with Angie Reed, Lassen Family Services, February 1, 2019.

in collaboration with County services, evaluates the needs of their residents and provides referrals to programs that are appropriate for its individual clients, such as Social Security, homeless assistance, and mental health programs. Other services that Crossroads Ministries provides are free breakfasts and lunches Monday through Friday, local church-sponsored dinners on Saturdays, monthly food boxes to those in need, and when funds are available utility bill assistance. There are approximately 30 breakfasts and 50–80 lunches served Monday through Friday and approximately 50–80 dinners served on Saturday at Crossroads. Funding sources for Crossroads Ministries are from private donations and income from Crossroads’ thrift store C R Stuff.³

Aside from these two programs, there are no other significant homeless or emergency shelter programs. The Salvation Army does not provide any shelter services, but will provide transportation to out-of-area shelters. In particular, the Salvation Army will help individuals get on the free Susanville Indian Rancheria Public Transit bus to ride to the Good News Rescue Mission in Redding. The Good News Rescue Mission provides emergency shelter to men, women, and children 24 hours a day, 7 days a week. The Salvation Army will also help individuals with a bus ticket to any shelter in Reno as long as the individual has secured their stay at the shelter.⁴

Transitional and Supportive Housing

Lassen County Zoning Ordinance No. 467 specifically identifies transitional and supportive housing in the C-T and C-R zoning districts by right. SB 2 (Cedillo) requires that transitional and supportive housing be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. Program HE-8.C proposes to amend the Zoning Ordinance to allow transitional and supportive housing in the remainder of the zones allowing residential uses.

³ Phone conversation with Cheri Farrell, Crossroads Ministries, February 5, 2019.

⁴ Email conversation with Karen McDaniel, Salvation Army, February 5, 2019.

LASSEN COUNTY GENERAL PLAN HOUSING ELEMENT

SECTION THREE: HOUSING RESOURCES AND CONSTRAINTS

This section provides an overview of both the factors that may constrain development and the resources that assist with the construction of new housing. Major constraints to residential development faced by the County and most other communities include market constraints, such as development costs and interest rates, and governmental constraints, which can include land use controls, fees, processing times, and development standards. In addition, environmental and infrastructure issues can impede the development of housing. On the other hand, a number of resources are available that can assist with the development of housing. These include vacant sites suitable for housing and financial resources for affordable housing development, rehabilitation, and preservation. This section also highlights the County’s progress toward meeting its share of the regional housing need.

3.1 FUTURE HOUSING NEED

Lassen County’s future housing need is based on population and employment growth projections over the 2019–2024 period. Based on these projections, the state assigns each region in California a Regional Housing Needs Allocation (RHNA), which requires regions to address housing issues and needs (California Government Code Section 65584). Through HCD, the state of California establishes the total housing unit needs for each region. The local council of governments determines the share of the regional housing need for each city and county within its jurisdiction, consistent with Government Code Section 65584(a) and with the advice of HCD. For areas with no council of governments, HCD determines housing market areas and defines the regional housing need for cities and counties in these areas (Government Code Section 65584(b)).

HCD developed the RHNA for unincorporated Lassen County and the City of Susanville. It allocates to the city and unincorporated areas of the county their “fair share” of the projected housing need, based on household income groupings over the five-year planning period for the housing element of each specific jurisdiction. The RHNA also identifies and quantifies the existing housing needs for each jurisdiction. The quantification is based on a planning period from August 31, 2019, to August 31, 2024.

The intent of the RHNA is to ensure that local jurisdictions not only address the needs of their immediate areas but also provide their share of housing needs for the entire region. Additionally, a major goal of the RHNA is to ensure that every community provides an

opportunity for a mix of housing affordable to all economic segments of its population. The RHNA jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. **Table HE-31** shows the adjusted RHNA target for the planning period 2019 to 2024 (also referred to as “basic construction needs”) for each of the five household income groups for unincorporated Lassen County.

**TABLE HE-31
REGIONAL HOUSING NEEDS ALLOCATION (2019–2024),
UNINCORPORATED LASSEN COUNTY**

Income Group	Number of Units	Percentage
Extremely Low	10	13.0%
Very Low	10	13.0%
Low	12	15.6%
Moderate	13	16.9%
Above Moderate	32	41.6%
Total	77	100.0%

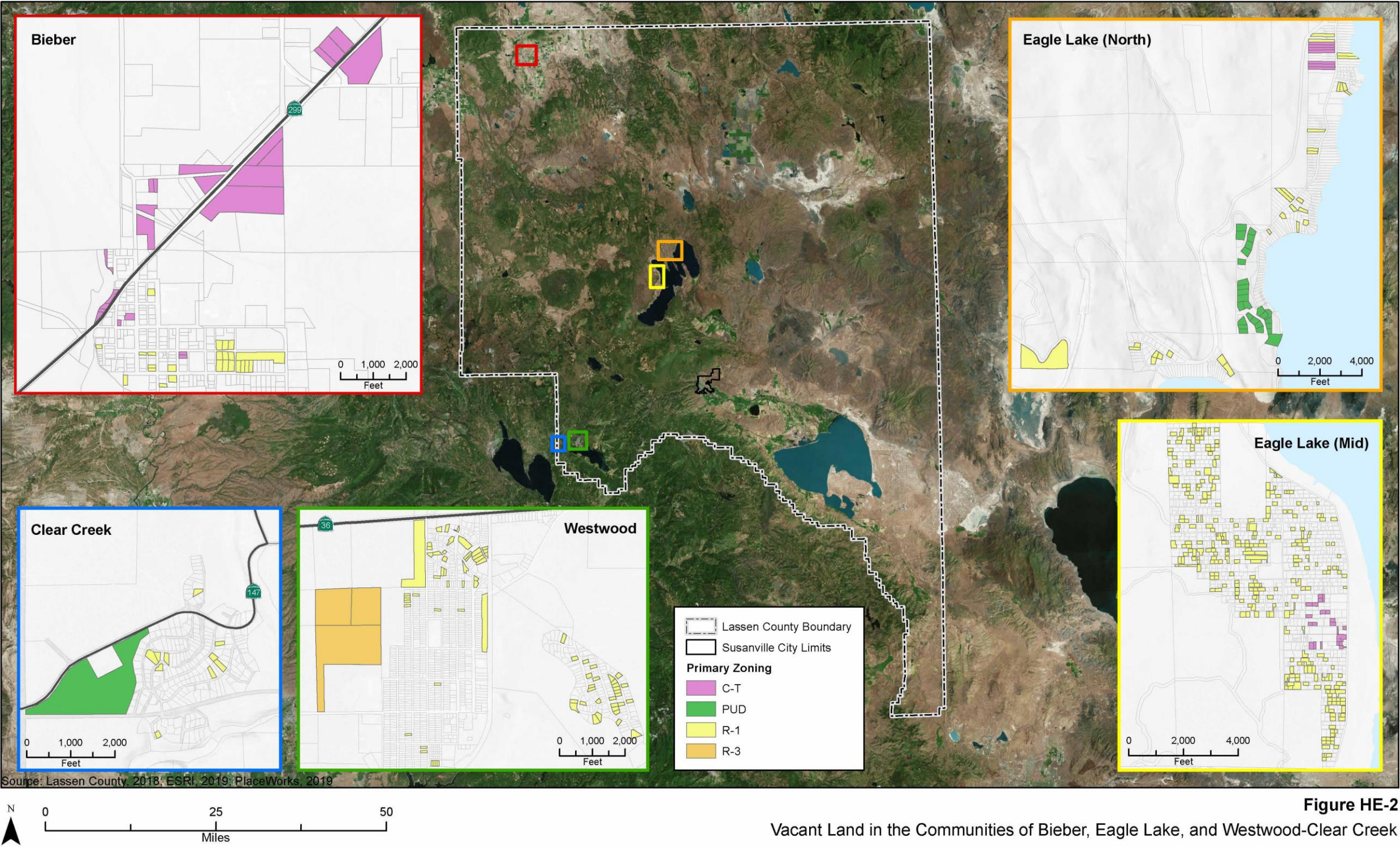
Source: HCD, Lassen County 6th Round Housing Element Data Package, 2018.

3.2 LAND INVENTORY

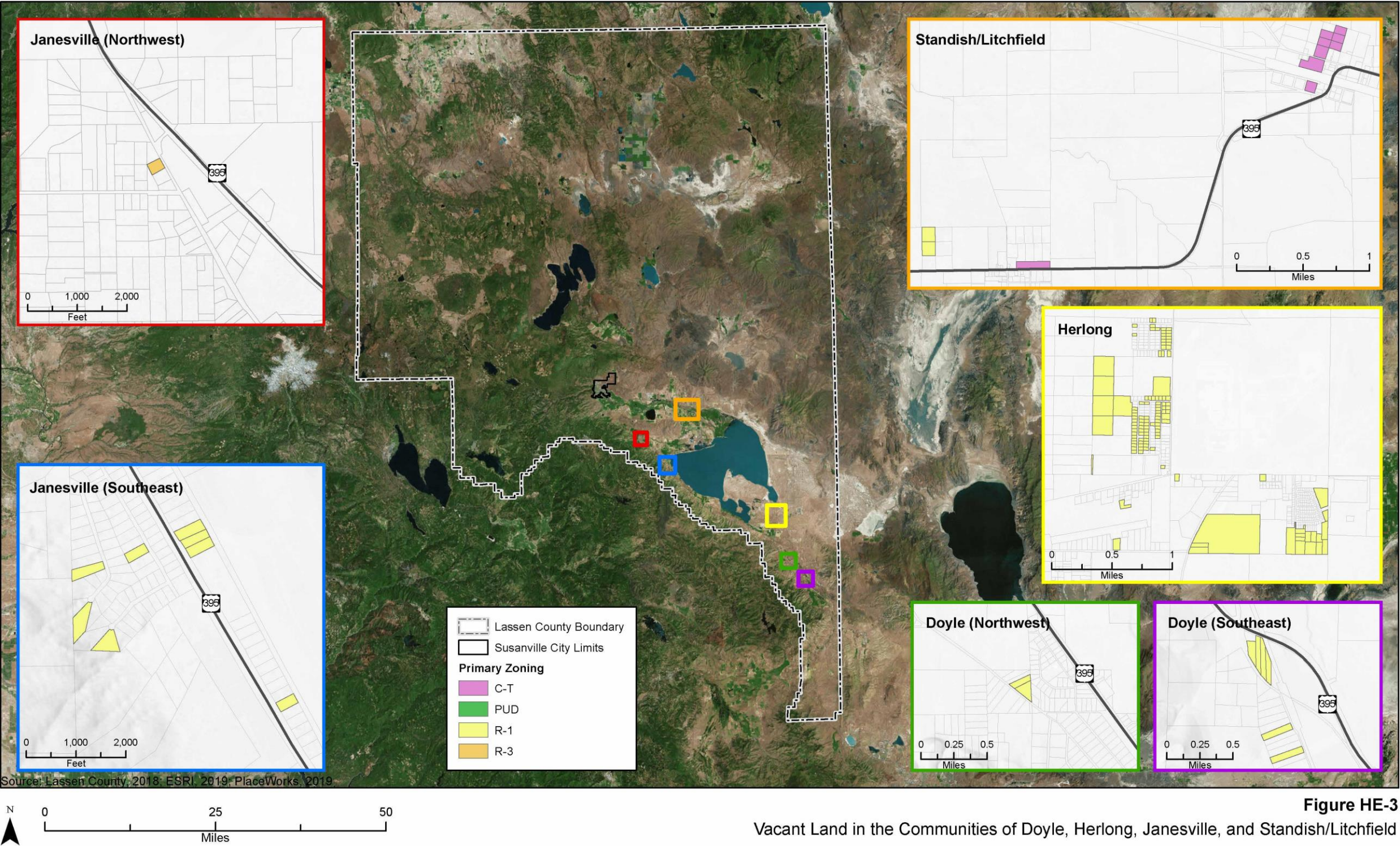
The following land inventory identifies residential parcels that are currently undeveloped which have access to services including water and/or sewer. **Table HE-32** lists vacant land by zoning types and the potential number of dwelling units that could be accommodated. Individual community parcel data is also discussed in later sections of this Housing Element. A full listing of vacant parcels, including the availability of water and sewer as well as possible other constraints, is included in **Appendix A**. **Figures HE-2, HE-3, and HE-4** are maps showing the vacant parcels.

Parcel Size of Sites

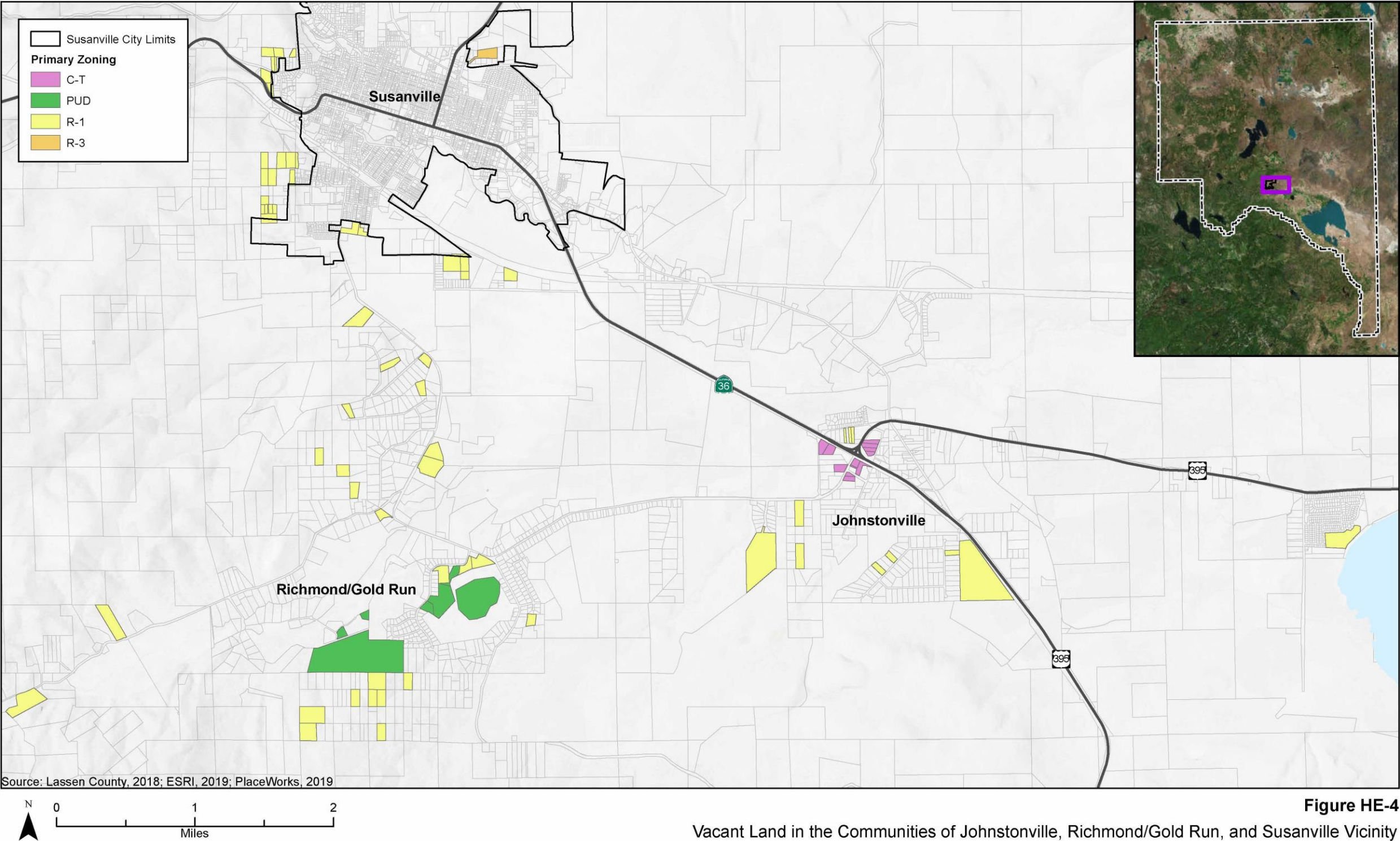
In general, larger parcel sizes make residential development more feasible for developers since they can develop more units, which helps to lower their total costs and the sales price or rents of the housing units. However, large parcels can also present difficulties in the development of low-income housing. **Table HE-32** shows the size range of most parcels in the major unincorporated community areas of Lassen County. With the exception of the communities of Westwood, Spaulding, and Herlong, where most parcels are generally less than a half acre in size, most other residentially zoned parcels are typically 1 acre in size or greater and would not be expected to present a physical constraint on the development of residential units.



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**TABLE HE-32
VACANT SITES BY PARCEL SIZE,
UNINCORPORATED COUNTY COMMUNITIES**

Zoning	Parcel Size by Acreage				Total Acres/Parcels	
	0–0.5 Acres	0.5–1 Acres	1–5 Acres	5 + Acres		
<i>Bieber</i>						
R-1	25		1		9.40	26
C-T	11	2	6	3	52.92	22
<i>North Eagle Lake-Stones/Bengard</i>						
R-1	2	17	9	1	57.27	29
C-T			7		15.10	7
PUD		4	23		41.28	27
<i>Mid Eagle Lake-Spaulding</i>						
R-1	317	19	1		103.02	337
C-T	19	2			7.20	21
<i>Westwood</i>						
R-3-P-C				3	66.50	3
R-1	72	4	2	1	36.29	79
<i>Clear Creek</i>						
R-1	9	1			3.50	10
PUD				1	30.02	1
<i>Susanville Vicinity</i>						
R-3				1	6.93	1
R-1			24	6	118.72	30
<i>Richmond/Gold Run</i>						
R-1			11	13	165.18	24
PUD			4	5	311.13	9
<i>Johnstonville</i>						
R-1			6	6	160.44	12
C-T		1	11		25.72	12
<i>Janesville</i>						
R-3			1		1.52	1
R-1			8		12.89	8

**TABLE HE-32
VACANT SITES BY PARCEL SIZE,
UNINCORPORATED COUNTY COMMUNITIES**

Zoning	Parcel Size by Acreage				Total Acres/Parcels	
	0–0.5 Acres	0.5–1 Acres	1–5 Acres	5 + Acres		
<i>Herlong</i>						
R-1	87	10	15	10	204.30	122
<i>Doyle</i>						
R-1			8		29.95	8
<i>Standish/Litchfield</i>						
R-1			2		7.93	2
C-T			8	1	25.79	9
Total	542	60	147	51	1483.62	800

Source: Lassen County, 2018.

Vacant Residential Parcels with Services

The following land inventory identifies residential parcels that are currently undeveloped which have access to services including water and/or sewer. **Table HE-33** lists local service providers and the number of existing and potential water and wastewater connections in Westwood, Bieber, the area around Susanville, and Herlong. Each of the four service providers have confirmed that electrical service is available throughout each of their districts. A full listing of vacant parcels, including the availability of water and sewer as well as possible other constraints, is included in **Appendix A**.

**TABLE HE-33
SEWER AND/OR WATER,
UNINCORPORATED LASSEN COUNTY**

Service Provider	Connections Served		Available Unused Connections
	Water	Sewer	Water/Sewer
Westwood Community Services District	801	801	1,200/1,200
Lassen County Water Works District 1 (Bieber)	148	148	19/19
Susanville Consolidated Sanitary District	N/A	3,700	N/A/3,700
Herlong Public Utility District	1,105	1,632	1,574/1,069
Total	2,054	6,281	2,793/5,988

Source: Westwood Community Services District, Lassen County Water Works District 1, Susanville Consolidated Sanitary District, Herlong Public Utility District, 2019.

Identification of Available Land and Sites by Zoning District and Realistic Capacity

The following discussion identified an inventory of vacant acreage that is residentially zoned and is suitable for residential development in the unincorporated communities of the county. Each table includes the vacant acreage by residential zoning district, typical density, the availability of water and sewer services, and the maximum and realistic development potential at typical densities for the parcels by community. In most communities in the county, there is no maximum density for the R-2 and R-3 zoning districts in the Urban Residential designation and corresponding sites designated PD. Maximum (when applicable) and typical densities are identified in **Appendix A** as well as in **Table HE-39** in the discussion of development standards. The typical density is based on past development and current trends as well as the availability of infrastructure and services.

The following tables list vacant parcels that can accommodate residential uses by community. This inventory focuses on R-zoned lands and some other areas that allow residential development, such as the PUD and C-T districts. It is important to note that a large portion of residential land in the unincorporated county is zoned Agricultural-Residential (A-2). Minimum parcel sizes range from 2 acres to 20 acres. However, these parcels were not included in the land inventory. R-1 zoned lands that had a minimum acreage restriction of greater than 5 were also not included in the land inventory, as these lands were considered to provide only minimal residential units per land area.

Tables HE-34A through HE-34L indicate an inventory of vacant residentially zoned land in the unincorporated communities of the county. The information was developed through an analysis of the County’s GIS parcel information. The parcels were also evaluated in terms of the availability of infrastructure and services. The “maximum new units” category represents the total number of units that could be built at the typical density for the zoning district. The “realistic new units” category identifies the number of units that are actually expected to be accommodated on the individual parcel when considering setbacks and infrastructure requirements.

As shown on the following pages, Lassen County has an adequate supply of residential land to accommodate its share of the regional housing need. The typical density represents usual building density based on past development; however, since the County does not specify a maximum density for its residential districts, actual densities could be higher as long as the developer meets the development standards set forth in the County’s Zoning Ordinance.

BIEBER

The Lassen Water District provides water service to Bieber. **Table HE-34A** shows building potential within the Bieber community with water and sewer service.

**TABLE HE-34A
VACANT SITES AND POTENTIAL UNITS,
BIEBER**

Zoning	Vacant Acres/Parcels		Typical Density¹	Maximum New Units at Typical Densities²	Realistic New Units at Typical Densities³	Potential Units with Services⁴
C-T	43.54	22	7.25 du/ac	316	237	12
R-1	9.40	26	5 du/ac	47	35	35
Total	52.94	48	–	363	272	47

¹ Typical density represents the maximum number of units per acre that is typical for this area and land use.

² Maximum number of units is based on the total acreage by parcel by the typical density.

³ Realistic new units account for the areas that would not be buildable due to setbacks and improvements based on 75% of the maximum number of units.

⁴ Potential units account for units that are within a water and sewer service area.

NORTH EAGLE LAKE-STONES/BENGARD

The area is served by a community sewer system with capacity to serve all existing and potential future buildout under the current zoning. **Table HE-34B** shows building potential within the North Eagle Lake-Stones/Bengard community with water and sewer service. Development is rural in nature with lots averaging 1 acre, although a number of vacant parcels are less than 1 acre. The R-1-B-20 zone has substantial undeveloped acreage, with the 20-acre minimum a function of individual septic systems and wells. These parcels are not included in the land inventory, as they are considered to provide minimal units per land area. The R-1-B-20 area is steep in some parts and may not be suited to sewer hookup. There is also significant undeveloped PUD land that could be served by the sewer system. This area has no multifamily development, but the PUD zoning allows for such development.

**TABLE HE-34B
VACANT SITES AND POTENTIAL UNITS,
EAGLE LAKE-STONES/BENGARD**

Zoning	Vacant Acres/Parcels		Typical Density¹	Maximum New Units at Typical Densities²	Realistic New Units at Typical Densities³	Potential Units with Services⁴
R-1	57.27	29	1 du/ac	57	57	57
PUD	41.28	27	1 du/ac	41	41	41
C-T	15.10	7	4 du/ac	60	45	45
Total	113.65	63	—	158	143	143

¹ Typical density represents the maximum number of units per acre that is typical for this area and land use.

² Maximum number of units is based on the total acreage by parcel by the typical density.

³ Realistic new units are equal to maximum units, as the parcels are all of adequate size to accommodate the maximum number including the setbacks and infrastructure required, except in the C-T zone, which would not be buildable due to setbacks and improvements based on 75% of the maximum number of units.

⁴ Potential units account for units that are within a sewer service area.

MID EAGLE LAKE-SPAULDING

The community of Spaulding is located on the western shore of Eagle Lake. The community is served by the Spaulding Community Services District (CSD), which provides sewer service for the area. The wastewater treatment plant has the capacity to serve 1,113 equivalent dwelling units.¹ Most homes in the community use well water. The Spaulding Eagle Lake Mutual Water Company serves 130 sites.² The majority of residential development in Spaulding is on relatively smaller lots of 1 acre or less. The community has a large number of vacant residential parcels; however, no R-3 zoned land is available.

**TABLE HE-34C
VACANT SITES AND POTENTIAL UNITS,
EAGLE LAKE-SPAULDING**

Zoning	Vacant Acres/Parcels		Typical Density¹	Maximum New Units at Typical Densities²	Realistic New Units at Typical Densities³	Potential Units with Services⁴
R-1	103.02	337	3.6 du/ac	403	302	302
C-T	7.20	21	4 du/ac	29	22	22
Total	110.22	358	—	432	324	324

¹ Typical density represents the maximum number of units per acre that is typical for this area and land use.

² Maximum number of units is based on the total acreage by parcel by the typical density.

³ Realistic new units account for the areas that would not be buildable due to setbacks and improvements based on 75% of the maximum number of units.

⁴ Potential units account for units that are within a sewer service area.

¹ Spaulding Municipal Service Review, pg. 26.

² Spaulding Municipal Service Review, pg. 22.

WESTWOOD

The Westwood CSD provides water and sewer services to the community of Westwood. Westwood is an old community established as a mill town. Residential development is predominantly urban in layout and density. The CSD currently serves 822 units with water and 807 units with sewer, and has an estimated capacity with current plants (for both sewer and water) of about 1,200 units.

**TABLE HE-34D
VACANT SITES AND POTENTIAL UNITS,
WESTWOOD**

Zoning	Vacant Acres/Parcels		Typical Density¹	Maximum New Units at Typical Densities²	Realistic New Units at Typical Densities³	Potential Units with Services⁴
R-1	36.29	79	6 du/ac	218	163	163
R-3-P-C	66.50	3	8.25 du/ac	549	411	411
Total	102.79	82	–	767	574	574

¹ The typical density represents the maximum number of units per acre that is typical for this area and land use.

² The maximum number of units is based on the total acreage by parcel by the typical density.

³ Realistic new units account for the areas that would not be buildable due to setbacks and improvements based on 75% of the maximum number of units.

⁴ Potential units account for units that are within a water and sewer service area.

CLEAR CREEK

The Clear Creek CSD provides water service to the Clear Creek community, which is located west of Westwood. There are no apartment buildings in the community, which supports an estimated population of approximately 300. The CSD serves approximately 154 units on 152 lots. With current facilities, the CSD could serve approximately 46 additional households.

**TABLE HE-34E
VACANT SITES AND POTENTIAL UNITS,
CLEAR CREEK**

Zoning	Vacant Acres/Parcels		Typical Density¹	Maximum New Units at Typical Densities²	Realistic New Units at Typical Densities³	Potential Units with Services⁴
R-1	3.50	10	4 du/ac	14	11	11
PUD	30.02	1	4 du/ac	120	90	35
Total	33.52	11	—	134	101	46

¹ Typical density represents the maximum number of units per acre that is typical for this area and land use.

² Maximum number of units is based on the total acreage by parcel by the typical density.

³ Realistic new units account for the areas that would not be buildable due to setbacks and improvements based on 75% of the maximum number of units.

⁴ Potential units account for units that are within a water service area.

SUSANVILLE VICINITY

The Susanville vicinity (unincorporated area around the city limits) has one parcel zoned R-3 and a number of parcels zoned R-1. Both water and sewer services are available to most of the residential development in the Susanville vicinity through the Susanville Public Works Department (for water) and the Susanville Consolidated Sanitary District. However, use of these services may require annexation of the property by the City.

**TABLE HE-34F
VACANT SITES AND POTENTIAL UNITS,
SUSANVILLE VICINITY**

Zoning	Vacant Acres/Pcls		Typical Density¹	Maximum New Units at Typical Densities²	Realistic New Units at Typical Densities³	Potential Units with Services⁴
R-1	118.72	30	1 du/ac	119	89	89
R-3	6.93	1	12 du/ac	83	62	62
Total	125.65	31	-	202	151	151

¹ Typical density represents the maximum number of units per acre that is typical for this area and land use.

² Maximum number of units is based on the total acreage by parcel by the typical density.

³ Realistic new units account for the areas that would not be buildable due to setbacks and improvements based on 75% of the maximum number of units.

⁴ Potential units account for units that are within a water service area.

RICHMOND/GOLD RUN

The Richmond/Gold Run area is a residential community southwest of Susanville. Parcels range from 1-acre homesites to ranches with hundreds of acres. There are currently no water or sewer services within the area. All residences are served by individual septic systems and wells. The community has no multifamily developments. The community is intended to develop in a manner consistent with a rural residential character and will likely remain predominantly R-1 single-family residential. According to County permit records, one single-family residence has been permitted on sites listed in the housing element land inventory in the Richmond/Gold Run area since 2014. One parcel in Richmond/Gold Run from the 2009 Housing Element Table 34-G has been developed since adoption of the previous housing element to construct one unit. The unit was developed on this site at market-rate or above-moderate as it was designated in Table 34-G.

**TABLE HE-34G
VACANT SITES AND POTENTIAL UNITS,
RICHMOND/GOLD RUN**

Zoning	Vacant Acres/Pcls		Typical Density¹	Maximum New Units at Typical Densities²	Realistic New Units at Typical Densities³	Potential Units with Services⁴
R-1	17.16	3	0.2 du/ac	3	3	0
R-1 (3 ac min)	21.74	6	0.33 du/ac	6	6	0
R-1 (4 ac min)	34.58	5	0.25 du/ac	8	6	0
R-1 (5 ac min)	59.29	8	0.02 du/ac	12	10	0
R-1 (14 ac min)	32.41	2	0.07 du/ac	2	2	0
PUD	311.13	9	0.3 du/ac	93	93	0
Total	476.31	33	–	124	120	0

¹ Typical density represents the maximum number of units per acre that is typical for this area and land use.

² Maximum number of units is based on the total acreage by parcel by the typical density.

³ For many of the zones in this area realistic new units are equal to maximum units, as the parcels are all of adequate size to accommodate the maximum number including the setbacks and infrastructure required.

⁴ Potential units account for units that are within a water and sewer service area.

JOHNSTONVILLE

Johnstonville has a County-maintained water system that currently serves one public industrial client (Caltrans). As indicated below, the Town Service (C-T) zone applies extensively in Johnstonville and allows single-family residential by right and multiple-family residential with a use permit. The Johnstonville planning area includes rural areas outside the town center as well as the Leavitt Lake Subdivision, which features high-density urban residential development with no vacant lots. The subdivision is also served by a community water and wastewater system operated by the Leavitt Lake Community Services District.

**TABLE HE-34H
VACANT SITES AND POTENTIAL UNITS,
JOHNSTONVILLE**

Zoning	Vacant Acres/Parcels		Typical Density¹	Maximum New Units at Typical Densities²	Realistic New Units at Typical Densities³	Potential Units with Services⁴
R-1	27.25	5	1 du/ac	27	27	0
R-1 (2.5 ac min)	133.20	7	0.4 du/ac	53	53	0
C-T	25.72	12	1 du/ac	26	26	0
Total	186.16	24	–	106	106	0

¹ Typical density represents the maximum number of units per acre that is typical for this area and land use.

² Maximum number of units is based on the total acreage by parcel by the typical density.

³ Realistic new units are equal to maximum units, as the parcels are all of adequate size to accommodate the maximum number including the setbacks and infrastructure required.

⁴ Potential units account for units that are within a water service area.

STANDISH/LITCHFIELD

Water and sewer services are not currently available to this area. Parcels are served by individual septic systems and wells. Development is mostly low-density rural residential. No land is zoned R-3 or R-2 in this area, and the R-1 zone is associated with specific subdivisions that are essentially built out. The parcels zoned C-T (Town Service) allow single-family residences by right and multifamily dwellings once a use permit has been secured.

**TABLE HE-34I
VACANT SITES AND POTENTIAL UNITS,
STANDISH/LITCHFIELD**

Zoning	Vacant Acres/Parcels		Typical Density¹	Maximum New Units at Typical Densities²	Realistic New Units at Typical Densities³	Potential Units with Services⁴
R-1 (3 ac min)	7.93	2	0.33 du/ac	2	2	0
C-T	25.79	9	1 du/ac	26	26	0
Total	33.72	11	—	28	28	0

¹ Typical density represents the maximum number of units per acre that is typical for this area and land use.

² Maximum number of units is based on the total acreage by parcel by the typical density.

³ Realistic new units are equal to maximum units, as the parcels are all of adequate size to accommodate the maximum number including the setbacks and infrastructure required.

⁴ Potential units account for units that are within a water or sewer service area.

JANESVILLE

Janesville has no water or sewer services. Most residential development in the area is on lands zoned A-2 with parcels ranging from 4 to 20 acres. This analysis includes only the R-zoned lands.

**TABLE HE-34J
VACANT SITES AND POTENTIAL UNITS,
JANESVILLE**

Zoning	Vacant Acres/Pcls		Typical Density¹	Maximum New Units at Typical Densities²	Realistic New Units at Typical Densities³	Potential Units with Services⁴
R-1	12.89	8	1 du/ac	11	11	0
R-3	1.52	1	8 du/ac	13	9	0
Total	14.41	9	—	24	20	0

¹ Typical density represents the maximum number of units per acre that is typical for this area and land use.

² Maximum number of units is based on the total acreage by parcel by the typical density.

³ Realistic new units are equal to maximum units, as the parcels are all of adequate size to accommodate the maximum number including the setbacks and infrastructure required, except lands zoned R-3, which is based on a 75% of maximum units to account for setbacks and infrastructure.

⁴ Potential units account for units that are within a water or sewer service area.

HERLONG

The Herlong Public Utilities District provides water and wastewater service in the community of Herlong as well as the community of West Patton Village, the Susanville Indian Rancheria, and areas south of the Sierra Army Depot (SIAD). The Herlong community includes the reuse area of the former SIAD and the immediate vicinity. This 4,383-acre area includes land developable for commercial, residential, and industrial projects.

A local utility provides water and sewer service and infrastructure. The majority of this area has been identified as Urban Reserve.

**TABLE HE-34K
VACANT SITES AND POTENTIAL UNITS,
HERLONG**

Zoning	Vacant Acres/Parcels	Typical Density¹	Maximum New Units at Typical Densities²	Realistic New Units at Typical Densities³	Potential Units with Services⁴
R-1	110.57	5 du/ac	553	414	414
R-1 (1 ac min)	91.64	1 du/ac	92	92	92
R-1 (2 ac min)	2.09	.5 du/ac	1	1	1
Total	204.30	–	646	507	507

¹ Typical density represents the maximum number of units per acre that is typical for this area and land use.

² Maximum number of units is based on the total acreage by parcel by the typical density.

³ Realistic new units are equal to maximum units, as the parcels are all of adequate size to accommodate the maximum number including the setbacks and infrastructure required, except lands zoned R-1, which is based on a 75% of maximum units to account for setbacks and infrastructure.

⁴ Potential units account for units that are within a water and sewer service area.

DOYLE

No water or sewer services are available in Doyle. All development is on individual septic systems and wells. The community does not have any land zoned R-3 or R-2, and the R-1 land has mostly been built out. However, there are a few larger parcels zoned R-1 in the area. Most of the residential development in the area is on lands zoned A-1 (General Agriculture), which allows a single-family home by right.

**TABLE HE-34L
VACANT SITES AND POTENTIAL UNITS,
DOYLE**

Zoning	Vacant Acres/Parcels		Typical Density¹	Maximum New Units at Typical Density²	Realistic New Units at Typical Densities³	Potential Units with Services⁴
R-1 (2.5 ac min)	6.50	2	0.40 du/ac	2	2	0
R-1 (3 ac min)	23.46	6	0.33 du/ac	6	6	0
Total	29.96	8	—	8	8	0

¹ Typical density represents the maximum number of units per acre that is typical for this area and land use.

² Maximum number of units is based on the total acreage by parcel by the typical density.

³ Realistic new units are equal to maximum units as the parcels are all of adequate size to accommodate the maximum number including the setbacks and infrastructure required.

⁴ Potential units account for units that are within a water and sewer service area.

Ability to Address Housing Need

Table HE-35 shows the development potential of vacant sites in the unincorporated communities of the county compared to Lassen County’s share of the regional housing need. Through the GIS database, the County has identified large sites that have the potential for low-income development for multiple parcel division. Based on an analysis of vacant land, the County has sufficient sites to meet its RHNA.

Since 2014, Lassen County has had 40 conventional homes and 29 manufactured or mobile homes developed, while only one of them was on the sites listed in the 2014-2019 Housing Element land inventory in Richmond/Gold Run. While over 1,500 acres are available in Lassen County for residential development, as is shown in **Table HE-32**, much of this acreage does not have formal sewer and water services available and must rely on septic systems and wells. **Table HE-35** also shows the full development potential of units that can be served with existing sewer and water services in the unincorporated communities of the county. Though this scenario provides the total number of units at buildout of these communities, recent trends show that actual development is expected to occur at a much

slower pace. However, the County does have sufficient sites to accommodate its current and future need regardless of the pace of development.

Higher-density apartment units are generally affordable to lower-income and moderate-income households. Duplexes are typically affordable to moderate- and above moderate-income residents. Single-family development is primarily affordable to moderate- and above moderate-income households.

**TABLE HE-35
ABILITY TO ADDRESS HOUSING NEED,
UNINCORPORATED LASSEN COUNTY**

Income Level	2019 RHNA	Vacant Land Inventory	Remainder
Extremely Low	10	473 ¹	428
Very Low	10		
Low	12		
Moderate	13		
Above Moderate	32	1,319 ²	1,287
Total	77	1,792	1,715

¹ These are units that could be produced on R-3 zoned parcels and are noted to have the ability to access services (see Tables HE-34A through L).

² These are units that could be produced on parcels zoned for lower-density development and are noted to have the ability to access services (see Tables HE-34A through L).

Through a combination of sites for higher-density multifamily development and the use of a variety of housing types, such as manufactured homes, accessory dwelling units, and mixed-use development, the County will be able to address all of the need for sites to support housing affordable to lower-income households. The most difficult challenge is facilitating the development of housing affordable to extremely low- and very low-income households. This type of housing requires not only the availability of appropriately zoned land with adequate infrastructure but also sufficient subsidies and incentives to make the housing feasible for developers. In addition, a low level of interest from applicants for multi-family housing is also a factor in the actual development of a greater variety of housing types in the unincorporated County.

The unincorporated county's share of housing units affordable to extremely low- and very low-income households is 20 out of a total lower-income allocation of 32 units. The County has identified sufficient sites to meet the lower-income housing need; however, the ability to foster the development of these units depends on the availability of public financing and the interest of developers. Several projects built in the community of Westwood and the

City of Susanville have successfully provided housing units affordable to very low-income residents, such as Westwood Senior Apartments and Lassen Manor. Section Five of this document contains a variety of programs to facilitate the development of housing units affordable to lower-income households. These include expedited processing, technical assistance, and Section 8 (Housing Choice Voucher) rental assistance, as well as other incentives.

Environmental Review of Vacant Sites

The parcels identified in **Table HE-35** were zoned residential, Planned Unit Development, or Town Service based on the information available in the County’s GIS database. Parcels in this database were given these land use and zoning designations because they were located in community areas that generally had more urban uses and did not have the type of environmental constraints that would preclude development or add substantial costs to development as a result of mitigation measures.

As part of the County’s update of the Land Use Element and General Plan EIR, agricultural land and lands under Williamson Act contract have agricultural land use and zoning designations. Similarly, land with minerals or natural resources such as timber have also been given land use and zoning designations consistent with these uses.

Flooding and seismic activity are environmental constraints in some areas of the county. With regard to seismic activity, a number of recorded earthquakes have been recorded in Lassen County since 1895, and a number of fault zones are located in the county, primarily in the southern areas. One of the most active faults has been the fault between the communities of Herlong and Doyle. This fault runs along the base of the Sage Mountains.

The County’s Safety Element includes policies designed to address development in these areas. As a result, no sites have been zoned for residential uses in close proximity to the fault or fault rupture zone. Housing development in the seismically active areas of the county must comply with the California Building Standards Code (Title 24 of the California Code of Regulations ((CCR), which is designed to protect structures from geologic and seismic risks and to ensure structural safety. Compliance with the CCR and the Safety Element does not act as a constraint since all development in California must comply with the CCR requirements and these measures are designed to ensure the safety of residents.

Additionally, parcels that are considered to lie in an area of possible environmental or human-made hazards are identified with the Public Safety Combining District (P-S) zoning designation. No parcels with this combining district designation were included in the vacant land inventory described above.

With regard to sites that lie within the 100-year flood zone or have other flooding hazards, the County has identified these properties with the Floodplain (F) Combining District

zoning designation. When the County developed its vacant sites inventory, all properties with the F designation were excluded. As a result, no vacant sites have flooding issues that would result in mitigation and additional costs to development.

3.3 ANALYSIS OF GOVERNMENTAL CONSTRAINTS

Residential Development Standards

The Lassen County General Plan, 2000 establishes policies and programs that guide new development in the unincorporated areas of the county. The County General Plan designates land uses within the county, including land for residential development. Lassen County also has adopted area plans that contain land use maps and designations applicable to lands within the identified planning area. These area plans are recognized as amendments to the County General Plan. As of 2019, area plans have been prepared and adopted for the following areas:

- Westwood (1968, revised in 2002 as part of the Westwood/Clear Creek Area Plan)
- Eagle Lake (1968, revised 1982)
- Hallelujah Junction (1984)
- Susanville Vicinity (1984)
- Pittville (1986)
- Standish/Litchfield (1986)
- Johnstonville (1987)
- Wendel (1987)
- Hayden Hill Resource Plan (1991)
- Richmond/Gold Run (1993)
- Janesville General Plan Amendment (1993)
- Amedee Army Airfield Land Use Compatibility Plan (2016)

The Lassen County Zoning Ordinance (Zoning Ordinance No. 467, adopted January 1984 and as subsequently amended) is the main implementing instrument for residential development policies, which are set forth in the County General Plan and the area plans. The policies establish and control the type, location, and density of residential development in the unincorporated areas of the county. **Table HE-36** lists the primary residential zoning districts in Lassen County.

**TABLE HE-36
RESIDENTIAL GENERAL PLAN LAND USE DESIGNATIONS
AND ZONING DISTRICTS**

General Plan Designations	Zoning Districts	Primary Residential Type
Agricultural and Rural Residential	A-2 Agricultural Residential	Single-family residence
Residential Center, Urban Residential, Estate Residential	R-1 Single-Family Residential R-2 Limited Multiple-Family Residential R-3 Multiple-Family Residential	Single-family residence Duplex, triplex, fourplex Apartments
Town Center	C-T Town Service	Single-family residence
Neighborhood Commercial	C-L Local Convenience Commercial District	Single-family residence, duplex, triplex, fourplex
Planned Development Option	PUD Planned Unit Development	Various
Planned Development Residential, Planned Development Option	P-C Planned Community	Various

Source: Lassen County Zoning Ordinance; Lassen County General Plan, 2000.

Table HE-37 depicts the housing types permitted by each residential zoning district, except for the PUD district. Some housing types are allowed by right in the zoning district, while others are allowed with a use permit. Development that is proposed in the PUD district is required to obtain a Planned Development Permit, which specifies allowed uses for the land (Zoning Ordinance Section 18.48.030). In addition, other zoning districts, designated primarily for nonresidential uses (e.g., commercial, industrial), allow particular residential units to be constructed within the district, often requiring that a use permit be granted by the County.

**TABLE HE-37
HOUSING TYPES PERMITTED BY ZONING DISTRICT**

Housing Types Permitted	A-2	R-1	R-2	R-3	C-T	C-R	P-C
Single-Family Detached	P	P	P	P	P	P	U
Duplexes to Fourplexes	–	–	P	P	U	P	U
Multifamily (5+ Units per Structure)	–	–	–	U	U	U	U
Manufactured Homes	P	P	P	P	P	P	U
Accessory Dwelling Units ¹	U/C	U	U	U	U	P	U
Group Homes ²	–	–	–	U	–	–	U
Farmworker Housing	U	–	–	–	–	–	–
Emergency Shelters	–	–	–	–	P	P	–
Supportive and Transitional Housing	–	–	–	–	P	P	–
Residential Care Facility (≤6 persons)	–	–	–	–	–	–	–
Residential Care Facility (>6 persons)	–	–	–	–	–	–	–

P: allowed by right; C: allowed by certificate of conditional use; U: allowed by use permit

¹ Per Section 18.108.270 of the Zoning Ordinance: “[I]n any zone on a parcel of land where there is in existence a legally-established ‘single-family dwelling,’ as defined in this title, a ‘second dwelling unit,’ may be allowed by the planning commission, upon first securing a use permit pursuant to Chapter 18.112 of this title.”

² Group homes are defined in Section 18.14.470(2): “Wherein one or more individuals is provided with room, board, specialized and distinctive care and supervision in a family environment, or where five or more individuals reside and are provided with room, board, ordinary care and supervision in a family environment. ‘Group home’ includes, without limitation by reason of enumeration, receiving homes, and work or wage homes.”

Source: Lassen County Zoning Ordinance, current through Ordinances 2018-009 and the October 2018 code supplement.

Table HE-38 sets forth the development standards under each residential zone. For the PUD district, the applicable standard depends on the type of development proposed. However, the minimum open space requirement in the PUD district is 50 percent of the gross project site. For single-family units, the standards of the R-1 district apply. For multiple-family dwellings, the R-3 standards apply. The County does not have a maximum density for its residential land use designations or zoning districts, with the exception of the following: the maximum density for single-family detached units is 10 dwelling units per acre (du/ac), 14 du/ac for townhomes or condominiums, and 16 du/ac for multifamily units. A project must satisfy the development standards identified in **Table HE-38**. Based on estimates from County staff, based on development standards required, the maximum density for the R-3 zone is approximately 20 du/ac. While a parcel zoned R-3 could

accommodate such density (assuming it has sufficient infrastructure), past development has usually been at a lower density. Typical built densities for the residential zones are as follows:

- R-1: High Density Urban Residential: 1-8+ dwelling units per acre
- Low Density Urban Residential: 1-7.25 dwelling units per acre
- Estate Residential: .2-1 dwelling units per acre
- R-2: 4 dwelling units per acre
- R-3: 8–12 dwelling units per acre

**TABLE HE-38
DEVELOPMENT STANDARDS IN RESIDENTIAL DISTRICTS**

Standard	A-2	R-1	R-2	R-3	C-T
Density Range	.025 to .05 dwelling units/acre	7.25 dwelling units/acre	No maximum density – must meet development standards	No maximum density – must meet development standards	7.25 dwelling units/acre
Setbacks	20 ft. front 5–15 ft. side 20 ft. rear	20 ft. front 5–15 ft. side 20 ft. rear	20 ft. front 5–15 ft. side 20 ft. rear	20 ft. front 5 ft. side 15 ft. rear	As reqd. by other regs, except 15 ft. rear
Lot Coverage	35%	35%	35%	60%	No std.
Minimum Lot Size	20–40 minimum acres	6,000–7,000 ¹ square feet	6,000–7,000 ¹ square feet	6,000–7,000 ¹ square feet	6,000–7,000 ¹ square feet
Parking	2 spaces/dwelling unit	2 spaces/dwelling unit	2 spaces/dwelling unit	2 spaces/dwelling unit	2 spaces/dwelling unit
Height Maximum	35 ft.	25 ft. ²	25 ft. ²	45 ft.	25 ft. ³

¹ Minimum lot size 20,000 square feet for property using individual septic system and on community water system; 1 acre for property using individual septic system and on individual well.

² 35 feet with design review approval.

³ 45 feet with design review approval.

⁴ General Note: Maximum density for single-family detached units is 10 dwelling units per acre (du/ac), 14 du/ac for townhomes or condominiums, and 16 du/ac for multi-family units.

Source: Lassen County Zoning Ordinance, current through Ordinances 2018-009 and the October 2018 code supplement.

For the P-C district, development standards are the same as those for each particular housing type, except that the minimum lot size is 8,125 square feet and the maximum

building height for R-1 and R-2 uses is 35 feet. The development standards set forth in the Lassen County Zoning Ordinance for residential districts are typical for many jurisdictions. The minimum lot sizes for properties with septic systems are justifiable for health reasons. Therefore, development standards for residential districts, as set forth in the Lassen County Zoning Ordinance, do not represent a significant constraint to housing development.

In most communities in the county, there is no maximum density for the R-2 and R-3 zoning districts. However, several communities have maximum densities that are set forth in the area plan for that community. These densities are in line with the urban or rural nature of the specific community. Maximum densities vary from 16 du/ac for multifamily development in the PUD district in the Susanville vicinity to 0.2 du/ac in the R-1 Rural Residential District in the Richmond/Gold Run area. **Table HE-39** identifies the maximum densities for those communities that have such a threshold. Despite the maximum densities set forth, the development standards are the same as those identified in **Table HE-38**.

**TABLE HE-39
DENSITIES FOR SPECIFIC COMMUNITY AREAS**

Community Area	Zone	Maximum Density
Eagle Lake/Spaulding	R-1	3.6 du/ac
Westwood/Clear Creek	PUD	4 du/ac
Susanville Vicinity	PUD	10 du/ac – single-family 16 du/ac – multifamily
Richmond/Gold Run	R-1 LD Urban	1 du/ac
	R-1 Estate Residential	0.3 du/ac
	R-1 Rural Residential	0.2 du/ac
	PUD	0.3 du/ac
Herlong	R-3	12 du/ac
	R-2	6 du/ac
	R-1 HD Urban	5 du/ac
	R-1 LD Urban	0.5 du/ac
Amedee	Compatibility Zone D	4 du/ac

Source: Lassen County Zoning Ordinance, current through Ordinances 2018-009 and the October 2018 code supplement.

Planning and Development Fees

Fees and exactions provide funding to cover the costs of planning services and the impacts resulting from new development on infrastructure and services. **Table HE-40** outlines the planning and permit fees related to residential development. **Table HE-40** also identifies

the impact fees associated with new residential development, such as school, traffic, fire, and water and sewer connection fees; development impact fees can include both County-controlled fees (e.g., development application fees and building permit fees) and non-County-controlled fees (e.g., school impact fees). Planning fees and permit processing times can be considered constraints if they are in excess of the County’s costs to provide the services or if there are unnecessary or excessive processing delays.

Costs associated with site improvements are an important component of new residential development costs. Site improvement costs are applied to provide sanitary sewer, water service, and other infrastructure for the project. In addition, the County may require payment for various off-site improvements as part of project mitigation measures (e.g., payment toward an off-site traffic signal). Under specific circumstances, developers of new residential projects are also required to construct all on-site streets, sidewalks, curb, gutter, and affected portions of off-site arterials. In the county, these costs vary by area. For example, some places (e.g., Westwood) have sanitary sewer and water systems, while many places use individual septic systems and private wells. Utility service connection fees (e.g., sewer and water connection fees) are not applied by the County, but by local agencies that manage and operate water and sewer systems that exist in the unincorporated county. In general, however, individual home construction does not warrant the provision of all of these improvements.

**TABLE HE-40
PLANNING AND DEVELOPMENT FEES**

Fee Category	Fee Amount
Annexation	None
Building Permit ¹	\$1,800–\$3,500
Variance	\$571
Conditional Use Permit ²	Class I \$397, Class II \$571, Class III \$2,381
General Plan Amendment ³	\$913
Rezone	\$754
Design Review	\$63–\$127
Preliminary Review (if requested)	\$159
Planned Unit Development ³	\$913
Specific Plan ²	\$2,619
Development Agreement	No established fee
Certificate of Conditional Use	\$119
Lot Line Adjustment/Merger	\$175
Tentative Subdivision Map	\$913 + \$56/lot

**TABLE HE-40
PLANNING AND DEVELOPMENT FEES**

Fee Category	Fee Amount
Parcel Map	\$754
Vesting Tentative Map	\$913 + \$56/lot
Environmental Impact Report ³	\$2,619
Initial Study/Negative Declaration	\$611
Initial Study/Mitigated Negative Declaration	\$611 + actual costs above \$611
Fire ⁴	\$0.29–\$0.83/sq. ft.
Water Hookup ⁴	\$700
Sewer Hookup ⁴	\$700–\$2,887
Traffic	Varies
School	\$2.63–\$3.79/sq. ft.

¹ Varies based on size of unit. A 600-square-foot residence will cost approximately \$1,800 while a 2,000-square-foot residence will cost approximately \$3,500.

² \$397 for single-family residences, \$571 for other residences.

³ Fee specified plus either: (a) charge based on actual cost exceeding specified fee, or (b) charge equal to 10 percent of total contract cost if document prepared under contract.

⁴ Fee charged by community service district, not by County.

Source: Lassen County Planning and Building Services Department, 2018; Lassen County Water Works District, 2018; Herlong CSD, 2018; Westwood CSD, 2018; Susanville Sanitary District, 2018; Susanville Public Works, Water and Fire Departments, 2018; Lassen County Office of Education, 2018.

Table HE-41 identifies the typical development fees for single-family and multifamily housing. The fees for a single-family unit make up about 5.3 percent of the total development costs. For a multifamily unit (assumed to be 600 square feet constructed at a cost of \$120 per square foot), fees constitute 8.1 percent of total development costs. These fees are low and do not represent a significant financial constraint to new housing development. No multifamily units have been constructed in the county for more than 20 years. Therefore, costs for multifamily units are estimated based on a typical 600-square-foot, one-bedroom unit and may not represent actual costs.

**TABLE HE-41
ESTIMATED TOTAL PROCESSING AND IMPACT FEES FOR
SINGLE-FAMILY AND MULTIFAMILY UNITS**

Housing Type	Total Fees³	Estimated Development Cost	Estimated Proportion of Fees to Development Costs
Single-Family Unit ¹	\$12,830	\$241,500	5.3%
Multifamily Unit ²	\$5,860	\$72,450	8.1%

¹ Based on a 2,000-square-foot home including garage and patio.

² Based on a one-bedroom, 600-square-foot apartment.

³ Due to ranges in pricing for different costs throughout the county, the average of the low and high totals was applied to calculate the cost. Fees include, but are not limited to, building permit, fire, water and sewer hookup, traffic, and school fees.

Source: Lassen County Planning and Building Services Department, 2018.

Development Permit and Approval Processing

The development review and permitting process is used to receive, evaluate, and consider approval of new development applications. The development review and permitting process ensures that new residential projects reflect the goals and policies of the General Plan and meet the intent and requirements of the Zoning Ordinance.

Applications for development permits are made in writing to the Planning Division of the County's Planning and Building Department. Applications vary depending on the type of permit being requested. In addition, some planning applications require public hearings. The review and approval of a use permit involves the filing of a complete application, staff review, and report writing for Planning Commission review. Staff level review is done by the County's technical advisory committee (T.A.C.), which is made up of the planning director, public works director, surveyor, road commissioner, sanitarian, fire warden and assessor, or their designated representative. The T.A.C. reviews all use permit applications and prepares appropriate conditions of approval for consideration by the County. The planning department then incorporates the recommendations of the T.A.C. into a staff report for the Planning Commission. The Planning Commission approves, approves with conditions, or denies use permits. Decisions of the Planning Commission may be appealed to the Board of Supervisors.

Use permits may be granted based on both of the following findings:

1. That the project will or will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.

2. That the project is or is not consistent with the Lassen County General Plan, or any applicable area plan or resource plan adopted as part of the General Plan.

Findings related to health, safety, and welfare are not always premised on objective criteria and could lead to denial of use permits for subjective reasons.

Table HE-42 lists typical review times for various planning actions. Processing timelines are the same for single-family and multifamily projects. The overall process is longer for subdivisions or projects requiring a zone change, General Plan Amendment or Conditional Use Permit. Project application review is usually completed within two to three weeks of accepting an application. Determination of approval is usually based on consistency with the General Plan, character of adjacent land uses, adequate size and shape of lots, zoning compliance, and conformance with design standards. Although application review and approval adds time to the development process, the review periods listed in **Table HE-42** are consistent with typical review periods in other jurisdictions. Therefore, they are not considered a significant constraint on housing development.

**TABLE HE-42
TIMELINES FOR SINGLE-FAMILY AND MULTIFAMILY PERMIT
PROCEDURES**

Type of Approval or Permit	Typical Processing Time
Building Permit (without any other permitting requirements)	3–4 weeks
Conditional Use Permit	3–4 months*
Zone Change	3–6 months*
General Plan Amendment	4–8 months*
Architectural Review	14 days
Parcel Maps	3–6 months*
Initial Environmental Study with Negative Declaration	90 days
Environmental Impact Report	6 months–1 year

*Includes 60-day time period for preparation of Initial Study and completion of a Negative Declaration pursuant to CEQA.

Source: Lassen County Planning and Building Services Department, 2018.

Larger development projects, such as residential subdivisions and multifamily housing complexes, may be subject to the California Environmental Quality Act (CEQA) and require the preparation of an environmental document (i.e., environmental impact report, negative declaration) before a project can be approved. Smaller projects also may be subject to the CEQA process if special environmental circumstances are found. The

requirement to prepare an environmental document can substantially lengthen the development review process, sometimes taking up to one year to obtain project approval if an environmental impact report must be prepared. State environmental law mandates much of the time required in the environmental review process. Also, the environmental review process requires public participation. This typically includes a public review period for environmental documents and at least one public hearing for certification of the environmental documents, which can add time to the process.

The Lassen County Zoning Ordinance provides for a design review process (Zoning Ordinance Chapter 18.118). As applicable to residential development, design review is required for projects in the R-3 districts, C-T districts, and Design (-D) Combining Districts. It also may “be required as a condition of use permits or planned development permits or as a method to implement standards in the general plan, an area plan or a specific plan or as otherwise deemed necessary.”

Ordinance 467-AF sets a uniform standard for architecture for residential structures of all housing types and applies to the R-1, R-2, R-3, A-2 and -D districts, residential use structures in a scenic highway corridor, and additional dwellings requiring a use permit or certificate of conditional use. If multifamily development in these districts meets the architectural standards identified in the ordinance, the design approval will be a ministerial action and will not require discretionary review. The architectural standards to be met under Ordinance 467-AF include roof pitch, foundation skirting, roof overhangs, siding, and paint color. Projects not meeting these standards or not in these districts or part of a use permit application/certificate for conditional use application are required to go through the design review process. The design review process begins with an application accompanied by plot plans, drawings, or sketches. The application is reviewed by the Architectural Review Committee (ARC), which consists of the director of planning and building services, the county building official, and a county planning commissioner who is appointed annually by the chair of the Planning Commission. The ARC may either approve the application or suggest any changes it deems necessary to accomplish the purpose of the design district or applicable standards. Also, the ARC may refer any application to the County Planning Commission. In that case, the Planning Commission will hold a hearing on the application and will give its decision within 30 days of the hearing.

Other Regulations that Affect the Cost and Supply of Housing

There aren’t any ordinances in the County that affect the cost and supply of housing, such as an inclusionary housing ordinance or growth control ordinance.

Constraints on Housing for Persons with Disabilities

Under SB 520, which became effective January 1, 2002, a housing element is required to analyze potential and actual constraints on the development, maintenance, and

improvement of housing for persons with disabilities and to demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities (California Government Code Section 65583(a)(4)). In accordance with the provisions of SB 520, the following section analyzes constraints on housing for persons with disabilities.

As discussed in Section Two of this Housing Element, there were 2,717 persons in unincorporated Lassen County with a disability, according to the 2012–2016 American Community Survey. Four facilities serve adult disabled persons in Lassen County, and one 82-unit apartment complex provides housing for both disabled persons and seniors. This indicates that many disabled persons in unincorporated Lassen County are being housed in units that may or may not be specially designed to accommodate disabilities. One reason may be constraints on housing development for disabled persons imposed by governmental ordinances and procedures. This analysis looks at three general categories of potential constraints: zoning and land use, permits and processing procedures, and building codes. See Section 2.5, Special Housing Needs, Persons with Disabilities, for specific information.

Zoning and Land Use

It is not clear from the Zoning Ordinance in which districts residential care facilities may be located. This lack of clarity in the Zoning Ordinance may act as a constraint on the development of housing for disabled persons in the county since it is difficult to determine where they would be permitted. As such, Program HE-4.C has been included in this Housing Element to clearly define this type of use.

Permits and Processing Procedures

The County Zoning Ordinance does not allow group homes for six or fewer persons in all zones that permit residences. The County also only allows group homes in the R-3 district. Clearly defining terms, such as residential care facility-large and residential care facility-small, and listing them as permitted or permitted with a use permit in the Zoning Ordinance instead of referencing uses permitted in other districts, would clarify what uses are allowed and where and comply with state statute (Lanterman Act). No special design or permitting standards have been established for residential care facilities other than the required conditional use permits and architectural requirements described above. The use permits do not require any special provisions for the development of a residential care facility. The County has no occupancy standards pertaining to unrelated adults.

Requests to retrofit homes for disabled accessibility are handled the same as any other building permit. However, where possible, such permits are issued “over the counter” or take priority over other permit applications. Therefore, the County has sought to reduce or eliminate constraints to housing for disabled persons in regard to its permitting procedures.

Site Improvements

Site improvements are typically required to supply services, mitigate environmental constraints, and ensure community compatibility. However, they can add to the cost of housing and can be a constraint to housing development if the requirements are excessive.

Site improvements related to access roads, utilities, and water and sewer systems are required for most land divisions and for development of homesites in Lassen County. Road improvements for new land divisions are based on the size of parcels created, the overall number of parcels served by the access road, and the potential size and number of lots anticipated at full buildout per the land use designation and density guidelines in the General Plan. Curb, gutter, and sidewalk improvements are required only in higher-density urban settings and represent a small portion of overall development in the county.

Most newly created parcels and all residential construction must be served with adequate domestic water systems and sewage disposal systems. The majority of the unincorporated territory of Lassen County is not served by community water or sewer, so most lots require an individual septic system and well. In most cases, a person wishing to subdivide a property must prove septic suitability and water quantity and quality through percolation tests and test wells prior to final subdivision approval for each newly created lot. According to cost guides on www.homeadvisor.com, the average cost of a septic system is about \$5,633, generally ranging between \$3,095 to \$9,010.³ For domestic water, the primary associated cost is drilling of the well. The depth of wells varies depending on location (hillside, valley floor) and underlying geology. However, according to the Lassen County Groundwater Management Plan, the average depth of domestic wells in the county is 190 feet. In California, the average cost to drill a domestic well is about \$20 to \$50 per foot, depending on the soils and difficulty of terrain, leading to an average drilling cost of \$6,650. A complete domestic well system, including drilling, pump, pressure tank, and lines, ranges from \$5,000 to \$12,000.⁴

With the exception of some large parcel land divisions, and as otherwise allowed under the provisions of the Subdivision Map Act and the County Code, all newly created lots and all residential construction must be served by utilities such as power and telephone. In some cases, where required by the General Plan, utilities must be installed underground at a cost, depending on site conditions, of \$20 to \$40 per linear foot.

Overall, for undeveloped new lots, it is estimated that improvements account for about one-third of the total cost of the land. While this seems high, the site improvements are necessary to provide services to new residents and to ensure compliance with applicable

³ HomeAdvisor.com. Accessed December 19, 2018. <https://www.homeadvisor.com/myhomeadvisor/confirmation/131178566/>.

⁴ HomeAdvisor.com. Accessed December 18, 2018. <https://www.homeadvisor.com/cost/landscape/drill-a-well/>.

state regulations. Also, as noted elsewhere in this document, land prices in Lassen County vary considerably, but are generally lower than in other parts of California.

Building Codes and Their Enforcement

Building codes serve an important role by preventing the construction of unsafe or substandard housing units. They also can ensure that requirements, such as those associated with the federal Americans with Disabilities Act (ADA), are implemented to provide units for persons with special needs. However, building codes and code enforcement do add to the cost of housing, and excessive requirements can be a constraint to housing development.

The County operates under the 2016 California Building Standards Code (Title 24 of the California Code of Regulations (CCR)). All residential construction in the county must comply with the requirements of the CCR. This code also contains Chapter 11, which incorporates provisions of the ADA. One provision is that a number of residential units in new multifamily construction of three or more apartments, or four or more condominiums, must be accessible or adaptable to persons with disabilities. In addition, Lassen County has its own set of codes contained in Title 12 of the County Code. These codes deal with local regulation in the CCR. The County has added no amendments to the CCR that would place constraints on accommodation of persons with disabilities.

Code enforcement operates under the purview of the building official. Currently the County has one code enforcement officer, although has funding for two positions. Since 2015 (when the Department of Planning and Building Services' permit tracking software was last updated), approximately 41 percent of code cases have related to building code violations including substandard buildings or unsafe structures. From 2015 to 2018, the County has averaged 117 cases/complaints per year, with 4 to 5 percent of those cases resulting in a red tag, which is a posting that the structure is unsafe to occupy. The remaining 59 percent of the cases opened since 2015 are related to land use issues—signs, use permit violations, unpermitted operations, abandoned vehicles, etc. In order of increasing severity, the County first seeks voluntary compliance, then assesses fines and penalties (in cases of noncompliance), later abates the nuisance itself (if noncompliance persists), and lastly, refers cases to the district attorney (as a final resort).

3.4 ANALYSIS OF NON-GOVERNMENTAL CONSTRAINTS

Land Cost

The cost of developable land creates a direct impact on the price of a new home and is considered a non-governmental constraint. As the higher cost of land increases so does the price of a new home. Therefore, developers sometimes seek to obtain approvals for the largest number of lots allowable on a parcel of land. This allows the developer to distribute the costs for infrastructure improvements (i.e., streets, sewer lines, water lines) over the maximum number of homes.

A survey of vacant land cost for sale in unincorporated Lassen County was completed in December 2018 through a review of properties listed for sale on www.realtor.com. Based on this survey, the average list prices of vacant residential lots in Lassen County are as follows:

- 1–5 acres: \$66,296 per acre
- 5–20 acres: \$12,522 per acre
- 20–40 acres: \$2,212 per acre
- 40+ acres: \$1,401 per acre

On average, the price of land in Lassen County, for any size lot, is \$20,608 per acre. In general, properties located in desert areas were inexpensive, while properties near developed areas (e.g., Susanville) and resort areas (e.g., Eagle Lake) were more expensive. The availability of services such as water and sewer was another determining factor in land prices. Parcels with no infrastructure on or near them were generally less expensive.

Construction Costs

Construction costs can vary widely depending on the type of development. Multiple-family residential housing generally costs less to construct than single-family housing. Labor and materials cost also have a direct impact on housing costs and are the main component of housing costs. Residential construction costs vary greatly depending on the quality of materials used and the size of the home being constructed. According to www.building-cost.net, the cost of new residential construction of a single-family home of about 2,000 square feet in Lassen County is approximately \$100 per square foot.⁵

If labor or material costs increase substantially, the cost of construction in Lassen County could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing. Impacts of increased construction costs could be

⁵ This estimate covers the cost of a new home under the following assumptions: the home is a four-corner, one-story building with a finished attic, garage, and driveway, and has central heating and cooling, and one 5-foot base fireplace, constructed to 'Class 5, Average Standard' quality.

mitigated to an extent by lower land costs, depending on construction location and the use of fewer amenities.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordable housing in Lassen County. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates.

Table HE-43 illustrates the loan amount a household may qualify for based on their annual income at various interest rates. According to the table, households in the unincorporated area of the county must earn approximately \$30,000 annually to qualify for a \$145,953 home loan with a 5 percent interest rate. This assumes that the borrower has good credit and no other debts. According to the American Community Survey, in 2016, 21.6 percent of the households in the unincorporated county earned less than \$25,000 annually at that time. This still leaves more than three-quarters of the households with the ability to purchase a house for over \$145,000 at a 5 percent interest rate. It should be noted that interest rates are currently (2018) lower than 5 percent. However, interest rates will likely change over the Housing Element planning period.

**TABLE HE-43
LOAN AMOUNT BY ANNUAL HOUSEHOLD INCOME**

Annual Income	Interest Rate	4.00%	5.00%	6.00%	7.00%
\$20,000	House Price	\$104,920	\$96,806	\$89,497	\$82,933
	Monthly Payment	\$707	\$706	\$706	\$706
\$30,000	House Price	\$158,187	\$145,953	\$134,933	\$125,037
	Monthly Payment	\$1,065	\$1,064	\$1,066	\$1,064
\$40,000	House Price	\$211,390	\$195,041	\$180,315	\$167,091
	Monthly Payment	\$1,423	\$1,423	\$1,424	\$1,423
\$50,000	House Price	\$264,657	\$244,188	\$225,751	\$209,195
	Monthly Payment	\$1,781	\$1,782	\$1,782	\$1,782
\$60,000	House Price	\$317,860	\$293,276	\$271,133	\$251,249
	Monthly Payment	\$2,141	\$2,141	\$2,140	\$2,140
\$70,000	House Price	\$371,063	\$342,364	\$316,515	\$293,302
	Monthly Payment	\$2,498	\$2,499	\$2,499	\$2,499

Notes: Calculations based on 30-year fixed loan with a 5% down payment, minimal monthly expenses, a ratio of housing to income of 28%, property tax 1.5% of the purchase price per year, and mortgage insurance a yearly fee of 1% of the loan amount.

Source: Chase Affordability Calculator, 2018.

Analysis of Local Efforts to Remove Non-governmental Constraints

Non-governmental constraints are defined as constraints on housing development that are not under the control of the County or another governmental agency. Non-governmental constraints are generally market-driven and outside the control of local government.

Lassen County receives requests for various development types throughout the county. For residential uses, the county views single-family development differently than multiple family development. Single-family development is typically built with one housing unit per lot and most lots are the size that is conducive to one housing unit per lot. While developments could be proposed at lower densities than those identified in the site inventory, it would be unusual for this to occur due to land and development costs in the community and to maximize the developers return on investment. This is illustrated by the fact that no developments have been proposed at lower densities than identified in the site inventory during the last five years.

3.5 UNITS AT RISK OF CONVERTING TO MARKET RATE

State housing element law requires that all housing elements include information regarding the potential conversion of existing, assisted housing developments to market rents (Government Code 65583) during the 10-year period. The development of the law stems from concern about the loss of affordable housing due to the expiration of affordability restrictions or the prepayment of government mortgages. At-risk housing refers to assisted housing developments with affordability restrictions that are set to expire during the 10-year period from 2019 to 2029. This housing is considered at risk of losing its affordability controls and converting to market-rate housing.

In the unincorporated area of Lassen County, a total of 58 units were originally financed with tax credits and loans from the US Department of Agriculture’s (USDA) Rural Housing Service. The Low Income Housing Tax Credits (LIHTC) have expired. However, funding from the USDA remains in place. These developments include the Feather River Apartments, with a total of 34 units, and the Westwood Senior Apartments, with 24 affordable units (refer to **Table HE-44**). No multifamily developments in the unincorporated area were financed through assistance from HUD.

**TABLE HE-44
INVENTORY OF MULTIFAMILY UNITS AT RISK (2019–2029),
UNINCORPORATED LASSEN COUNTY**

Project Name & Address	Assistance Type	Exp. Year	Restricted Units		Total Assisted Units
			Non-Elderly	Elderly	
Feather River Apts. 100 Delwood St. Westwood, CA 96137	LIHTC	2039	34	0	34
	USDA				
Westwood Senior Apts. 671315 Finland Dr. Westwood, CA 96137	LIHTC	2042	0	24	24
	USDA				
Total			34	24	58

Source: 5th Cycle HCD Data Packet, 2018; California Housing Partnership Corporation, 2018 and 2019.

According to the property management companies for these complexes, the Feather River Apartments and the Westwood Senior Apartments were financed both with tax credits issued from the LIHTC program and with USDA Rural Housing Service Section 515 loans. While the affordability restrictions associated with the tax credits have expired, the USDA Section 515 loans are amortized over 50 years, during which period the affordability restrictions remain in effect. The Feather River Apartments received its loan in 1988, and the Westwood Senior Apartments received its loan in 1990. While these loans are for 50 years or more, there is a prepayment option after 20 years. However, this prepayment

option is extremely restrictive. The owners have to show that there is no longer a need for low- and moderate-income housing in the community and that existing low- and moderate-income tenants would not be adversely affected. As a result, it is nearly impossible to prepay and opt out of the affordability restrictions before 50 years, according to USDA Rural Housing staff. Therefore, no units are currently at risk. However, per state law, the County will implement Program HE-5.A to take action if any assisted units become at risk during the housing element planning period.

3.6 DEVELOPMENT RESOURCES

Funding and housing developers are essential to providing affordable housing to meet the needs of county residents. This section outlines the financial resources available to the County as well as local developers who have been active in constructing and rehabilitating affordable housing in Lassen County and other neighboring counties.

Financial Resources

The following financial resources have been used in the past by the County for affordable housing activities or other activities that support residential development such as infrastructure improvements. **Table HE-45** summarizes the financial resources that may be available to the County for affordable housing development, rehabilitation, and preservation from federal, state, local, and private sources. It is important to note that many of these programs require annual budget appropriations and, periodically, may not be funded.

Community Development Block Grant Funds

HUD's Community Development Block Grant (CDBG) program provides funds for community development and housing activities and is administered by HCD. Examples of such activities include acquisition of housing or land, rehabilitation of housing, homebuyer assistance, and public facility and/or infrastructure improvements, among others. The County has successfully competed for and received CDBG funds from the state. These funds have been used for a wide variety of projects, such as infrastructure improvements to enable service districts to serve new and existing development. Since adoption of the previous housing element, Lassen County received CDBG funds for the following programs:

- Awarded fiscal year 2014/2015 CDBG Community Development Allocation for Public Facilities, Public Improvements and Housing Rehabilitation.
 - Public Improvement – Significant rehabilitation of sewer infrastructure for Leavitt Lake project.
 - Housing Rehabilitation – Have not been able to spend funds due to limited staffing resources.

- Awarded fiscal year 2014/2015 CDBG Economic Development Allocation for Microenterprise Technical Assistance and Microenterprise Financial Assistance.
 - Microenterprise Technical Assistance – Lassen County had 19 applications for technical assistance and continues at this point to provide technical assistance to six qualified micro-entrepreneurs (five or fewer employees).
 - Microenterprise Financial Assistance – Lassen County has not had the staff resources to provide financial assistance.

While the majority of CDBG funds were not used for the development of residential units in the county, the funds do provide for the development of employment, which is beneficial to county residents.

HOME Investment Partnership Act Funds

The HOME Investment Partnership Act is another HUD program designed to improve and increase the supply of affordable housing. As with CDBG funds, the County applies to HCD for these funds and the grants are awarded on a competitive basis. HOME funds may be used for housing rehabilitation, new construction, and acquisition and rehabilitation, for both single-family and multifamily projects.

Housing Choice Voucher (Section 8) Rental Assistance Program

The Housing Choice Voucher program, also referred to as Section 8 Rental Assistance, provides vouchers to very low-income households in need of affordable housing. The Plumas County Community Development Commission and Housing Authority (PCCDC) administers this program for Lassen County, which is funded by HUD. The program pays the difference between what the household can afford (i.e., 30 percent of their income) and the fair market rent (FMR) for the region, which is established by HUD. The vouchers are portable and may be used at any rental complex that accepts them. The PCCDC provides vouchers to approximately 100 households and at the time surveyed in early 2019 has a waiting list of 170 households in Lassen County. For reference, the PCCDC provides 632 vouchers across the four counties it serves and has 621 households on the wait list. The waiting list for Lassen County is open, and the PCCDC is accepting applications.

**TABLE HE-45
SUMMARY OF FINANCIAL RESOURCES FOR HOUSING**

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants available to the County on a competitive basis for a variety of housing and community development activities. The County competes for funds through the state’s allocation process.	<ul style="list-style-type: none"> - Acquisition - Rehabilitation - Homebuyer assistance - Economic development - Homeless assistance - Public services - Public improvements - Public facilities
Housing Choice Voucher Program (Section 8)	Assistance program that provides direct funding for rental subsidies for very low-income families and other special needs groups like veterans.	<ul style="list-style-type: none"> - Rental assistance
Housing Opportunities for Persons with AIDS (HOPWA)	The HOPWA program provides housing assistance and supportive services for low-income people with HIV/AIDS and their families.	<ul style="list-style-type: none"> - Rental assistance
Home Investment Partnership Program (HOME)	Provides grants to local governments and nonprofit agencies, through the State of California, for many homeowner and renter needs.	<ul style="list-style-type: none"> - Homebuyer assistance - Rehabilitation - New construction - Rental assistance
Federal Emergency Shelter Grants	Competitive grants to help local governments and nonprofits to finance emergency shelters, transitional housing, and other supportive services.	<ul style="list-style-type: none"> - New construction - Rehabilitation - Homeless assistance - Public services
Continuum of Care/Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH)	Funding through the HEARTH Act of 2009 to provide necessary resources for development of	<ul style="list-style-type: none"> - Homeless assistance - New construction

**TABLE HE-45
SUMMARY OF FINANCIAL RESOURCES FOR HOUSING**

Program Name	Description	Eligible Activities
	programs to assist homeless individuals and families.	
2. State Programs		
CalHome	Grants awarded to jurisdictions for owner-occupied housing rehabilitation and first-time homebuyer assistance.	- Homebuyer assistance - Rehabilitation
Single Family Housing Bond Program (Mortgage Revenue Bonds)	Bonds issued to local lenders and developers so that below market interest rate loans can be issued to first-time homebuyers.	- Homebuyer assistance
Low Income Housing Tax Credits	A 4% annual tax credit that helps owners of rental units develop affordable housing.	- New construction
Mental Health Services Act (MHSA)	Funding through MHSA of 2004 available to counties to spend toward mental health services.	- New construction - Special needs programs
No Place Like Home	Loans to counties or developers in counties for permanent supportive housing for those with mental illness who are homeless or at risk of homelessness.	- New construction
Housing and Disability Advocacy Program (HDAP)	Services to assist disabled individuals who are experiencing homelessness apply for disability benefit programs while also providing housing assistance. HDAP has four core requirements: outreach, case management, disability advocacy, and housing assistance.	- Rental assistance

**TABLE HE-45
SUMMARY OF FINANCIAL RESOURCES FOR HOUSING**

Program Name	Description	Eligible Activities
Homeless Emergency Aid Program (HEAP)	A block grant program designed to provide direct assistance to cities, counties and Continuums of Care (CoCs) to address the homelessness crisis throughout California.	<ul style="list-style-type: none"> - Identified homelessness needs - Capital improvements related to homelessness - Rental assistance
California Emergency Solutions and Housing (CESH)	Provides funds for activities to assist persons experiencing or at risk of homelessness. Program funds are granted in the form of five-year grants to eligible applicants.	<ul style="list-style-type: none"> - Rental assistance - Homelessness service system administration - New construction
SB 2 Technical Assistance Grants	Financial and technical assistance to local governments to update planning documents and zoning ordinances to streamline housing production, including but not limited to general plans, community plans, specific plans, implementation of sustainable communities strategies, and local coastal programs.	<ul style="list-style-type: none"> - Technical assistance - Planning document updates
3. Private Resources/Financing Programs		
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multifamily rental housing. Nonprofit and for-profit developers contact member banks.	<ul style="list-style-type: none"> - New construction - Rehabilitation - Acquisition

**TABLE HE-45
SUMMARY OF FINANCIAL RESOURCES FOR HOUSING**

Program Name	Description	Eligible Activities
Federal National Mortgage Association (Fannie Mae)	<ul style="list-style-type: none">- Fixed-rate mortgages issued by private mortgage insurers.- Mortgages which fund the purchase and rehabilitation of a home.- Low down payment mortgages for single-family homes in underserved low-income and minority cities.	<ul style="list-style-type: none">- Homebuyer assistance- Rehabilitation
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. Local government provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	<ul style="list-style-type: none">- Homebuyer assistance

3.7 LOCAL HOUSING RESOURCES

The following nonprofit developers have been active in the construction and rehabilitation of affordable housing projects in Lassen County and surrounding counties. While some of the nonprofit organizations are already active in Lassen County, others are located in the region and may be useful in developing additional affordable housing opportunities in the county.

Eskaton, Inc.

Eskaton’s services include the development of affordable senior housing, assisted living and housing rehabilitation as well as skilled care, home care services, adult day health care, community information and assistance, and a telephone reassurance program. Eskaton has been active in Lassen County in recent years, particularly in Susanville, where it developed Lassen Manor I–IV. These apartment complexes provide affordable housing to seniors and persons with disabilities in the community. Eskaton does not currently have any development planned in Lassen County. However, it is open to future development in the county.

Community Housing Improvement Program, Inc. (CHIP)

CHIP is a nonprofit housing developer that has been active in Lassen County. CHIP developed 34 single-family homes in 2005 as part of its sweat equity program. The homes were constructed in the Maurino Manor Subdivision in Susanville, using the USDA’s Mutual Self-Help Housing Program. The single-family homes, which were developed in part using the “sweat equity” of the future residents, are affordable to lower-income households in Susanville. CHIP does not have any additional development planned in Lassen County, but the organization would be open to new projects with adequate grant funding.⁶

Rural Community Assistance Corporation (RCAC)

RCAC is one of the major funding sources for the development and rehabilitation of affordable housing in the northern counties. As a certified Community Development Financial Institution, RCAC provides financing to nonprofits and public agencies for housing affordable to lower-income households, community facilities, and water and wastewater systems. RCAC Housing Services has three areas of emphasis: farmworker housing, self-help housing, and community housing development organizations. RCAC, which is located in West Sacramento, has funded affordable housing projects in many rural northern counties, including Plumas, Colusa, Shasta, and Tehama. In other counties, RCAC has funded projects that combine housing with supportive services such as health and child care.

3.8 ENERGY CONSERVATION

Energy-related costs could directly impact the affordability of housing in Lassen County. The 2016 California Title 24 codes set forth mandatory energy standards for new development and require the adoption of an “energy budget.” Subsequently, the housing industry must meet these standards, while the County is responsible for enforcing the energy conservation regulations. Alternatives available to the housing industry to meet the energy standards include:

- A passive solar approach that requires suitable solar orientation, appropriate levels of thermal mass, south-facing windows, and moderate insulation levels.
- Higher levels of insulation than what is previously required, but not requiring thermal mass or window orientation requirements.
- Active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Lassen County promotes energy conservation through the County Code. Chapter 16.32 of the Lassen County Code requires energy conservation to be included as part of all future

⁶ Personal communication from Jill Quezada, Director of Self-Help Housing, December 20, 2018.

subdivision improvements. Specifically, Section 16.32.160 states: “The design of a subdivision for which a tentative map is required, pursuant to Chapter 16.03 of this title, shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.”

Four utilities provide electrical service in Lassen County. The electrical utility serving the most customers is the Lassen Municipal Utility District (LMUD). LMUD is a publicly owned utility created by voters in 1986. It provides electrical service to approximately 10,500 customers in the county. The service area extends across south central Lassen County, including the Susanville area, Eagle Lake, and Westwood. LMUD has implemented public benefits programs, which mainly consist of energy crisis assistance for low-income ratepayers and community projects such as grants for upgrading lighting, insulation, windows, and other conservation measures.

LMUD offers the following programs:

- Energy Conservation Assistance Program (ECAP) – Provides rate assistance, with an emphasis on energy conservation, to low-income LMUD customers.
- Low Income Home Energy Assistance Program (LIHEAP): Funded by the federal Department of Health and Human Services (DHHS) and administered by the Lassen Economic Development Corporation, this program provides services to eligible low-income persons to have their homes weatherized to make them more energy efficient.
- Residential Energy Efficiency Rebates – Provides rebates to LMUD customers on a variety of EnergyStar appliances, energy-efficient heating and cooling rebates, solar and energy-efficient water heater rebates, Convectair electric heater rebates, and residential lighting rebates.

LMUD also offers a variety of rebates for energy-efficient heating and cooling and lighting to local businesses.

The Plumas-Sierra Rural Electric Cooperative (PSREC), based in Portola in Plumas County, provides electrical service to southeastern Lassen County, including the community of Herlong. A private, nonprofit cooperative, PSREC offers several conservation programs to its members. These include rebates for EnergyStar appliances, energy-efficient heating and cooling, irrigation efficiency, renewable energy, and Marathon water heaters. Also offered are conservation tips and tools as well as budget billing and free energy audits.

The Surprise Valley Electrification Corporation (SVEC) is another rural electric cooperative owned by its members. Based in Modoc County, SVEC provides service to northeastern Lassen County, including the communities of Ravendale, Termo, Madeline, Hayden Hill, and much of Big Valley east of Bieber. SVEC offers rebates for the purchase

of qualifying electric appliances as part of its residential efficiency incentives. SVEC also offers rebates for the purchase of qualifying irrigation parts as part of its irrigation efficiency incentives. It also provides free water heater wraps to any customer with an electric water heater and free compact fluorescent bulbs. SVEC has no energy conservation programs that specifically target lower-income groups.

Pacific Gas and Electric Company (PG&E) is a privately owned utility whose service area covers most of northern and central California. In Lassen County, PG&E serves the area along the western boundary of the county, including the communities of Clear Creek, Little Valley, Pittville, Bieber, and Nubieber. PG&E provides a variety of energy conservation services for residents, as well as energy assistance programs for lower-income households to help these households conserve energy and control utility costs. These programs include the California Alternate Rates for Energy (CARE), Family Electric Rate Assistance (FERA) program, and the Relief for Energy Assistance through Community Help (REACH). The CARE program provides a 15 percent monthly discount on gas and electric rates to households with qualified incomes, certain nonprofit organizations, homeless shelters, hospices, and other qualified nonprofit group living facilities. The FERA program provides an 18 percent monthly discount on electricity to households with three or more people with qualified incomes. The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and unemployed, who experience hardships and are unable to pay for their necessary energy needs.

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LASSEN COUNTY GENERAL PLAN HOUSING ELEMENT

SECTION FOUR: REVIEW OF PREVIOUS HOUSING ELEMENT

This section includes an evaluation of the effectiveness of the 2014–2019 Housing Element, the progress in implementation, and the continued appropriateness of the goals, objectives, and policies of the element.

4.1 PROGRESS AND EFFECTIVENESS OF THE PREVIOUS HOUSING PROGRAM

During the previous 2014–2019 period, the unincorporated area of Lassen County was assigned a share of the regional housing need that totaled 40 units. **Table HE-46** shows the unincorporated county’s share of the regional housing need by income category for the current 2019–2024 planning period. The Regional Housing Needs Allocation (RHNA) for the 2019–2024 planning period is nearly twice the number identified for the previous planning period (2014–2019).

**TABLE HE-46
REGIONAL HOUSING NEEDS ALLOCATION (2019–2024)
UNINCORPORATED LASSEN COUNTY**

Income Group	Number	Percentage
Extremely Low*	10	13.0 %
Very Low	10	13.0%
Low	12	15.6%
Moderate	13	16.9%
Above Moderate	32	41.6%
Total	77	100.0%

* Number of units is based on 50 percent of the very low-income group.

Source: HCD, Lassen County 5th Housing Element Data Package, 2018.

Several of the policies in the 2014–2019 Housing Element were successful in meeting their objectives; however, many others are not yet completed. The major factors that impacted the County’s ability to achieve the objectives of the past Housing Element related to a lack of planning staff, the County’s limited financial resources, and a lack of significant residential construction, coupled with the limited number of employment opportunities. **Table HE-47** provides a detailed review of the objectives of the 2014–2019 Housing Element and the County’s accomplishments.

**TABLE HE-47
REVIEW OF PREVIOUS HOUSING ELEMENT’S PROPOSED PROGRAMS**

Housing Programs	Progress	Continue/Modify/Delete
<p>HE-1.A: Housing Diversity: Encourage developers of large subdivisions to include a range of housing types, including multifamily (in particular housing appropriate for extremely low-income households), smaller single-family units, and manufactured housing in their development. Use a variety of incentives including zoning and land use controls, flexible development standards, technical assistance, and expedited processing to promote affordable housing or to promote a range of housing types.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division</p> <p>Time Frame: As development applications are received</p> <p>Funding: No additional funding required, General Fund</p>	<p>No subdivisions have been processed since adoption of the last housing element, so no elements of this program have been implemented.</p>	<p>Continue.</p>
<p>HE-1.B: Annual Reporting: At least once a year concurrent with preparation of its proposed budget, the Planning and Building Services Department will evaluate housing issues and needed programs for the upcoming fiscal year. The department will report annually on the County’s progress toward the implementation of the programs in the Housing Element in the General Plan Annual Report to the Board of Supervisors.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division and Grants and Loans Division</p> <p>Time Frame: Annually</p> <p>Funding: No additional funding required, General Fund</p>	<p>The County has not prepared recent annual housing element reports. The County will prepare annual reports during the 2019–2024 planning period.</p>	<p>Continue.</p>

**TABLE HE-47
REVIEW OF PREVIOUS HOUSING ELEMENT’S PROPOSED PROGRAMS**

Housing Programs	Progress	Continue/Modify/Delete
HE-2.A: First-Time Homebuyer Program: Re-establish the County’s first-time homebuyer program to help lower-income homebuyers, including those with extremely low incomes. Responsible Agency: Planning and Building Services Department Time Frame: Reestablish First-Time Homebuyer Program by June 2015 Funding: HOME, CalHome	The County has not reestablished the first-time homebuyer program. The interest in this type of program is in Susanville. This program will not be continued.	Delete.
HE-2.B: Affordable Housing Development Funding: Work with developers as well as state, federal, and nonprofit agencies to obtain available sources of funding for the development of affordable housing units (including for those with extremely low incomes) and maintain public outreach to increase awareness. Responsible Agency: Planning and Building Services Department Time Frame: 2014; ongoing and at least biannual contact with the development community Funding: Various funding sources as identified in Table HE-45, Summary of Financial Resources for Housing	A project was proposed to serve those with mental illness (using Mental Health Services Act (MHSA) funds) but was not approved by the Board of Supervisors. They Board asked that County staff study what type of housing project or projects are most needed in the county for what types of residents. The County has hired a consultant to prepare a needs analysis and is working on how to spend affordable housing funds. The funds available to spend include MHSA, HOME program income, and No Place Like Home funds (depending on who a particular project serves). These funds	Delete.

**TABLE HE-47
REVIEW OF PREVIOUS HOUSING ELEMENT’S PROPOSED PROGRAMS**

Housing Programs	Progress	Continue/Modify/Delete
	haven’t been used for capital improvements in the last several years. As part of the needs analysis, the County is looking at sites to build or units to rehabilitate or scattered sites for master leasing. The needs analysis should be completed by early 2020 so this program will no longer be included in the housing element.	
HE-2.C: Density Bonus Ordinance: Develop and adopt a density bonus ordinance in accordance with state law. The ordinance will specify that the County will grant a density bonus to developers that include a minimum specified percentage of extremely low-, very low-, low-, and moderate-income dwelling units within residential developments, in accordance with Section 65915 of the Government Code. Units designated for low income shall be required to remain affordable consistent with the requirements of the funding source. Responsible Agency: Planning and Building Services Department, Planning Division Time Frame: Adoption by March 2015 Funding: General Fund, CDBG Planning and Technical Assistance funds	The County has not adopted a density bonus ordinance into the County Code but does adhere to the state density bonus statute.	Continue.
HE-2.D: Second Unit Ordinance: Revise the regulations pertaining to second units in the Zoning Ordinance in order to	Currently, the Lassen County Code (Chapter 18.108.270) includes	Amend to reflect adoption of the accessory

**TABLE HE-47
REVIEW OF PREVIOUS HOUSING ELEMENT’S PROPOSED PROGRAMS**

Housing Programs	Progress	Continue/Modify/Delete
<p>comply with state law. The revisions should reflect the new changes associated with California Government Code Section 65852.</p> <p>Responsible Agency: Planning and Building Services, Planning Division</p> <p>Time Frame: Within one year of Housing Element adoption</p> <p>Funding: General Fund</p>	<p>language pertaining to “second housing units” as well as “accessory dwelling units.” Currently there are no areas in Lassen County in which “accessory dwelling units,” as defined in Government Code Section 65852.2, shall be allowed by right, given the specific scarcity of public water, sewer, and fire services in Lassen County. All applications for accessory dwelling units shall be processed pursuant to Title 18 of the Lassen County Code and the General Plan. Pursuant to updates to state law regarding accessory dwelling units in 2016 and 2017 Lassen County adopted Ordinance 2018-07 confirming the approach to reviewing accessory dwelling units on a case by case basis due to public safety concerns. The ordinance was adopted in July 2018 and was forwarded to HCD after adoption.</p>	<p>dwelling unit ordinance and continue.</p>
<p>HE-2.E: State and Federal Funds: To address extremely low- and low-income housing needs, apply for state and federal monies for direct support of low-income housing construction and rehabilitation. Rehabilitation funds will fund the County’s Housing Rehabilitation Program, which is designed to assist</p>	<p>After the 2014 changes to the structure of the CDBG program related to revolving loan funds and program income, the County chose to no longer have a revolving loan fund. It currently</p>	<p>Modify to reflect changes in funding sources and programs and continue.</p>

**TABLE HE-47
REVIEW OF PREVIOUS HOUSING ELEMENT’S PROPOSED PROGRAMS**

Housing Programs	Progress	Continue/Modify/Delete
<p>eligible households with improvements to the safety and appearance of their homes. Activities include, but are not limited to, improvements to address health and safety issues such as interior remodels; new windows, doors, and roofs; and/or other structural upgrades necessary to accommodate the units’ occupants. The Planning and Building Services Department, Division of Grants and Loans will continue to assess potential funding sources, such as, but not limited to, the Community Development Block Grant (CDBG) and HOME. The County will also utilize the County’s Housing Rehabilitation Revolving Loan Fund. Lassen County will also seek state and federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as the Local Housing Trust Fund program and Proposition 1-C funds. The County will promote the benefits of these programs to the development community by posting information on its web page and creating a handout to be distributed with land development applications.</p> <p>Responsible Agency: Planning and Building Services Department, Grants and Loans Division</p> <p>Time Frame: 2014; ongoing and at least biannual contact with the development community</p> <p>Funding: General Fund, CDBG funds, HOME funds, and/or the Housing Rehabilitation Revolving Loan Fund</p>	<p>has a program income account which provides greater flexibility in how funds can be spent. It allows them to spend funds on the highest priority that qualifies to use the funds. Outreach was regularly conducted when CDBG was active.</p> <p>In 2014 the County was awarded housing rehabilitation funds but hasn’t had a housing staff person since to administer them. It hasn’t been able to spend the funds, so is giving funds back to the state.</p> <p>However, the County has received County Medical Service Plan funds and is going to use them for a combination of rental vouchers and tenant-based housing rehabilitation. Outreach will be conducted to get participants in those programs.</p> <p>No local housing trust fund has been established. It is challenging in a small county.</p>	
<p>HE-3.A: Adequate Sites: In order to maintain an adequate supply of land zoned for residential land use, continue to review General Plan and Area Plan land use designations and</p>	<p>The County did not alter zoning for higher-density residential use since the previous Housing Element. There has</p>	<p>Continue.</p>

**TABLE HE-47
REVIEW OF PREVIOUS HOUSING ELEMENT’S PROPOSED PROGRAMS**

Housing Programs	Progress	Continue/Modify/Delete
<p>zoning and, in suitable areas where adequate water, sewer, and fire protection services are or can be made available, consider zoning for higher-density residential use including multifamily residential development. Continue to identify sites where new residential development could occur with a minimum of delay in complying with environmental regulations and the permitting process.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division</p> <p>Time Frame: 2014; ongoing</p> <p>Funding: No additional funding required, General Fund</p>	<p>not been any demand for higher-density housing in the unincorporated county. The County will look for additional sites when any existing available sites suitable for multifamily develop.</p>	
<p>HE-3.B: Housing Distribution: Use land inventory information and the County’s GIS database to assess the geographical distribution of assisted housing to ensure that housing opportunities are appropriately distributed and that no individual communities have a disproportionate share of such housing. Consider rezoning parcels if there is an under- or over-concentration of assisted housing in particular areas of the county.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division</p> <p>Time Frame: Assess annually and when applications for new assisted housing are received</p> <p>Funding: No additional funds required, General Fund</p>	<p>The County completed a housing site feasibility study in 2018. Many candidate sites identified were in the City of Susanville due to infill potential and proximity to services. One category of sites was new construction or rehabilitation on multifamily sites in the county that are eligible to use County HOME funds. The County identified one preferred site in this category at 455-473 Johnstonville Road. The property has some existing buildings on it and was deemed a good candidate site for additional multifamily special needs housing development due to access to services,</p>	<p>Continue.</p>

**TABLE HE-47
REVIEW OF PREVIOUS HOUSING ELEMENT’S PROPOSED PROGRAMS**

Housing Programs	Progress	Continue/Modify/Delete
	<p>site topography and characteristics, the need for redevelopment of many existing buildings due to disrepair, and potential to use some existing buildings as common areas.</p> <p>Additionally, the County has had limited GIS analysis capacity since adoption of the previous Housing Element. It recently received approval to hire a GIS coordinator. That increase in staffing resources would allow the County to work more on implementing this program.</p>	
<p>HE-3.C: Multifamily Sites Preservation: In order to avoid the underutilization of land zoned for multifamily development, update the Zoning Ordinance to exclude detached single-family dwellings and duplexes as permitted in R 3 districts that are not components of a larger multifamily housing project.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division</p> <p>Time Frame: Revise Zoning Ordinance by June 2015</p> <p>Funding: No additional funds required, General Fund</p>	<p>The County has not updated the Zoning Ordinance to exclude detached single-family dwellings and duplexes as permitted uses in the R-3 district. This program doesn’t make sense for the level and type of development experienced in the County.</p>	<p>Delete.</p>
<p>HE-3.D: Large Sites and Low-Income Development: Encourage land divisions and specific plans resulting in parcel sizes that facilitate multifamily developments affordable to lower-income households in light of state, federal, and local</p>	<p>There were no new multifamily developments in unincorporated Lassen County since the last Housing Element.</p>	<p>Continue.</p>

**TABLE HE-47
REVIEW OF PREVIOUS HOUSING ELEMENT’S PROPOSED PROGRAMS**

Housing Programs	Progress	Continue/Modify/Delete
<p>financing programs (e.g. 20–80 units). Offer incentives such as priority processing or expedited review, fee deferral, and density bonuses.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division</p> <p>Time Frame: 2014; ongoing</p> <p>Funding: General Fund</p>	<p>No applications for this type of project were received.</p>	
<p>HE-4.A: Farm Labor Housing: To comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), amend the Zoning Ordinance to treat employee and farm labor housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The Zoning Ordinance will also be amended to treat employee and farm labor housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division</p> <p>Time Frame: Revised Zoning Ordinance by June 2015</p> <p>Funding: No additional funds required, General Fund</p>	<p>The Lassen County Code currently includes farm labor camps, which are allowed where there is a public road and where sanitary facilities are available. The County will revise the County Code, as needed, to ensure compliance with state law.</p>	<p>Continue.</p>
<p>HE-4.B: Farmworker Housing: Work with nonprofit affordable housing developers to identify and pursue funding for affordable farmworker housing. Provide assistance in the</p>	<p>The County allows farm labor housing by right in some zoning districts. There has not been a large increase or</p>	<p>Continue.</p>

**TABLE HE-47
REVIEW OF PREVIOUS HOUSING ELEMENT’S PROPOSED PROGRAMS**

Housing Programs	Progress	Continue/Modify/Delete
<p>form of reduced development standards, fee deferrals, or financial and technical assistance to developers of affordable farmworker housing.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division</p> <p>Time Frame: Ongoing; meet with nonprofit affordable housing developers annually</p> <p>Funding: General Fund, as well as additional funding sources for farmworker housing such as HUD, USDA, and HCD</p>	<p>decrease in demand for farm labor since adoption of the previous Housing Element. Aside from ranching, the agricultural industry in Lassen County is seasonal and generally employers provide housing for the seasonal workers. The County has not worked with nonprofits to pursue funding for farm labor housing and no projects were submitted for this type of housing so no incentives were utilized.</p>	
<p>HE-4.C: Licensed Residential Care Facilities: Update the County’s Zoning Ordinance to clearly define licensed residential care facilities and identify the zoning districts in which they are allowed. In conformance with the Lanterman Act, allow licensed residential care facilities serving six or fewer persons as a permitted use in all zones that allow single-family residential use. The Planning and Building Services Department will identify the districts in which facilities serving more than seven persons, including but not limited to group homes, may be located subject to a conditional use permit.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division</p> <p>Time Frame: Revise Zoning Ordinance by June 2015</p> <p>Funding: No additional funds required, General Fund</p>	<p>The County Code does not currently include residential care facility but does include a definition for “group home,” which states:</p> <p>(1) The operation is not legally related to the individuals supervised and is licensed by the state; and</p> <p>(2) Wherein one or more individuals is provided with room, board, specialized and distinctive care and supervision in a family environment, or where five or more individuals reside and are provided with room, board, ordinary care and supervision in a family environment. “Group home” includes, without limitation by reason of</p>	Continue.

**TABLE HE-47
REVIEW OF PREVIOUS HOUSING ELEMENT’S PROPOSED PROGRAMS**

Housing Programs	Progress	Continue/Modify/Delete
	enumeration, receiving homes, and work or wage homes. The County will revise the County Code, as needed, to ensure compliance with state law.	
HE-4.D: Emergency Shelter Development: Assist nonprofit organizations in developing a homeless shelter and transitional living facility by sponsoring grants and, if possible, using funds from available welfare programs. Responsible Agency: Planning and Building Department, Division of Grants and Loans, Housing Division; County Health and Human Services Department Time Frame: When applications for shelters are submitted Funding: Emergency Shelter Grant (ESG) funds, HUD Continuum of Care grants, General Fund	There have been some discussions regarding sheltering the homeless. The County started conducting an annual point in time (PIT) count in 2017 and has continued to refine this methodology. The 2019 PIT results will be included in the needs analysis. There are no efforts under way to build a public homeless shelter or transitional living facility and the County hasn’t been approached by anyone interested in developing a shelter. There is a faith-based program run by Crossroads Ministries. Participants are subject to the Crossroads’ program requirements.	Continue.
HE-4.E: Constraints to Disabled Housing: Analyze and determine whether there are constraints on the development, maintenance, and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520 enacted January 1, 2002. The analysis will include an evaluation of existing land use controls, permit and processing procedures, fees and exactions, and building	The County relies on the 2016 California Building Standards Code and has not made any amendments to the code. No other constraints have been identified in this housing element’s analysis. This program will not be continue.	Delete.

**TABLE HE-47
REVIEW OF PREVIOUS HOUSING ELEMENT’S PROPOSED PROGRAMS**

Housing Programs	Progress	Continue/Modify/Delete
<p>codes. If any constraints are found in these areas, the County will initiate actions to address these constraints.</p> <p>Responsible Agency: Planning and Building Department, Planning Division</p> <p>Time Frame: 2014 and annually thereafter</p> <p>Funding: General Fund</p>		
<p>HE-4.F: Reasonable Accommodation: Review the Reasonable Accommodation policy and adopt a Reasonable Accommodation Ordinance or procedure to provide exceptions in zoning and land use for housing for persons with disabilities. This procedure will be a ministerial process, with minimal or no processing fee, subject to approval by the Planning and Building Services Director applying the following decision-making criteria:</p> <ul style="list-style-type: none"> • The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws. • The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws. • The requested accommodation would not impose an undue financial or administrative burden on the County. • The requested accommodation would not require a fundamental alteration in the nature of the County’s land use and zoning program. 	<p>The County has not adopted a reasonable accommodation procedure into its zoning.</p>	<p>Continue.</p>

**TABLE HE-47
REVIEW OF PREVIOUS HOUSING ELEMENT’S PROPOSED PROGRAMS**

Housing Programs	Progress	Continue/Modify/Delete
<p>Responsible Agency: Planning and Building Services Department, Planning Division</p> <p>Time Frame: Within one year of Housing Element adoption</p> <p>Funding: General Fund</p>		
<p>HE-4.G: Single-Room Occupancy Units: Permit single-room occupancy dwelling units (SROs) within the R-2 and R-3 zoning districts by right and in the C T and C-R zoning district by conditional use permit. SROs are one housing type appropriate for extremely low-income households.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division</p> <p>Time Frame: Amend Zoning Ordinance by June 2016</p> <p>Funding: General Fund</p>	<p>The Lassen County Code does not currently discuss single-room occupancy units. The County will revise the County Code, as needed, to ensure compliance with state law.</p>	<p>Continue.</p>
<p>HE-4.H: Special Needs Housing: Work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, and homeless individuals and families. Seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. Program HE-7.D contains incentives the County plans to implement. In addition, the County may seek funding under the federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for</p>	<p>The County sought funding and worked with housing providers to address special needs groups as follows:</p> <ul style="list-style-type: none"> - Worked with Casa Serenity and Northern Valley Catholic Services on the proposed project (also mentioned under review of Program HE-2.B) to serve those with mental illness. It would have been funded with MHSA funds. It was not approved. 	<p>Amend to update funding sources and continue.</p>

**TABLE HE-47
REVIEW OF PREVIOUS HOUSING ELEMENT’S PROPOSED PROGRAMS**

Housing Programs	Progress	Continue/Modify/Delete
<p>special needs groups such as seniors, persons with disabilities, and persons at risk for homelessness.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division</p> <p>Time Frame: Ongoing; meet with providers annually</p> <p>Funding: General Fund</p>	<ul style="list-style-type: none"> - Other MHSA funds are available for mental health services. - HUD Veteran Affairs Supportive Housing (VASH) vouchers are available to eligible Lassen County veterans through Plumas County Community Development Commission. - No Place Like Home funds are available for the mentally ill homeless or those with mental illness at risk of homelessness. - Housing and Disability Advocacy Program (HDAP) funds are available for rental assistance to qualifying residents with disabilities on social security. - Family stabilization funds are available for welfare clients. - The County has applied for Homeless Emergency Aid Program (HEAP) and California Emergency Solutions and Housing Program (CESH) 	

**TABLE HE-47
REVIEW OF PREVIOUS HOUSING ELEMENT’S PROPOSED PROGRAMS**

Housing Programs	Progress	Continue/Modify/Delete
	funds, both authorized and funded by SB 850 and SB 2.	
<p>HE-5.A: Conservation of Affordable Housing: Monitor and support the efforts of public and private nonprofit agencies in securing governmental or private funding to replace subsidized units that are at risk of converting to market-rate rental units. Cooperate in the application for state, federal, or private loans or grants and prepare letters or resolutions and/or provide technical assistance in support of this effort. There are no subsidized units currently at risk of converting to market rate during the ten-year period from the beginning of the planning period. If any units become at risk, the County will implement this program to address the at-risk units.</p> <p>Responsible Agency: Planning and Building Services Department, Grants and Loans Division</p> <p>Time Frame: Ongoing</p> <p>Funding: State, federal, and private funding sources</p>	<p>No assisted units are at risk based on information from HCD, County staff, and the California Housing Partnership Corporation.</p>	<p>Amend to comply with updates to state law and continue.</p>
<p>HE-5.B: Building Inspection/Code Enforcement: Continue efforts to identify substandard housing and housing in need of substantial rehabilitation. Once established, provide information about the County’s rehabilitation program to low- and moderate-income households with homes or apartments in need of repairs.</p> <p>Responsible Agency: Planning and Building Department, Planning and Building Divisions</p> <p>Time Frame: Ongoing</p>	<p>County Code Enforcement continues to identify if houses are substandard and in need of rehabilitation. Currently the County has one code enforcement officer, although it has funding for two positions. Since 2015 (when the Department of Planning and Building Services’ permit tracking software was last updated), approximately 41 percent of code cases have related to building</p>	<p>Continue.</p>

**TABLE HE-47
REVIEW OF PREVIOUS HOUSING ELEMENT’S PROPOSED PROGRAMS**

Housing Programs	Progress	Continue/Modify/Delete
Funding: General Fund and/or CDBG funds	<p>code violations including substandard buildings or unsafe structures. From 2015 to 2018, the County has averaged 117 cases/complaints per year, with 4 to 5 percent of those cases resulting in a red tag, which is a posting that the structure is unsafe to occupy. The remaining 59 percent of the cases opened since 2015 are related to land use issues—signs, use permit violations, unpermitted operations, abandoned vehicles, etc. In order of increasing severity, the County first seeks voluntary compliance, then assesses fines and penalties (in cases of noncompliance), later abates the nuisance itself (if noncompliance persists), and lastly, refers cases to the district attorney (as a final resort). In 2014 the County was awarded housing rehabilitation funds but hasn’t had a housing staff person since then to administer them. It hasn’t been able to spend the funds so is giving funds back to the state.</p> <p>However, the County has received County Medical Service Plan funds and is going to use them for a combination</p>	

**TABLE HE-47
REVIEW OF PREVIOUS HOUSING ELEMENT’S PROPOSED PROGRAMS**

Housing Programs	Progress	Continue/Modify/Delete
	of rental vouchers and tenant-based housing rehabilitation. The County will be conducting outreach to get participants in those programs.	
<p>HE-6.A: Economic Development: Identify, and, when warranted, facilitate economic development projects that will stimulate local and regional economic opportunities through the creation and retention of private sector job opportunities. Facilitation will include sponsoring grant applications for economic development block grants.</p> <p>Responsible Agency: Planning and Building Department; Planning and Building Department, Division of Grants and Loans, Housing Division</p> <p>Time Frame: Annually or when NOFAs are released</p> <p>Funding: General Fund</p>	<p>In 2014 the County was awarded micro-enterprise financial and technical assistance CDBG funds. It hasn’t implemented the financial assistance program but is doing the technical assistance, which includes marketing, accounting education and assistance, and more to qualifying small businesses. It has been a successful program. There were 19 applicants; six have dropped out and six are still participating.</p>	Continue.
<p>HE-7.A: Infrastructure Improvements: Apply for and continue to encourage service districts and nonprofit organizations in the application for state and federal grants to expand and improve community infrastructure, including water and sewer systems, and to improve structural fire protection services to serve residential development, especially affordable or special needs housing development. In addition, the County will continue to apply, as needed, for funding to facilitate the provision of infrastructure, including sewer and water systems, to support new industrial and commercial development.</p>	<p>The County was able to assist with the Leavitt Lake project with CDBG funds. That project included significant rehabilitation of sewer infrastructure. The County is also tracking the potential availability of funding from the California Public Utilities Commission for a 211 emergency alert system. The funding would be available for counties that don’t already have a 211 system.</p>	Continue.

**TABLE HE-47
REVIEW OF PREVIOUS HOUSING ELEMENT’S PROPOSED PROGRAMS**

Housing Programs	Progress	Continue/Modify/Delete
<p>Responsible Agency: Board of Supervisors; Planning and Building Department, Planning Division</p> <p>Time Frame: Ongoing</p> <p>Funding: CDBG, USDA funds, General Fund</p>	<p>Other achievements since 2011 reported on in the County’s 2018 Hazard Mitigation Plan include:</p> <ul style="list-style-type: none"> • Adding a redundant fuel system for the (primary and secondary) 911 center backup generator to be both diesel and natural gas. • Implementing a public notification system (e.g., reverse 911) to increase alerts to the public to potential emergency situations and hazards. 	
<p>HE-7.B: Annexation: Continue to work with the City of Susanville and community service districts to facilitate annexation and orderly expansion of residential development in areas adjacent to the city and in other areas of the unincorporated county that are planned for such uses, pursuant to applicable City and County policies, to facilitate residential development with access to existing municipal services and to support the provision of services to areas that are designated and zoned for housing development.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division; Local Agency Formation Commission (LAFCo)</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund, CSD funds</p>	<p>There have been no annexations or detachments from the County since adoption of the last Housing Element and none are anticipated. This program will not be continued due to limited County staff resources.</p>	<p>Delete.</p>

**TABLE HE-47
REVIEW OF PREVIOUS HOUSING ELEMENT’S PROPOSED PROGRAMS**

Housing Programs	Progress	Continue/Modify/Delete
<p>HE-7.C: Permit Processing: Regularly review the County’s permit procedures to evaluate opportunities to reduce the cost and time of processing housing development permits.</p> <p>Responsible Agency: Planning and Building Services Department, Planning and Building Divisions</p> <p>Time Frame: No additional funds required</p> <p>Funding: Annually</p>	<p>The County continues to review permit procedures and no changes have been made since the last Housing Element update.</p>	<p>Continue.</p>
<p>HE-7.D: Expedited Processing and Technical Assistance and Permitting Fees: As appropriate and feasible, provide expedited processing and/or technical assistance, provide flexibility in development standards, or defer permitting fees for developments that contain units that are affordable to lower-income households as well as special needs groups, such as persons with physical and/or developmental disabilities, in areas consistent with existing development policies. In particular, consider deferring fees for developments that are assisted through County programs or in conjunction with other County assistance.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division</p> <p>Time Frame: When applications for developments with units serving lower-income or special needs households are received</p> <p>Funding: General Fund</p>	<p>No applications were processed for this type of project so none of these types of assistance or preference were provided.</p>	<p>Continue.</p>
<p>HE-7.E: Monitor Use Permit Process for Multifamily Housing Development</p>	<p>The Lassen County Code continues to require that multifamily housing</p>	<p>Delete.</p>

**TABLE HE-47
REVIEW OF PREVIOUS HOUSING ELEMENT’S PROPOSED PROGRAMS**

Housing Programs	Progress	Continue/Modify/Delete
<p>The County will continue to track when applications are received, or discussions are had with potential applicants to develop multifamily projects in the R-3 and C-T districts. Currently a Conditional Use Permit (CUP) is required for all multifamily projects in the C-T district and for projects of five or more units in the R-3 district.</p> <p>The Planning Division will report to the Planning Commission on an annual basis on the possible constraints to multifamily development by requiring a CUP for this type of development. If constraints are identified, the County will resolve the constraint by recommending changes to CUP requirements in the R-3 and C-T districts to make more projects eligible for approval without a CUP.</p> <p>Responsible Agency: Planning and Building Services Department, Planning Division</p> <p>Time Frame: When conversations with potential applicants occur and applications for multifamily developments are received. Report to Planning Commission annually beginning in 2015.</p> <p>Funding: General Fund</p>	<p>developments with 5 or more units obtain a CUP in the R-3 district and all multifamily developments require a CUP in the C-T district.</p> <p>There have not been any multifamily developments in unincorporated Lassen County since the last Housing Element; therefore, the County was not triggered to monitor the use permit process and identify constraints to multifamily development by requiring a CUP for this type of development. This program will not be continue.</p>	
<p>HE-8.A: Equal Housing Opportunity: Make literature available on housing discrimination and fair housing resources at the County offices and on the County’s website, community centers, libraries, and other areas in which the community gathers information.</p> <p>Responsible Agency: Planning and Building Services Department, Grants and Loan Division</p>	<p>The County has a fair housing policy that it tells people about at the counter or on the phone when residents call about a fair housing issue or have a complaint. The County often receives calls about disputes between tenant and landlord and, sometimes, they are</p>	<p>Continue.</p>

**TABLE HE-47
REVIEW OF PREVIOUS HOUSING ELEMENT’S PROPOSED PROGRAMS**

Housing Programs	Progress	Continue/Modify/Delete
Time Frame: Ongoing Funding: No additional funds required	legitimate issues regarding fair housing.	
HE-8.B: Fair Housing Referral: Continue to refer housing discrimination complaints to the appropriate state and federal agencies (HUD or the California Department of Fair Employment and Housing). Responsible Agency: Planning and Building Department; Planning and Building Department, Division of Grants and Loans, Housing Division Time Frame: Ongoing Funding: No additional funds required	The County did not refer any housing discrimination complaints to HUD or the California Department of Fair Employment and Housing since adoption of the previous Housing Element.	Continue.
HE-8.C: Transitional and Supportive Housing: In order to fully comply with SB 2 (Cedillo), amend the Zoning Ordinance to allow transitional and supportive housing in all zones allowing residential uses in the same way other residential uses are allowed in those zones Responsible Agency: Planning and Building Services Department Time Frame: Amend Zoning Ordinance by June 2015 Funding: No additional funds required	The Lassen County Code currently allows transitional and supportive housing types in the Commercial-Residential (C-R) District and the Town Service (C-T) District by-right. The County will revise the County Code, as needed, to ensure compliance with state law.	Continue.
HE-9.A: Weatherization Programs: Cooperate with nonprofit groups offering home weatherization programs by assisting in publicizing their programs and by endorsing grant applications. Furthermore, offer weatherization assistance to lower-income households through the County’s rehabilitation	Weatherization is always part of the guidelines for any housing rehabilitation program when active. It is a very important part of the program. The County’s rehabilitation program is not currently active.	Continue.

**TABLE HE-47
REVIEW OF PREVIOUS HOUSING ELEMENT’S PROPOSED PROGRAMS**

Housing Programs	Progress	Continue/Modify/Delete
program once funding has been secured and the program is re-established. Responsible Agency: Planning and Building Services, Planning, Building, Grants and Loans Division Time Frame: Ongoing Funding: CDBG and/or HOME funds	However, the Lassen County Economic Development Corporation offers no-cost weatherization services to lower-income households. It is not a county agency but it does these types of improvements, as well as providing wood/propane vouchers in the winter.	

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LASSEN COUNTY GENERAL PLAN HOUSING ELEMENT

SECTION FIVE: HOUSING PLAN

The previous sections of the Housing Element identified the housing needs, constraints to, and resources for the development of housing in the unincorporated area of Lassen County and evaluated the County’s progress in accomplishing the objectives of the previous Housing Element. Section Five identifies the goals, policies, and programs that the County proposes to implement in the 2019–2024 planning period in order to address the housing needs and obstacles to development discussed in the preceding sections.

5.1 GOALS AND POLICIES

The following goals and policies have been developed to address the housing needs and constraints in Lassen County. The policies will guide the programs and the objectives necessary to fulfill the County’s housing goals.

Goal HE-GP-1: Housing Need – Ensure that there is an adequate number of housing units at a range of densities sufficient to meet the current and future needs of county residents.

Policies:

- HE-GP-1.A Encourage a variety of housing opportunities affordable to the county’s workforce.
- HE-GP-1.B Where feasible, encourage developers to offer housing at a range of densities.
- HE-GP-1.C Promote the development of housing in community areas with existing infrastructure and services.
- HE-GP-1.D Encourage higher-density development in areas in close proximity to services and transportation as well as in areas with adequate infrastructure.
- HE-GP-1.E Support infill, mixed-use development, and redevelopment in towns as well as in areas adjacent to Susanville.

Goal HE-GP-2: Affordable Housing – Encourage the development of housing affordable to all economic segments of the county.

Policies:

- HE-GP-2.A Identify and pursue available federal, state, and private financial resources for the provision of affordable workforce housing.
- HE-GP-2.B Make information on housing, housing programs, and housing assistance available to the public.
- HE-GP-2.C Work with developers to identify sites and potential funding sources for the development of affordable housing.
- HE-GP-2.D Encourage the production of accessory dwelling units and manufactured housing as an additional source of affordable housing.
- HE-GP-2.E Grant density bonuses for developers of affordable housing who comply with state requirements.

Goal HE-GP-3: Adequate Sites – Ensure the provision of adequate sites and facilities to support future housing needs.

Policies:

- HE-GP-3.A Maintain an inventory of vacant land that is suitable for residential development.
- HE-GP-3.B Ensure that sufficient vacant residentially zoned land is available to accommodate future growth in the county.

Goal HE-GP-4: Special Needs Housing – Facilitate the development of housing to serve persons with special needs.

Policies:

- HE-GP-4.A Seek and support programs that address the housing needs of special needs groups such as seniors, persons with disabilities and developmental disabilities, farmworkers,

those in need of temporary shelter, single-parent families, and large families.

HE-GP-4.B Work with local agencies to identify and pursue funding for housing for special needs groups.

HE-GP-4.C Facilitate housing opportunities for special needs groups, including persons with disabilities and developmental disabilities.

Goal HE-GP-5: Housing Conservation – Work to improve, maintain, and conserve the county’s existing housing stock.

Policies:

HE-GP-5.A Encourage regular maintenance of housing as a means of conserving existing housing stock.

HE-GP-5.B Work to rehabilitate the existing housing stock and strive to replace housing units in need of repair.

HE-GP-5.C Conserve the county’s existing stock of affordable housing.

HE-GP-5.D Pursue state, federal, and other funding sources to assist lower-income households with water or sewage disposal system installations or upgrades required to preserve safe and sanitary housing conditions.

Goal HE-GP-6: Jobs-Housing Balance – Promote the development of balanced communities, including a range of housing types, with access to employment opportunities, community facilities, and adequate services to meet the needs of residents.

Policies:

HE-GP-6.A Maintain a healthy jobs-to-housing balance.

HE-GP-6.B Support the preservation and creation of employment opportunities in the county in order to increase homeownership opportunities for residents.

HE-GP-6.C Continue to encourage both commercial/industrial and residential development in the county to maintain a balance between jobs and housing.

Goal HE-GP-7: ***Addressing Constraints – Address and, wherever possible, remove governmental constraints to the maintenance, improvement, or development of housing to meet the needs of county residents.***

Policies:

- HE-GP-7.A Facilitate the development of infrastructure (sewer, water and access roads) in appropriate locations to better serve housing and job creation opportunities.
- HE-GP-7.B Maintain an efficient and streamlined permit processing system.
- HE-GP-7.C Provide incentives or fee deferrals for developments that provide housing affordable to lower-income households.
- HE-GP-7.D Maintain an updated Zoning Ordinance in which residential development standards are clearly defined.
- HE-GP-7.E Whenever possible, provide priority processing to developments that meet critical county needs, such as affordable housing.
- HE-GP-7.F Provide flexibility in zoning and land use controls to accommodate and encourage affordable housing development.
- HE-GP-7.G Identify and remove constraints to housing for special needs groups, including persons with disabilities (including developmental disabilities).

Goal HE-GP-8: ***Fair Housing/Equal Opportunity – Promote equal housing opportunities for all persons without discrimination regardless of age, race, sex, marital status, ethnic background, household composition, sources of income, or other arbitrary factors.***

Policies:

- HE-GP-8.A Discourage discrimination in housing.
- HE-GP-8.B Promote housing opportunities for all persons, regardless of race, color, ancestry, national origin, religion, disability, sex, familial status, marital status, or other such arbitrary factors.

Goal HE-GP-9: *Energy Conservation – Encourage the use of energy and resource conservation in the development of housing in the county.*

Policies:

HE-GP-9.A Support energy conservation programs in the production and rehabilitation of affordable housing to reduce household energy costs.

HE-GP-9.B Promote energy-efficient design in residential development.

5.2 IMPLEMENTATION PROGRAMS

The following programs are designed to implement the County’s goals and policies. Each program includes the responsibilities, objectives, funding sources, and time frames for implementation. The County’s quantified objectives for the period 2019 through 2024 are included in **Table HE-48**.

Programs – Goal HE-1: Housing Need

HE-1.A. Housing Diversity: Encourage developers of large subdivisions to include a range of housing types, including multifamily (in particular housing appropriate for extremely low-income households), smaller single-family units, and manufactured housing, in their development. Use a variety of incentives including zoning and land use controls, flexible development standards, technical assistance, and expedited processing to promote affordable housing or to promote a range of housing types.

Responsibility: Planning and Building Services Department,
Planning Division

Objective: Approve at least four developments that include a range of housing types

Funding Source: No additional funding required, General Fund

Time Frame: As development applications are received

HE-1.B Annual Reporting: As required by Government Code Section 65400, at least once a year concurrent with preparation of its proposed budget, the Planning and Building Services Department will evaluate housing issues and needed programs for the upcoming fiscal year. The department will report annually on the County’s progress toward the Regional Housing Needs Allocation and implementation of the programs in the Housing Element in the General Plan Annual Report to the Board of Supervisors.

<i>Responsibility:</i>	Planning and Building Services Department, Planning Division and Grants and Loans Division
<i>Objective:</i>	Identify annual housing priorities and prepare annual report
<i>Funding Source:</i>	No additional funding required, General Fund
<i>Time Frame:</i>	Annually by April 1

Programs – Goal HE-2: Affordable Housing

- HE-2.A Density Bonus Ordinance: Develop and adopt a density bonus ordinance in accordance with state law. The ordinance will specify that the County will grant a density bonus to developers that include a minimum specified percentage of extremely low-, very low-, low-, and moderate-income dwelling units within residential developments, in accordance with Section 65915 of the Government Code. Units designated for low-income households shall be required to remain affordable consistent with the requirements of the funding source and state law.

<i>Responsibility:</i>	Planning and Building Services Department, Planning Division
<i>Objective:</i>	Adopt a density bonus ordinance
<i>Funding Source:</i>	General Fund, CDBG Planning and Technical Assistance funds, SB 2 funds
<i>Time Frame:</i>	Adoption by March 2020

- HE-2.B Accessory Dwelling Unit Ordinance: Continue to allow accessory dwelling units per Section 18.108.270(3) of County Code. County staff will continue to provide information about the process for applying to create an accessory dwelling unit at the public counter.

<i>Responsibility:</i>	Planning and Building Services, Planning Division
<i>Objective:</i>	Continue to allow accessory dwelling units as a housing type
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Ongoing

HE-2.C State and Federal Funds: To address extremely low- and low-income housing needs, apply for state and federal monies for direct support of low-income housing construction and rehabilitation. Rehabilitation funds will fund the County’s Housing Rehabilitation Program if active, which is designed to assist eligible households with improvements to the safety and appearance of their homes. Currently the County has obtained County Medical Service Plan funds to use for a combination of rental vouchers and tenant-based housing rehabilitation. Activities include, but are not limited to, improvements to address health and safety issues such as interior remodels; new windows, doors, and roofs; and/or other structural upgrades necessary to accommodate the units’ occupants. The Health and Social Services Department, Division of Grants and Loans will continue to assess potential funding sources, such as, but not limited to, the Community Development Block Grant (CDBG) and HOME. Lassen County will also seek state and federal funding specifically targeted for the development of housing affordable to extremely low-income households. The County will promote the benefits of these programs to the development community by posting information on its web page and creating a handout to be distributed with land development applications.

Responsibility: Department of Health and Social Services, Grants and Loans Division

Objective: Obtain state and federal funds to support low-income housing construction and rehabilitation; rehabilitate five homes annually

Funding Source: General Fund, CDBG funds, HOME funds, and/or other funds available for housing rehabilitation and extremely low-income housing units

Time Frame: 2019; ongoing and at least biannual contact with the development community

Programs – Goal HE-3: Adequate Sites

HE-3.A Adequate Sites: In order to maintain an adequate supply of land zoned for residential land use, continue to review General Plan and area plan land use designations and zoning and, in suitable areas where adequate water, sewer, and fire protection services are or can be made available, consider zoning for higher-density residential use including multifamily residential development. Continue to identify sites where new residential development

could occur with a minimum of delay in complying with environmental regulations and the permitting process.

Responsibility: Planning and Building Services Department, Planning Division

Objective: Maintain an adequate supply of appropriately zoned land for residential uses

Funding Source: No additional funding required, General Fund

Time Frame: Every time development is permitted on a site included in the Housing Element land inventory; ongoing

HE-3.B Housing Distribution: Continue to use land inventory information and the County’s GIS database to assess the geographical distribution of assisted housing to ensure that housing opportunities are appropriately distributed and that no individual communities have a disproportionate share of such housing. Consider rezoning parcels if there is an under- or over-concentration of assisted housing in particular areas of the county.

Responsibility: Planning and Building Services Department, Planning Division

Objective: Ensure that assisted housing is appropriately distributed

Funding Source: No additional funds required, General Fund

Time Frame: Assess annually and when applications for new assisted housing are received

HE-3.C Large Sites and Low-Income Development: Encourage land divisions and specific plans resulting in parcel sizes that facilitate multifamily developments affordable to lower-income households in light of state, federal, and local financing programs (e.g., 20–80 units). Offer incentives such as priority processing or expedited review, fee deferral, and density bonuses.

Responsibility: Planning and Building Services Department, Planning Division

Objective: Make large parcels available that are appropriate for potential subdivision or other methods to increase the development of low-income housing

Funding Source: General Fund

Time Frame: 2019; ongoing

Programs – Goal HE-4: Special Needs Housing/Reasonable Accommodation

HE-4.A Farm Labor Housing: Review County Code to determine whether updates to zoning are needed to comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). The Act call for the Zoning Ordinance to treat employee and farm labor housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The Zoning Ordinance must also treat employee and farm labor housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted.

Responsibility: Planning and Building Services Department, Planning Division

Objective: If determined to be needed, update Zoning Ordinance to permit farm labor housing that serves six or fewer workers in all zones that allow single-family units and to allow farm labor housing consisting of no more than 12 units or 36 beds in the same way agricultural uses are allowed in all zones where agricultural uses are allowed

Funding Source: No additional funds required, General Fund

Time Frame: Revised Zoning Ordinance by June 2020

HE-4.B Farmworker Housing: Work with nonprofit affordable housing developers to identify and pursue funding for affordable farmworker housing. Provide assistance in the form of reduced development standards, fee deferrals, or financial and technical assistance to developers of affordable farmworker housing.

Responsibility: Health and Social Services, Grants and Loans Division

Objective: Work with local nonprofit agencies to secure funds for one farmworker housing project and/or provide assistance to two farmworker housing projects in the unincorporated area

Funding Source: General Fund, as well as additional funding sources for farmworker housing such as HUD, USDA, and HCD

Time Frame: Ongoing; meet with nonprofit affordable housing developers annually

HE-4.C Licensed Residential Care Facilities: Update the County’s Zoning Ordinance to clearly define licensed residential care facilities and identify the zoning districts in which they are allowed. In conformance with the Lanterman Act and related laws (Divisions 4.1, 4.5, and 4.7 of the Welfare and Institutions Code and Title 14 of the Government Code), allow licensed residential care facilities serving six or fewer persons as a permitted use in all zones that allow single-family residential use. The Planning and Building Services Department will identify the districts in which facilities serving more than seven persons, including but not limited to group homes, may be located subject to a conditional use permit.

Responsibility: Planning and Building Services Department, Planning Division

Objective: Update Zoning Ordinance to identify the zoning districts in which licensed residential care facilities may be located

Funding Source: No additional funds required, General Fund

Time Frame: Revise Zoning Ordinance by June 2020

HE-4.D Emergency Shelter Development: Assist nonprofit organizations in developing a homeless shelter and transitional living facility by sponsoring grants and, if possible, using funds from available welfare programs.

Responsibility: Department of Health and Social Services, Grants and Loans Division

Objective: Assist in the development of an emergency shelter in the unincorporated area

Funding Source: Emergency Shelter Grant (ESG) funds, HEAP funds, CESH funds, General Fund

Time Frame: Meet annually after point in time count is conducted; when applications for shelters are submitted

HE-4.E Reasonable Accommodation: As required by Senate Bill 520 (Government Code Section 65583) review the Reasonable Accommodation policy and adopt a Reasonable Accommodation Ordinance or procedure to provide exceptions in zoning and land use for housing for persons with disabilities. This procedure will be a ministerial process, with minimal or no processing fee, subject to approval by the planning and building services director applying the following decision-making criteria:

- The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws.
- The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.
- The requested accommodation would not impose an undue financial or administrative burden on the County.
- The requested accommodation would not require a fundamental alteration in the nature of the County's land use and zoning program.

Responsibility: Planning and Building Services Department, Planning Division

Objective: Adopt reasonable accommodation ordinance within one year of Housing Element adoption

Funding Source: General Fund, SB 2 funds

Time Frame: Within one year of Housing Element adoption

HE-4.F Single-Room Occupancy Units: To comply with Assembly Bill 2634 (Government Code Section 65583), revise the Zoning Ordinance to permit single-room occupancy dwelling units (SROs) within the R-2 and R-3 zoning districts by right and in the C-T and C-R zoning district by conditional use permit. SROs are one housing type appropriate for extremely low-income households.

Responsibility: Planning and Building Services Department, Planning Division

Objective: Amend the Zoning Ordinance to permit single-room occupancy units

Funding Source: General Fund, SB 2 funds

Time Frame: Amend Zoning Ordinance by June 2022

HE-4.G Special Needs Housing: Work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, and homeless individuals and families. Seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. Program HE-7.D contains incentives the County plans to implement. In addition, the County may seek funding under the federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, MHSA, No Place Like Home, HDAP, HEAP, CESH, and other state and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, and persons at risk for homelessness.

Responsibility: Health and Social Services, Grants and Loans Division, Planning and Building Services Department, Planning Division

Objective: Address the housing needs of special needs groups

Funding Source: General Fund and other state and federal funding sources

Time Frame: Ongoing; meet with providers annually

Programs – Goal HE-5: Housing Conservation

HE-5.A Conservation of Affordable Housing: Continue to monitor the status of assisted affordable housing projects as their funding sources near expiration. The County will work with and inform public and private nonprofit agencies and owners to consider options, including securing governmental or private funding to preserve subsidized units that are at risk of converting to market-rate rental units as affordable. Specifically, the following actions will be taken:

- Monitor the status of affordable projects, rental projects, and mobile homes in unincorporated Lassen County. Should the property owners indicate the desire to convert properties, consider providing technical and financial assistance, when possible, to ensure long-term affordability.
- If conversion of units is likely, work with local service providers as appropriate to seek funding to subsidize the at-risk units in a way that mirrors the HUD Housing Choice Voucher (Section 8) program. Funding sources may include state or local funding sources.

Per state law, owners of deed-restricted affordable projects are required to provide notice of restrictions that are expiring after January 1, 2021, to all prospective tenants, existing tenants, and the County within three years of the scheduled expiration of rental restrictions. Owners shall also refer tenants of at-risk units to educational resources regarding tenant rights and conversion procedures and information regarding Section 8 rent subsidies and any other affordable housing opportunities in the county.

If a development is offered for sale, HCD must certify persons or entities that are eligible to purchase the development and to receive notice of the pending sale. Placement on the eligibility list will be based on experience with affordable housing. There are no subsidized units currently at risk of converting to market rate during the ten-year period from the beginning of the planning period.

Responsibility: Department of Health and Social Services

Objective: Maintain affordability of the 58 assisted units in unincorporated Lassen County

Funding Source: State, federal, and private funding sources

Time Frame: Revision of Zoning Ordinance by December 2019 to require notification by owners consistent with state law; monitor multifamily projects at risk of conversion to market rate; ongoing communication with owners, service providers, agencies, and eligible potential purchasers to preserve affordability

HE-5.B Building Inspection/Code Enforcement: Continue efforts to identify substandard housing and housing in need of substantial rehabilitation. Provide information about available rehabilitation and weatherization programs to low- and moderate-income households with homes or apartments in need of repairs.

<i>Responsibility:</i>	Planning and Building Department, Planning and Building Divisions
<i>Objective:</i>	Identify substandard housing or housing with code violations, and once program is established, provide information on rehabilitation program to eligible households
<i>Funding Source:</i>	General Fund and/or CDBG funds; for rehabilitation and weatherization efforts County Medical Service Plan funds and services provided by the Lassen County Economic Development Corporation organization
<i>Time Frame:</i>	Ongoing

Programs – Goal HE-6: Job-Housing Balance

- HE-6.A Economic Development: Identify, and, when warranted, facilitate economic development projects that will stimulate local and regional economic opportunities through the creation and retention of private sector job opportunities. Facilitation will include sponsoring grant applications for economic development block grants.

<i>Responsibility:</i>	Department of Health and Social Services
<i>Objective:</i>	Identify and pursue funding, such as CDBG funds, to support economic development activities and job growth
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Annually or when NOFAs are released

Programs – Goal HE-7: Addressing Constraints

- HE-7.A Infrastructure Improvements: Apply for and continue to encourage service districts and nonprofit organizations in the application for state and federal grants to expand and improve community infrastructure, including water and sewer systems, and to improve structural fire protection services to serve residential development, especially affordable or special needs housing development. In addition, the County will continue to apply, as needed, for funding to facilitate the provision of infrastructure, including

sewer and water systems, to support new industrial and commercial development.

Responsibility: Department of Health and Social Services

Objective: Continue to work with service districts to improve and expand County infrastructure to support existing and future development

Funding Source: CDBG, USDA funds, General Fund

Time Frame: Ongoing or when NOFAs are released

HE-7.B Permit Processing: Regularly review the County’s permit procedures to evaluate opportunities to reduce the cost and time of processing housing development permits.

Responsibility: Planning and Building Services Department, Planning and Building Divisions

Objective: Review permit procedures to ensure a streamlined permit process

Funding Source: No additional funds required

Time Frame: Annually

HE-7.C Expedited Processing and Technical Assistance and Permitting Fees: As appropriate and feasible, provide expedited processing and/or technical assistance, provide flexibility in development standards, or defer permitting fees for developments that contain units affordable to lower-income households and special needs groups, such as persons with physical and/or developmental disabilities, in areas consistent with existing development policies. In particular, consider deferring fees for developments that are assisted through County programs or in conjunction with other County assistance.

Responsibility: Planning and Building Services Department, Planning Division

Objective: Provide expedited processing and/or technical assistance for affordable housing projects, provide flexibility in development standards, and defer fees for a minimum of two affordable projects

Funding Source: General Fund

Time Frame: When applications for developments with units serving lower-income or special needs households are received

Programs – Goal HE-8: Fair Housing/Equal Opportunity/Transitional-Supportive Housing

HE-8.A Equal Housing Opportunity: Continue to make literature available on housing discrimination and fair housing resources at the County offices and on the County’s website, community centers, libraries, and other areas in which the community gathers information.

Responsibility: Planning and Building Services Department, Department of Health and Social Services, Grants and Loan Division

Objective: Provide information on housing discrimination at County offices, on the website, and in other public places

Funding Source: No additional funds required

Time Frame: Ongoing

HE-8.B Fair Housing Referral: Continue to refer housing discrimination complaints to the appropriate state and federal agencies (HUD or the California Department of Fair Employment and Housing).

Responsibility: Planning and Building Department, Department of Health and Social Services, Grants and Loans Division

Objective: Refer discrimination cases to DFEH, HUD, or other appropriate agencies

Funding Source: No additional funds required

Time Frame: Ongoing

HE-8.C Transitional and Supportive Housing: In order to fully comply with Senate Bill 2, 2007 (Government Code 65589.6)), amend the Zoning Ordinance to

allow transitional and supportive housing in all zones allowing residential uses in the same way other residential uses are allowed in those zones.

Responsibility: Planning and Building Services Department

Objective: Allow transitional and supportive housing in all zones allowing residential uses in the same way other residential uses are allowed in those zones

Funding Source: No additional funds required

Time Frame: Amend Zoning Ordinance by June 2020

Programs – Goal HE-9: Energy Conservation

HE-9.A Weatherization Programs: Cooperate with nonprofit groups offering home weatherization programs by assisting in publicizing their programs and by endorsing grant applications. Furthermore, offer weatherization assistance to lower-income households through the County’s rehabilitation program if it is reestablished.

Responsibility: Department of Health and Social Services, Grants and Loans Division

Objective: Provide referrals to weatherization programs and offer assistance through the rehabilitation program

Funding Source: CDBG and/or HOME funds; Lassen County Economic Development Corporation

Time Frame: Ongoing

5.3 QUANTIFIED OBJECTIVES

Quantified housing objectives are shown in **Table HE-48** for the new construction (new units), rehabilitation (existing units), and preservation (Section 8 [Housing Choice] vouchers, at-risk units) of affordable and special needs housing units as a result of implementation of the above programs.

**TABLE HE-48
SUMMARY OF QUANTIFIED OBJECTIVES
FOR UNINCORPORATED LASSEN COUNTY**

Income Group	New Construction	Rehabilitation	Preservation
Extremely Low	10	5	14
Very Low	10	5	86
Low	12	10	0
Moderate	13	0	0
Above Moderate	32	0	0
Total	77	20	100

The quantified objectives for the 2019–2024 planning period are based on recent development trends and the results of the County’s programs discussed above. During the planning period, the actions identified by the County will assist in the rehabilitation of 5 extremely low-, 5 very low-, and 10 low-income units. Furthermore, the County has enough vacant land to meet its RHNA for new construction of 77 units. The development of units that are expected to be affordable to lower-income households will likely include a mix of multifamily units, mobile homes, mixed-use development, and accessory dwelling units. The development of units that are affordable to moderate- and above moderate-income residents is expected to be achieved through the construction of low-density multifamily units (e.g., triplexes), duplexes, and single-family homes.

In addition to rehabilitation and new construction units, 100 units will be preserved through the Housing Choice Voucher program (based on the number of vouchers currently in use in the county).

The County’s quantified objectives are based on current development trends, which have continued to be limited over the past few years. Housing development is expected to occur at a slow to moderate pace.

A P P E N D I X A

LAND INVENTORY

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APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
Bieber										
001-130-47-11	Town Center	C-T	2.23	7.25	7.25	16	12	N	N	None
001-130-62-11	Town Center	C-T	2.57	7.25	7.25	19	14	N	N	None
001-140-10-11	Town Center	C-T	0.92	7.25	7.25	7	5	N	N	None
001-140-11-11	Town Center	C-T	2.06	7.25	7.25	15	11	N	N	None
001-140-12-11	Town Center	C-T	1.91	7.25	7.25	14	10	N	N	None
001-140-20-11	Town Center	C-T	7.95	7.25	7.25	58	43	N	N	None
001-150-04-11	Town Center	C-T	0.40	7.25	7.25	3	2	N	N	None
001-150-09-11	Town Center	C-T	0.30	7.25	7.25	2	2	N	N	None
001-150-23-11	Town Center	C-T	11.85	7.25	7.25	86	64	N	N	None
001-150-24-11	Town Center	C-T	6.08	7.25	7.25	44	33	N	N	None
001-150-33-11	Town Center	C-T	1.75	7.25	7.25	13	9	N	N	None
001-150-35-11	Town Center	C-T	2.47	7.25	7.25	18	13	N	N	None
001-150-37-11	Town Center	C-T	0.91	7.25	7.25	7	5	N	N	None
001-170-09-11	Town Center	C-T	0.33	7.25	7.25	2	2	Y	Y	None
001-180-02-11	Town Center	C-T	0.37	7.25	7.25	3	2	Y	Y	None
001-180-03-11	Town Center	C-T	0.25	7.25	7.25	2	1	Y	Y	None
001-180-04-11	Town Center	C-T	0.12	7.25	7.25	1	1	Y	Y	None
001-180-10-11	Town Center	C-T	0.23	7.25	7.25	2	1	Y	Y	None
001-183-06-11	Town Center	C-T	0.38	7.25	7.25	3	2	Y	Y	None
001-183-14-11	Town Center	C-T	0.13	7.25	7.25	1	1	Y	Y	None
001-216-01-11	Town Center	C-T	0.16	7.25	7.25	1	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
001-216-04-11	Town Center	C-T	0.18	7.25	7.25	1	1	Y	Y	None
001-191-06-11	Urban Residential	R-1	0.16	7.25	5	1	1	Y	Y	None
001-191-11-11	Urban Residential	R-1	0.29	7.25	5	1	1	Y	Y	None
001-204-35-11	Urban Residential	R-1	0.14	7.25	5	1	1	Y	Y	None
001-212-01-11	Urban Residential	R-1	0.14	7.25	5	1	1	Y	Y	None
001-212-04-11	Urban Residential	R-1	0.15	7.25	5	1	1	Y	Y	None
001-212-05-11	Urban Residential	R-1	0.15	7.25	5	1	1	Y	Y	None
001-212-10-11	Urban Residential	R-1	0.16	7.25	5	1	1	Y	Y	None
001-214-09-11	Urban Residential	R-1	0.16	7.25	5	1	1	Y	Y	None
001-214-14-11	Urban Residential	R-1	0.35	7.25	5	2	1	Y	Y	None
001-520-01-11	Urban Residential	R-1	0.26	7.25	5	1	1	Y	Y	None
001-520-05-11	Urban Residential	R-1	0.17	7.25	5	1	1	Y	Y	None
001-520-19-11	Urban Residential	R-1	0.35	7.25	5	2	1	Y	Y	None
001-550-41-11	Urban Residential	R-1	0.37	7.25	5	2	1	Y	Y	None
001-550-42-11	Urban Residential	R-1	0.34	7.25	5	2	1	Y	Y	None
001-550-43-11	Urban Residential	R-1	0.32	7.25	5	2	1	Y	Y	None
001-550-44-11	Urban Residential	R-1	0.30	7.25	5	2	1	Y	Y	None
001-550-45-11	Urban Residential	R-1	0.29	7.25	5	1	1	Y	Y	None
001-550-46-11	Urban Residential	R-1	0.29	7.25	5	1	1	Y	Y	None
001-550-47-11	Urban Residential	R-1	0.43	7.25	5	2	2	Y	Y	None
001-550-48-11	Urban Residential	R-1	0.41	7.25	5	2	2	Y	Y	None
001-550-49-11	Urban Residential	R-1	0.40	7.25	5	2	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
001-550-52-11	Urban Residential	R-1	2.57	7.25	5	13	10	Y	Y	None
001-550-53-11	Urban Residential	R-1	0.34	7.25	5	2	1	Y	Y	None
001-550-54-11	Urban Residential	R-1	0.29	7.25	5	1	1	Y	Y	None
001-550-55-11	Urban Residential	R-1	0.30	7.25	5	2	1	Y	Y	None
001-550-56-11	Urban Residential	R-1	0.29	7.25	5	1	1	Y	Y	None
North Eagle Lake-Stones/Bengard										
065-090-45-11	Town Center	C-T-D	2.05	7.25	4	8	6	N	Y	None
065-090-20-11	Town Center	C-T-D	2.10	7.25	4	8	6	N	Y	None
065-090-18-11	Town Center	C-T-D	2.15	7.25	4	9	6	N	Y	None
065-090-49-11	Town Center	C-T-D	2.17	7.25	4	9	6	N	Y	None
065-090-48-11	Town Center	C-T-D	2.18	7.25	4	9	7	N	Y	None
065-090-19-11	Town Center	C-T-D	2.20	7.25	4	9	7	N	Y	None
065-090-44-11	Town Center	C-T-D	2.26	7.25	4	9	7	N	Y	None
065-240-14-11	Planned Development	P-U-D	0.67	No maximum	1	1	1	N	Y	None
065-240-13-11	Planned Development	P-U-D	0.87	No maximum	1	1	1	N	Y	None
065-240-12-11	Planned Development	P-U-D	0.95	No maximum	1	1	1	N	Y	None
065-240-08-11	Planned Development	P-U-D	1.00	No maximum	1	1	1	N	Y	None
065-240-10-11	Planned Development	P-U-D	1.14	No maximum	1	1	1	N	Y	None
065-240-06-11	Planned Development	P-U-D	1.15	No maximum	1	1	1	N	Y	None
065-240-04-11	Planned Development	P-U-D	1.16	No maximum	1	1	1	N	Y	None
065-240-03-11	Planned Development	P-U-D	1.19	No maximum	1	1	1	N	Y	None
065-240-05-11	Planned Development	P-U-D	1.19	No maximum	1	1	1	N	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
065-120-20-11	Planned Development	P-U-D	1.21	No maximum	1	1	1	N	Y	None
065-130-16-11	Planned Development	P-U-D	1.26	No maximum	1	1	1	N	Y	None
065-240-11-11	Planned Development	P-U-D	1.28	No maximum	1	1	1	N	Y	None
065-240-07-11	Planned Development	P-U-D	1.41	No maximum	1	1	1	N	Y	None
065-120-21-11	Planned Development	P-U-D	1.48	No maximum	1	1	1	N	Y	None
065-130-22-11	Planned Development	P-U-D	1.48	No maximum	1	1	1	N	Y	None
065-240-02-11	Planned Development	P-U-D	1.52	No maximum	1	2	2	N	Y	None
065-130-19-11	Planned Development	P-U-D	1.52	No maximum	1	2	2	N	Y	None
065-130-23-11	Planned Development	P-U-D	1.53	No maximum	1	2	2	N	Y	None
065-120-22-11	Planned Development	P-U-D	1.55	No maximum	1	2	2	N	Y	None
065-120-23-11	Planned Development	P-U-D	1.62	No maximum	1	2	2	N	Y	None
065-240-09-11	Planned Development	P-U-D	1.64	No maximum	1	2	2	N	Y	None
065-130-18-11	Planned Development	P-U-D	1.67	No maximum	1	2	2	N	Y	None
065-130-20-11	Planned Development	P-U-D	1.86	No maximum	1	2	2	N	Y	None
065-120-17-11	Planned Development	P-U-D	2.05	No maximum	1	2	2	N	Y	None
065-130-21-11	Planned Development	P-U-D	2.20	No maximum	1	2	2	N	Y	None
065-120-18-11	Planned Development	P-U-D	2.33	No maximum	1	2	2	N	Y	None
065-230-02-11	Planned Development	P-U-D	4.36	No maximum	1	4	4	N	Y	None
065-182-03-11	Urban Residential	R-1-D	0.40	7.25	1	1	1	N	Y	None
065-190-21-11	Urban Residential	R-1-D	0.48	7.25	1	1	1	N	Y	None
065-190-17-11	Urban Residential	R-1-D	0.73	7.25	1	1	1	N	Y	None
065-181-04-11	Urban Residential	R-1-D	0.74	7.25	1	1	1	N	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
065-190-18-11	Urban Residential	R-1-D	0.77	7.25	1	1	1	N	Y	None
065-181-16-11	Urban Residential	R-1-D	0.79	7.25	1	1	1	N	Y	None
065-210-18-11	Urban Residential	R-1-D	0.82	7.25	1	1	1	N	Y	None
065-210-23-11	Urban Residential	R-1-D	0.83	7.25	1	1	1	N	Y	None
065-181-10-11	Urban Residential	R-1-D	0.84	7.25	1	1	1	N	Y	None
065-190-19-11	Urban Residential	R-1-D	0.85	7.25	1	1	1	N	Y	None
065-182-14-11	Urban Residential	R-1-D	0.85	7.25	1	1	1	N	Y	None
065-181-07-11	Urban Residential	R-1-D	0.87	7.25	1	1	1	N	Y	None
065-210-22-11	Urban Residential	R-1-D	0.88	7.25	1	1	1	N	Y	None
065-181-19-11	Urban Residential	R-1-D	0.91	7.25	1	1	1	N	Y	None
065-210-31-11	Urban Residential	R-1-D	0.91	7.25	1	1	1	N	Y	None
065-210-10-11	Urban Residential	R-1-D	0.92	7.25	1	1	1	N	Y	None
065-110-22-11	Urban Residential	R-1-D	0.92	7.25	1	1	1	N	Y	None
065-100-42-11	Urban Residential	R-1-D	0.94	7.25	1	1	1	N	Y	None
065-210-27-11	Urban Residential	R-1-D	0.96	7.25	1	1	1	N	Y	None
065-100-18-11	Urban Residential	R-1-D	1.47	7.25	1	1	1	N	Y	None
065-180-09-11	Urban Residential	R-1-D	1.56	7.25	1	2	2	N	Y	None
065-090-13-11	Urban Residential	R-1-D	1.65	7.25	1	2	2	N	Y	None
065-090-12-11	Urban Residential	R-1-D	1.74	7.25	1	2	2	N	Y	None
065-090-38-11	Urban Residential	R-1-D	1.88	7.25	1	2	2	N	Y	None
065-220-04-11	Urban Residential	R-1-D	1.90	7.25	1	2	2	N	Y	None
065-180-08-11	Urban Residential	R-1-D	1.92	7.25	1	2	2	N	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
065-090-46-11	Urban Residential	R-1-D	2.12	7.25	1	2	2	N	Y	None
065-220-05-11	Urban Residential	R-1-D	2.16	7.25	1	2	2	N	Y	None
065-160-29-11	Urban Residential	R-1-D	25.43	7.25	1	25	25	N	Y	None
Mid Eagle Lake-Spaulding										
077-183-20-11	Town Center	C-T-D	0.18	7.25	4	1	1	Y	Y	None
077-181-13-11	Town Center	C-T-D	0.18	7.25	4	1	1	Y	Y	None
077-217-09-11	Town Center	C-T-D	0.19	7.25	4	1	1	Y	Y	None
077-183-03-11	Town Center	C-T-D	0.20	7.25	4	1	1	Y	Y	None
077-193-26-11	Town Center	C-T-D	0.22	7.25	4	1	1	Y	Y	None
077-181-04-11	Town Center	C-T-D	0.23	7.25	4	1	1	Y	Y	None
077-214-19-11	Town Center	C-T-D	0.23	7.25	4	1	1	Y	Y	None
077-203-09-11	Town Center	C-T-D	0.28	7.25	4	1	1	Y	Y	None
077-214-06-11	Town Center	C-T-D	0.29	7.25	4	1	1	Y	Y	None
077-183-12-11	Town Center	C-T-D	0.30	7.25	4	1	1	Y	Y	None
077-193-33-11	Town Center	C-T-D	0.32	7.25	4	1	1	Y	Y	None
077-204-03-11	Town Center	C-T-D	0.32	7.25	4	1	1	Y	Y	None
077-217-04-11	Town Center	C-T-D	0.35	7.25	4	1	1	Y	Y	None
077-204-12-11	Town Center	C-T-D	0.36	7.25	4	1	1	Y	Y	None
077-216-08-11	Town Center	C-T-D	0.38	7.25	4	2	1	Y	Y	None
077-201-10-11	Town Center	C-T-D	0.40	7.25	4	2	1	Y	Y	None
077-215-12-11	Town Center	C-T-D	0.40	7.25	4	2	1	Y	Y	None
077-215-13-11	Town Center	C-T-D	0.40	7.25	4	2	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
077-216-09-11	Town Center	C-T-D	0.41	7.25	4	2	1	Y	Y	None
077-193-24-11	Town Center	C-T-D	0.55	7.25	4	2	2	Y	Y	None
077-182-11-11	Town Center	C-T-D	1.00	7.25	4	4	3	Y	Y	None
077-171-22-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-363-07-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-133-08-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-351-07-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-151-25-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-403-05-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-221-07-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-392-07-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-303-31-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-303-32-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-212-19-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-304-05-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-212-02-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-171-19-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-397-31-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-352-34-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-273-06-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-261-07-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-384-17-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
077-311-39-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-311-38-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-174-31-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-414-02-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-194-44-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-353-30-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-395-02-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-363-05-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-402-04-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-385-07-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-172-24-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-152-20-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-152-21-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-381-21-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-323-14-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-252-31-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-133-11-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-283-03-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-352-06-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-224-07-11	Urban Residential	R-1-D	0.15	7.25	3.6	1	1	Y	Y	None
077-141-05-11	Urban Residential	R-1-D	0.15	7.25	3.6	1	1	Y	Y	None
077-353-01-11	Urban Residential	R-1-D	0.15	7.25	3.6	1	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
077-252-30-11	Urban Residential	R-1-D	0.15	7.25	3.6	1	1	Y	Y	None
077-283-20-11	Urban Residential	R-1-D	0.15	7.25	3.6	1	1	Y	Y	None
077-392-06-11	Urban Residential	R-1-D	0.15	7.25	3.6	1	1	Y	Y	None
077-164-19-11	Urban Residential	R-1-D	0.15	7.25	3.6	1	1	Y	Y	None
077-352-35-11	Urban Residential	R-1-D	0.15	7.25	3.6	1	1	Y	Y	None
077-292-02-11	Urban Residential	R-1-D	0.15	7.25	3.6	1	1	Y	Y	None
077-233-25-11	Urban Residential	R-1-D	0.15	7.25	3.6	1	1	Y	Y	None
077-172-25-11	Urban Residential	R-1-D	0.15	7.25	3.6	1	1	Y	Y	None
077-371-01-11	Urban Residential	R-1-D	0.15	7.25	3.6	1	1	Y	Y	None
077-393-09-11	Urban Residential	R-1-D	0.16	7.25	3.6	1	1	Y	Y	None
077-173-32-11	Urban Residential	R-1-D	0.16	7.25	3.6	1	1	Y	Y	None
077-231-09-11	Urban Residential	R-1-D	0.16	7.25	3.6	1	1	Y	Y	None
077-393-25-11	Urban Residential	R-1-D	0.16	7.25	3.6	1	1	Y	Y	None
077-392-23-11	Urban Residential	R-1-D	0.16	7.25	3.6	1	1	Y	Y	None
077-252-32-11	Urban Residential	R-1-D	0.16	7.25	3.6	1	1	Y	Y	None
077-293-07-11	Urban Residential	R-1-D	0.16	7.25	3.6	1	1	Y	Y	None
077-162-06-11	Urban Residential	R-1-D	0.16	7.25	3.6	1	1	Y	Y	None
077-162-05-11	Urban Residential	R-1-D	0.16	7.25	3.6	1	1	Y	Y	None
077-303-33-11	Urban Residential	R-1-D	0.16	7.25	3.6	1	1	Y	Y	None
077-254-02-11	Urban Residential	R-1-D	0.17	7.25	3.6	1	1	Y	Y	None
077-353-09-11	Urban Residential	R-1-D	0.17	7.25	3.6	1	1	Y	Y	None
077-345-09-11	Urban Residential	R-1-D	0.17	7.25	3.6	1	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
077-361-07-11	Urban Residential	R-1-D	0.17	7.25	3.6	1	1	Y	Y	None
077-211-02-11	Urban Residential	R-1-D	0.17	7.25	3.6	1	1	Y	Y	None
077-254-32-11	Urban Residential	R-1-D	0.18	7.25	3.6	1	1	Y	Y	None
077-331-01-11	Urban Residential	R-1-D	0.18	7.25	3.6	1	1	Y	Y	None
077-345-01-11	Urban Residential	R-1-D	0.18	7.25	3.6	1	1	Y	Y	None
077-383-28-11	Urban Residential	R-1-D	0.18	7.25	3.6	1	1	Y	Y	None
077-413-16-11	Urban Residential	R-1-D	0.18	7.25	3.6	1	1	Y	Y	None
077-303-22-11	Urban Residential	R-1-D	0.19	7.25	3.6	1	1	Y	Y	None
077-162-02-11	Urban Residential	R-1-D	0.19	7.25	3.6	1	1	Y	Y	None
077-332-53-11	Urban Residential	R-1-D	0.20	7.25	3.6	1	1	Y	Y	None
077-301-24-11	Urban Residential	R-1-D	0.20	7.25	3.6	1	1	Y	Y	None
077-152-23-11	Urban Residential	R-1-D	0.20	7.25	3.6	1	1	Y	Y	None
077-152-24-11	Urban Residential	R-1-D	0.20	7.25	3.6	1	1	Y	Y	None
077-153-20-11	Urban Residential	R-1-D	0.20	7.25	3.6	1	1	Y	Y	None
077-334-23-11	Urban Residential	R-1-D	0.20	7.25	3.6	1	1	Y	Y	None
077-242-23-11	Urban Residential	R-1-D	0.21	7.25	3.6	1	1	Y	Y	None
077-403-07-11	Urban Residential	R-1-D	0.21	7.25	3.6	1	1	Y	Y	None
077-304-46-11	Urban Residential	R-1-D	0.21	7.25	3.6	1	1	Y	Y	None
077-324-19-11	Urban Residential	R-1-D	0.21	7.25	3.6	1	1	Y	Y	None
077-242-14-11	Urban Residential	R-1-D	0.21	7.25	3.6	1	1	Y	Y	None
077-221-09-11	Urban Residential	R-1-D	0.21	7.25	3.6	1	1	Y	Y	None
077-232-25-11	Urban Residential	R-1-D	0.21	7.25	3.6	1	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
077-244-25-11	Urban Residential	R-1-D	0.21	7.25	3.6	1	1	Y	Y	None
077-304-61-11	Urban Residential	R-1-D	0.21	7.25	3.6	1	1	Y	Y	None
077-273-19-11	Urban Residential	R-1-D	0.22	7.25	3.6	1	1	Y	Y	None
077-382-22-11	Urban Residential	R-1-D	0.22	7.25	3.6	1	1	Y	Y	None
077-273-34-11	Urban Residential	R-1-D	0.22	7.25	3.6	1	1	Y	Y	None
077-222-24-11	Urban Residential	R-1-D	0.22	7.25	3.6	1	1	Y	Y	None
077-292-03-11	Urban Residential	R-1-D	0.23	7.25	3.6	1	1	Y	Y	None
077-371-16-11	Urban Residential	R-1-D	0.23	7.25	3.6	1	1	Y	Y	None
077-191-19-11	Urban Residential	R-1-D	0.23	7.25	3.6	1	1	Y	Y	None
077-223-18-11	Urban Residential	R-1-D	0.23	7.25	3.6	1	1	Y	Y	None
077-222-17-11	Urban Residential	R-1-D	0.23	7.25	3.6	1	1	Y	Y	None
077-395-24-11	Urban Residential	R-1-D	0.23	7.25	3.6	1	1	Y	Y	None
077-171-04-11	Urban Residential	R-1-D	0.23	7.25	3.6	1	1	Y	Y	None
077-131-17-11	Urban Residential	R-1-D	0.24	7.25	3.6	1	1	Y	Y	None
077-352-26-11	Urban Residential	R-1-D	0.24	7.25	3.6	1	1	Y	Y	None
077-344-15-11	Urban Residential	R-1-D	0.24	7.25	3.6	1	1	Y	Y	None
077-344-16-11	Urban Residential	R-1-D	0.24	7.25	3.6	1	1	Y	Y	None
077-323-30-11	Urban Residential	R-1-D	0.24	7.25	3.6	1	1	Y	Y	None
077-391-06-11	Urban Residential	R-1-D	0.24	7.25	3.6	1	1	Y	Y	None
077-222-18-11	Urban Residential	R-1-D	0.24	7.25	3.6	1	1	Y	Y	None
077-163-05-11	Urban Residential	R-1-D	0.24	7.25	3.6	1	1	Y	Y	None
077-361-03-11	Urban Residential	R-1-D	0.24	7.25	3.6	1	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
077-272-44-11	Urban Residential	R-1-D	0.24	7.25	3.6	1	1	Y	Y	None
077-371-18-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-352-32-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-352-33-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-312-19-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-361-01-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-376-14-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-131-18-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-312-16-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-343-14-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-324-42-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-221-19-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-274-22-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-375-18-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-331-25-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-376-11-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-274-27-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-392-15-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-133-09-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-397-26-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-131-12-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-312-30-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
077-163-13-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None
077-131-10-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None
077-152-16-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None
077-312-22-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None
077-332-41-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None
077-324-44-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None
077-351-25-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None
077-411-19-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None
077-324-41-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None
077-272-40-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None
077-342-18-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None
077-382-11-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None
077-291-02-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None
077-334-12-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None
077-375-17-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-234-38-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-312-20-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-143-02-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-342-17-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-254-25-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-143-11-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-171-35-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
077-396-15-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-143-13-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-152-02-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-387-06-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-371-17-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-353-21-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-151-22-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-271-06-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-324-03-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-304-06-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-412-19-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-273-26-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-331-35-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-141-16-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-141-17-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-376-24-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-396-14-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-396-13-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-396-02-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-311-27-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-388-06-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-401-16-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
077-283-05-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-131-14-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-311-06-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-342-20-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-272-34-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-353-29-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-304-01-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-214-25-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-403-13-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-342-12-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-395-23-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-324-23-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-388-21-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-352-27-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-361-17-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-385-03-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-231-26-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-174-32-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-174-34-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-131-19-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-393-22-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-395-15-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
077-161-02-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-294-11-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-381-11-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-342-19-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-395-19-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-401-15-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-385-12-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-311-31-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-362-20-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-312-28-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-233-54-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-132-21-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-362-39-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-351-29-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-377-18-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-153-16-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-397-15-11	Urban Residential	R-1-D	0.31	7.25	3.6	1	1	Y	Y	None
077-222-14-11	Urban Residential	R-1-D	0.31	7.25	3.6	1	1	Y	Y	None
077-391-18-11	Urban Residential	R-1-D	0.31	7.25	3.6	1	1	Y	Y	None
077-371-13-11	Urban Residential	R-1-D	0.31	7.25	3.6	1	1	Y	Y	None
077-395-25-11	Urban Residential	R-1-D	0.31	7.25	3.6	1	1	Y	Y	None
077-294-08-11	Urban Residential	R-1-D	0.31	7.25	3.6	1	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
077-372-07-11	Urban Residential	R-1-D	0.31	7.25	3.6	1	1	Y	Y	None
077-395-18-11	Urban Residential	R-1-D	0.31	7.25	3.6	1	1	Y	Y	None
077-351-22-11	Urban Residential	R-1-D	0.32	7.25	3.6	1	1	Y	Y	None
077-322-06-11	Urban Residential	R-1-D	0.32	7.25	3.6	1	1	Y	Y	None
077-414-05-11	Urban Residential	R-1-D	0.32	7.25	3.6	1	1	Y	Y	None
077-412-15-11	Urban Residential	R-1-D	0.32	7.25	3.6	1	1	Y	Y	None
077-353-18-11	Urban Residential	R-1-D	0.32	7.25	3.6	1	1	Y	Y	None
077-184-18-11	Urban Residential	R-1-D	0.32	7.25	3.6	1	1	Y	Y	None
077-312-29-11	Urban Residential	R-1-D	0.32	7.25	3.6	1	1	Y	Y	None
077-312-24-11	Urban Residential	R-1-D	0.33	7.25	3.6	1	1	Y	Y	None
077-234-39-11	Urban Residential	R-1-D	0.33	7.25	3.6	1	1	Y	Y	None
077-164-17-11	Urban Residential	R-1-D	0.33	7.25	3.6	1	1	Y	Y	None
077-394-18-11	Urban Residential	R-1-D	0.34	7.25	3.6	1	1	Y	Y	None
077-414-04-11	Urban Residential	R-1-D	0.34	7.25	3.6	1	1	Y	Y	None
077-401-18-11	Urban Residential	R-1-D	0.34	7.25	3.6	1	1	Y	Y	None
077-174-06-11	Urban Residential	R-1-D	0.34	7.25	3.6	1	1	Y	Y	None
077-411-15-11	Urban Residential	R-1-D	0.34	7.25	3.6	1	1	Y	Y	None
077-331-33-11	Urban Residential	R-1-D	0.34	7.25	3.6	1	1	Y	Y	None
077-133-12-11	Urban Residential	R-1-D	0.34	7.25	3.6	1	1	Y	Y	None
077-302-18-11	Urban Residential	R-1-D	0.34	7.25	3.6	1	1	Y	Y	None
077-162-18-11	Urban Residential	R-1-D	0.34	7.25	3.6	1	1	Y	Y	None
077-311-12-11	Urban Residential	R-1-D	0.35	7.25	3.6	1	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
077-385-14-11	Urban Residential	R-1-D	0.35	7.25	3.6	1	1	Y	Y	None
077-352-15-11	Urban Residential	R-1-D	0.35	7.25	3.6	1	1	Y	Y	None
077-314-13-11	Urban Residential	R-1-D	0.35	7.25	3.6	1	1	Y	Y	None
077-372-17-11	Urban Residential	R-1-D	0.35	7.25	3.6	1	1	Y	Y	None
077-383-12-11	Urban Residential	R-1-D	0.36	7.25	3.6	1	1	Y	Y	None
077-263-15-11	Urban Residential	R-1-D	0.36	7.25	3.6	1	1	Y	Y	None
077-263-16-11	Urban Residential	R-1-D	0.36	7.25	3.6	1	1	Y	Y	None
077-151-21-11	Urban Residential	R-1-D	0.36	7.25	3.6	1	1	Y	Y	None
077-323-41-11	Urban Residential	R-1-D	0.36	7.25	3.6	1	1	Y	Y	None
077-141-13-11	Urban Residential	R-1-D	0.36	7.25	3.6	1	1	Y	Y	None
077-231-04-11	Urban Residential	R-1-D	0.36	7.25	3.6	1	1	Y	Y	None
077-403-11-11	Urban Residential	R-1-D	0.36	7.25	3.6	1	1	Y	Y	None
077-363-25-11	Urban Residential	R-1-D	0.36	7.25	3.6	1	1	Y	Y	None
077-393-24-11	Urban Residential	R-1-D	0.36	7.25	3.6	1	1	Y	Y	None
077-174-28-11	Urban Residential	R-1-D	0.36	7.25	3.6	1	1	Y	Y	None
077-323-34-11	Urban Residential	R-1-D	0.36	7.25	3.6	1	1	Y	Y	None
077-324-39-11	Urban Residential	R-1-D	0.37	7.25	3.6	1	1	Y	Y	None
077-211-03-11	Urban Residential	R-1-D	0.37	7.25	3.6	1	1	Y	Y	None
077-300-04-11	Urban Residential	R-1-D	0.37	7.25	3.6	1	1	Y	Y	None
077-141-12-11	Urban Residential	R-1-D	0.37	7.25	3.6	1	1	Y	Y	None
077-303-21-11	Urban Residential	R-1-D	0.37	7.25	3.6	1	1	Y	Y	None
077-252-04-11	Urban Residential	R-1-D	0.38	7.25	3.6	1	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
077-361-06-11	Urban Residential	R-1-D	0.38	7.25	3.6	1	1	Y	Y	None
077-331-24-11	Urban Residential	R-1-D	0.38	7.25	3.6	1	1	Y	Y	None
077-163-14-11	Urban Residential	R-1-D	0.38	7.25	3.6	1	1	Y	Y	None
077-397-30-11	Urban Residential	R-1-D	0.38	7.25	3.6	1	1	Y	Y	None
077-313-10-11	Urban Residential	R-1-D	0.38	7.25	3.6	1	1	Y	Y	None
077-252-28-11	Urban Residential	R-1-D	0.39	7.25	3.6	1	1	Y	Y	None
077-163-12-11	Urban Residential	R-1-D	0.39	7.25	3.6	1	1	Y	Y	None
077-413-08-11	Urban Residential	R-1-D	0.40	7.25	3.6	1	1	Y	Y	None
077-413-10-11	Urban Residential	R-1-D	0.40	7.25	3.6	1	1	Y	Y	None
077-353-26-11	Urban Residential	R-1-D	0.40	7.25	3.6	1	1	Y	Y	None
077-263-11-11	Urban Residential	R-1-D	0.41	7.25	3.6	1	1	Y	Y	None
077-323-42-11	Urban Residential	R-1-D	0.41	7.25	3.6	1	1	Y	Y	None
077-323-45-11	Urban Residential	R-1-D	0.41	7.25	3.6	1	1	Y	Y	None
077-392-20-11	Urban Residential	R-1-D	0.41	7.25	3.6	1	1	Y	Y	None
077-377-14-11	Urban Residential	R-1-D	0.41	7.25	3.6	1	1	Y	Y	None
077-164-15-11	Urban Residential	R-1-D	0.41	7.25	3.6	1	1	Y	Y	None
077-411-11-11	Urban Residential	R-1-D	0.41	7.25	3.6	1	1	Y	Y	None
077-142-14-11	Urban Residential	R-1-D	0.41	7.25	3.6	1	1	Y	Y	None
077-213-14-11	Urban Residential	R-1-D	0.42	7.25	3.6	1	1	Y	Y	None
077-213-15-11	Urban Residential	R-1-D	0.42	7.25	3.6	1	1	Y	Y	None
077-253-33-11	Urban Residential	R-1-D	0.42	7.25	3.6	2	1	Y	Y	None
077-386-14-11	Urban Residential	R-1-D	0.42	7.25	3.6	2	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
077-334-22-11	Urban Residential	R-1-D	0.42	7.25	3.6	2	1	Y	Y	None
077-172-21-11	Urban Residential	R-1-D	0.43	7.25	3.6	2	1	Y	Y	None
077-402-19-11	Urban Residential	R-1-D	0.43	7.25	3.6	2	1	Y	Y	None
077-172-17-11	Urban Residential	R-1-D	0.43	7.25	3.6	2	1	Y	Y	None
077-173-16-11	Urban Residential	R-1-D	0.43	7.25	3.6	2	1	Y	Y	None
077-263-05-11	Urban Residential	R-1-D	0.43	7.25	3.6	2	1	Y	Y	None
077-174-17-11	Urban Residential	R-1-D	0.43	7.25	3.6	2	1	Y	Y	None
077-334-20-11	Urban Residential	R-1-D	0.44	7.25	3.6	2	1	Y	Y	None
077-382-20-11	Urban Residential	R-1-D	0.44	7.25	3.6	2	1	Y	Y	None
077-382-21-11	Urban Residential	R-1-D	0.44	7.25	3.6	2	1	Y	Y	None
077-153-12-11	Urban Residential	R-1-D	0.44	7.25	3.6	2	1	Y	Y	None
077-324-38-11	Urban Residential	R-1-D	0.44	7.25	3.6	2	1	Y	Y	None
077-354-28-11	Urban Residential	R-1-D	0.45	7.25	3.6	2	1	Y	Y	None
077-354-27-11	Urban Residential	R-1-D	0.45	7.25	3.6	2	1	Y	Y	None
077-402-14-11	Urban Residential	R-1-D	0.45	7.25	3.6	2	1	Y	Y	None
077-412-18-11	Urban Residential	R-1-D	0.45	7.25	3.6	2	1	Y	Y	None
077-332-51-11	Urban Residential	R-1-D	0.46	7.25	3.6	2	1	Y	Y	None
077-342-21-11	Urban Residential	R-1-D	0.46	7.25	3.6	2	1	Y	Y	None
077-152-25-11	Urban Residential	R-1-D	0.47	7.25	3.6	2	1	Y	Y	None
077-152-26-11	Urban Residential	R-1-D	0.47	7.25	3.6	2	1	Y	Y	None
077-233-34-11	Urban Residential	R-1-D	0.47	7.25	3.6	2	1	Y	Y	None
077-193-29-11	Urban Residential	R-1-D	0.47	7.25	3.6	2	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
077-191-22-11	Urban Residential	R-1-D	0.47	7.25	3.6	2	1	Y	Y	None
077-354-23-11	Urban Residential	R-1-D	0.48	7.25	3.6	2	1	Y	Y	None
077-375-09-11	Urban Residential	R-1-D	0.48	7.25	3.6	2	1	Y	Y	None
077-394-21-11	Urban Residential	R-1-D	0.49	7.25	3.6	2	1	Y	Y	None
077-394-22-11	Urban Residential	R-1-D	0.49	7.25	3.6	2	1	Y	Y	None
077-254-13-11	Urban Residential	R-1-D	0.49	7.25	3.6	2	1	Y	Y	None
077-164-02-11	Urban Residential	R-1-D	0.49	7.25	3.6	2	1	Y	Y	None
077-132-17-11	Urban Residential	R-1-D	0.49	7.25	3.6	2	1	Y	Y	None
077-312-13-11	Urban Residential	R-1-D	0.49	7.25	3.6	2	1	Y	Y	None
077-194-40-11	Urban Residential	R-1-D	0.50	7.25	3.6	2	1	Y	Y	None
077-334-13-11	Urban Residential	R-1-D	0.50	7.25	3.6	2	1	Y	Y	None
077-300-03-11	Urban Residential	R-1-D	0.50	7.25	3.6	2	1	Y	Y	None
077-300-01-11	Urban Residential	R-1-D	0.51	7.25	3.6	2	1	Y	Y	None
077-290-02-11	Urban Residential	R-1-D	0.52	7.25	3.6	2	1	Y	Y	None
077-290-04-11	Urban Residential	R-1-D	0.54	7.25	3.6	2	1	Y	Y	None
077-372-05-11	Urban Residential	R-1-D	0.55	7.25	3.6	2	1	Y	Y	None
077-363-22-11	Urban Residential	R-1-D	0.55	7.25	3.6	2	1	Y	Y	None
077-388-18-11	Urban Residential	R-1-D	0.56	7.25	3.6	2	2	Y	Y	None
077-173-33-11	Urban Residential	R-1-D	0.59	7.25	3.6	2	2	Y	Y	None
077-173-34-11	Urban Residential	R-1-D	0.59	7.25	3.6	2	2	Y	Y	None
077-411-14-11	Urban Residential	R-1-D	0.63	7.25	3.6	2	2	Y	Y	None
077-314-08-11	Urban Residential	R-1-D	0.67	7.25	3.6	2	2	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
077-313-14-11	Urban Residential	R-1-D	0.71	7.25	3.6	3	2	Y	Y	None
077-314-12-11	Urban Residential	R-1-D	0.73	7.25	3.6	3	2	Y	Y	None
077-173-31-11	Urban Residential	R-1-D	0.76	7.25	3.6	3	2	Y	Y	None
077-313-16-11	Urban Residential	R-1-D	0.77	7.25	3.6	3	2	Y	Y	None
077-251-43-11	Urban Residential	R-1-D	0.82	7.25	3.6	3	2	Y	Y	None
077-251-45-11	Urban Residential	R-1-D	0.82	7.25	3.6	3	2	Y	Y	None
077-151-05-11	Urban Residential	R-1-D	0.82	7.25	3.6	3	2	Y	Y	None
077-387-19-11	Urban Residential	R-1-D	0.84	7.25	3.6	3	2	Y	Y	None
077-413-11-11	Urban Residential	R-1-D	0.91	7.25	3.6	3	2	Y	Y	None
077-314-09-11	Urban Residential	R-1-D	1.55	7.25	3.6	6	4	Y	Y	None
Westwood										
123-090-50-11	Urban Residential	R-1-B-D	10.52	7.25	6	63	47	Y	Y	None
125-010-49-11	Urban Residential	R-1-B-D	4.33	7.25	6	26	19	Y	Y	None
125-020-04-11	Urban Residential	R-1-B-D	0.15	7.25	6	1	1	Y	Y	None
125-020-06-11	Urban Residential	R-1-B-D	0.31	7.25	6	2	1	Y	Y	None
125-020-08-11	Urban Residential	R-1-B-D	0.30	7.25	6	2	1	Y	Y	None
125-020-11-11	Urban Residential	R-1-B-D	0.38	7.25	6	2	2	Y	Y	None
125-040-05-11	Urban Residential	R-1-B-D	0.33	7.25	6	2	1	Y	Y	None
125-040-10-11	Urban Residential	R-1-B-D	0.12	7.25	6	1	1	Y	Y	None
125-040-19-11	Urban Residential	R-1-B-D	0.25	7.25	6	2	1	Y	Y	None
125-040-23-11	Urban Residential	R-1-B-D	0.25	7.25	6	1	1	Y	Y	None
125-040-25-11	Urban Residential	R-1-B-D	0.21	7.25	6	1	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
125-040-26-11	Urban Residential	R-1-B-D	0.21	7.25	6	1	1	Y	Y	None
125-050-04-11	Urban Residential	R-1-B-D	0.19	7.25	6	1	1	Y	Y	None
125-050-05-11	Urban Residential	R-1-B-D	0.18	7.25	6	1	1	Y	Y	None
125-050-06-11	Urban Residential	R-1-B-D	0.16	7.25	6	1	1	Y	Y	None
125-050-08-11	Urban Residential	R-1-B-D	0.55	7.25	6	3	2	Y	Y	None
125-050-09-11	Urban Residential	R-1-B-D	0.46	7.25	6	3	2	Y	Y	None
125-050-13-11	Urban Residential	R-1-B-D	0.20	7.25	6	1	1	Y	Y	None
125-050-14-11	Urban Residential	R-1-B-D	0.28	7.25	6	2	1	Y	Y	None
125-050-18-11	Urban Residential	R-1-B-D	0.46	7.25	6	3	2	Y	Y	None
125-050-19-11	Urban Residential	R-1-B-D	0.43	7.25	6	3	2	Y	Y	None
125-050-20-11	Urban Residential	R-1-B-D	1.11	7.25	6	7	5	Y	Y	None
125-060-15-11	Urban Residential	R-1-B-D	0.29	7.25	6	2	1	Y	Y	None
125-060-16-11	Urban Residential	R-1-B-D	0.20	7.25	6	1	1	Y	Y	None
125-060-24-11	Urban Residential	R-1-B-D	0.18	7.25	6	1	1	Y	Y	None
125-060-34-11	Urban Residential	R-1-B-D	0.21	7.25	6	1	1	Y	Y	None
125-071-03-11	Urban Residential	R-1-B-D	0.42	7.25	6	3	2	Y	Y	None
125-071-09-11	Urban Residential	R-1-B-D	0.19	7.25	6	1	1	Y	Y	None
125-073-01-11	Urban Residential	R-1-B-D	0.21	7.25	6	1	1	Y	Y	None
125-073-05-11	Urban Residential	R-1-B-D	0.33	7.25	6	2	1	Y	Y	None
125-081-02-11	Urban Residential	R-1-B-D	0.17	7.25	6	1	1	Y	Y	None
125-081-03-11	Urban Residential	R-1-B-D	0.17	7.25	6	1	1	Y	Y	None
125-081-04-11	Urban Residential	R-1-B-D	0.17	7.25	6	1	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
125-081-05-11	Urban Residential	R-1-B-D	0.17	7.25	6	1	1	Y	Y	None
125-081-07-11	Urban Residential	R-1-B-D	0.17	7.25	6	1	1	Y	Y	None
125-082-26-11	Urban Residential	R-1-B-D	0.18	7.25	6	1	1	Y	Y	None
125-083-11-11	Urban Residential	R-1-B-D	0.16	7.25	6	1	1	Y	Y	None
125-092-18-11	Urban Residential	R-1-B-D	0.18	7.25	6	1	1	Y	Y	None
125-151-03-11	Urban Residential	R-1-B-D	0.19	7.25	6	1	1	Y	Y	None
125-162-10-11	Urban Residential	R-1-B-D	0.18	7.25	6	1	1	Y	Y	None
125-183-03-11	Urban Residential	R-1-B-D	0.18	7.25	6	1	1	Y	Y	None
125-183-05-11	Urban Residential	R-1-B-D	0.18	7.25	6	1	1	Y	Y	None
125-194-02-11	Urban Residential	R-1-B-D	0.14	7.25	6	1	1	Y	Y	None
125-194-03-11	Urban Residential	R-1-B-D	0.14	7.25	6	1	1	Y	Y	None
125-194-04-11	Urban Residential	R-1-B-D	0.14	7.25	6	1	1	Y	Y	None
125-194-05-11	Urban Residential	R-1-B-D	0.14	7.25	6	1	1	Y	Y	None
125-201-03-11	Urban Residential	R-1-B-D	0.42	7.25	6	2	2	Y	Y	None
125-201-19-11	Urban Residential	R-1-B-D	0.29	7.25	6	2	1	Y	Y	None
125-201-20-11	Urban Residential	R-1-B-D	0.18	7.25	6	1	1	Y	Y	None
125-201-22-11	Urban Residential	R-1-B-D	0.15	7.25	6	1	1	Y	Y	None
125-212-02-11	Urban Residential	R-1-B-D	0.24	7.25	6	1	1	Y	Y	None
125-212-06-11	Urban Residential	R-1-B-D	0.30	7.25	6	2	1	Y	Y	None
125-212-10-11	Urban Residential	R-1-B-D	0.25	7.25	6	1	1	Y	Y	None
125-221-02-11	Urban Residential	R-1-B-D	0.25	7.25	6	1	1	Y	Y	None
125-221-11-11	Urban Residential	R-1-B-D	0.22	7.25	6	1	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
125-221-16-11	Urban Residential	R-1-B-D	0.28	7.25	6	2	1	Y	Y	None
125-221-17-11	Urban Residential	R-1-B-D	0.21	7.25	6	1	1	Y	Y	None
125-222-02-11	Urban Residential	R-1-B-D	0.35	7.25	6	2	2	Y	Y	None
125-222-03-11	Urban Residential	R-1-B-D	0.28	7.25	6	2	1	Y	Y	None
125-222-04-11	Urban Residential	R-1-B-D	0.29	7.25	6	2	1	Y	Y	None
125-222-05-11	Urban Residential	R-1-B-D	0.28	7.25	6	2	1	Y	Y	None
125-222-06-11	Urban Residential	R-1-B-D	0.27	7.25	6	2	1	Y	Y	None
125-222-07-11	Urban Residential	R-1-B-D	0.26	7.25	6	2	1	Y	Y	None
125-222-10-11	Urban Residential	R-1-B-D	0.27	7.25	6	2	1	Y	Y	None
125-222-12-11	Urban Residential	R-1-B-D	0.32	7.25	6	2	1	Y	Y	None
125-222-14-11	Urban Residential	R-1-B-D	0.26	7.25	6	2	1	Y	Y	None
125-222-23-11	Urban Residential	R-1-B-D	0.34	7.25	6	2	2	Y	Y	None
125-223-02-11	Urban Residential	R-1-B-D	0.30	7.25	6	2	1	Y	Y	None
125-223-05-11	Urban Residential	R-1-B-D	0.27	7.25	6	2	1	Y	Y	None
125-223-10-11	Urban Residential	R-1-B-D	0.26	7.25	6	2	1	Y	Y	None
125-231-05-11	Urban Residential	R-1-B-D	0.33	7.25	6	2	2	Y	Y	None
125-231-06-11	Urban Residential	R-1-B-D	0.63	7.25	6	4	3	Y	Y	None
125-231-09-11	Urban Residential	R-1-B-D	0.59	7.25	6	4	3	Y	Y	None
125-231-10-11	Urban Residential	R-1-B-D	0.45	7.25	6	3	2	Y	Y	None
125-232-07-11	Urban Residential	R-1-B-D	0.23	7.25	6	1	1	Y	Y	None
125-232-10-11	Urban Residential	R-1-B-D	0.23	7.25	6	1	1	Y	Y	None
125-241-01-11	Urban Residential	R-1-B-D	0.26	7.25	6	2	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
125-242-05-11	Urban Residential	R-1-B-D	0.26	7.25	6	2	1	Y	Y	None
125-242-10-11	Urban Residential	R-1-B-D	0.71	7.25	6	4	3	Y	Y	None
123-090-61-11	Urban Residential	R-3-P-C	16.43	No maximum	8.25	136	102	Y	Y	Planned Community
123-090-81-11	Urban Residential	R-3-P-C	13.71	No maximum	8.25	113	85	Y	Y	Planned Community
123-090-82-11	Urban Residential	R-3-P-C	36.36	No maximum	8.25	300	225	Y	Y	Planned Community
Clear Creek										
123-020-36-11	Planned Development	P-U-D	30.02	No maximum	4	120	90	Y	N	None
123-030-16-11	Urban Residential	R-1-B	0.31	7.25	4	1	1	Y	N	Building Setbacks
123-043-05-11	Urban Residential	R-1-B	0.34	7.25	4	1	1	Y	N	Building Setbacks
123-043-24-11	Urban Residential	R-1-B	0.71	7.25	4	3	2	Y	N	Building Setbacks
123-043-25-11	Urban Residential	R-1-B	0.28	7.25	4	1	1	Y	N	Building Setbacks
123-053-07-11	Urban Residential	R-1-B	0.26	7.25	4	1	1	Y	N	Building Setbacks
123-061-03-11	Urban Residential	R-1-B	0.31	7.25	4	1	1	Y	N	Building Setbacks
123-061-08-11	Urban Residential	R-1-B	0.46	7.25	4	2	1	Y	N	Building Setbacks
123-061-11-11	Urban Residential	R-1-B	0.34	7.25	4	1	1	Y	N	Building Setbacks
123-073-09-11	Urban Residential	R-1-B	0.28	7.25	4	1	1	Y	N	Building Setbacks
123-082-13-11	Urban Residential	R-1-B	0.21	7.25	4	1	1	Y	N	Building Setbacks
Susanville Vicinity										
101-100-06-11	Urban Residential	R-1	1.14	7.25	1	1	1	Y	Y	None
103-120-22-11	Urban Residential	R-1	3.81	7.25	1	4	3	Y	Y	None
103-120-23-11	Urban Residential	R-1	3.87	7.25	1	4	3	Y	Y	None
103-120-24-11	Urban Residential	R-1	1.54	7.25	1	2	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
103-120-25-11	Urban Residential	R-1	1.04	7.25	1	1	1	Y	Y	None
103-120-28-11	Urban Residential	R-1	3.75	7.25	1	4	3	Y	Y	None
103-120-29-11	Urban Residential	R-1	2.94	7.25	1	3	2	Y	Y	None
103-120-31-11	Urban Residential	R-1	1.46	7.25	1	1	1	Y	Y	None
103-250-51-11	Urban Residential	R-1	2.09	7.25	1	2	2	Y	Y	None
107-050-06-11	Urban Residential	R-1	1.37	7.25	1	1	1	Y	Y	None
107-260-36-11	Urban Residential	R-1	4.64	7.25	1	5	3	Y	Y	None
107-260-48-11	Urban Residential	R-1	2.15	7.25	1	2	2	Y	Y	None
107-210-06-11	Urban Residential	R-1-A	9.73	7.25	1	10	7	Y	Y	None
107-210-07-11	Urban Residential	R-1-A	4.84	7.25	1	5	4	Y	Y	None
107-220-03-11	Urban Residential	R-1-A	2.29	7.25	1	2	2	Y	Y	None
107-230-15-11	Urban Residential	R-1-A	5.09	7.25	1	5	4	Y	Y	None
107-260-01-11	Urban Residential	R-1-A	3.97	7.25	1	4	3	Y	Y	None
107-260-03-11	Urban Residential	R-1-A	5.01	7.25	1	5	4	Y	Y	None
107-260-04-11	Urban Residential	R-1-A	5.00	7.25	1	5	4	Y	Y	None
107-260-05-11	Urban Residential	R-1-A	2.90	7.25	1	3	2	Y	Y	None
107-260-07-11	Urban Residential	R-1-A	4.82	7.25	1	5	4	Y	Y	None
107-260-08-11	Urban Residential	R-1-A	4.14	7.25	1	4	3	Y	Y	None
107-260-17-11	Urban Residential	R-1-A	1.12	7.25	1	1	1	Y	Y	None
107-260-18-11	Urban Residential	R-1-A	1.05	7.25	1	1	1	Y	Y	None
107-260-19-11	Urban Residential	R-1-A	1.28	7.25	1	1	1	Y	Y	None
107-260-20-11	Urban Residential	R-1-A	1.30	7.25	1	1	1	Y	Y	None

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107-260-21-11	Urban Residential	R-1-A	5.23	7.25	1	5	4	Y	Y	None
107-260-51-11	Urban Residential	R-1-A	2.29	7.25	1	2	2	Y	Y	None
116-020-12-11	Urban Residential	R-1-A	18.76	7.25	1	19	14	Y	Y	None
116-030-12-11	Urban Residential	R-1-A	10.08	7.25	1	10	8	Y	Y	None
101-100-14-11	Urban Residential	R-3	6.93	No maximum	12	83	62	Y	Y	None
Richmond/Gold Run										
116-230-04-11	Planned Development	P-U-D	45.08	No maximum	0.3	14	14	N	N	None
116-230-34-11	Planned Development	P-U-D	100.16	No maximum	0.3	30	30	N	N	None
116-230-60-11	Planned Development	P-U-D	81.32	No maximum	0.3	24	24	N	N	None
116-230-63-11	Planned Development	P-U-D	2.65	No maximum	0.3	1	1	N	N	None
116-230-66-11	Planned Development	P-U-D	54.63	No maximum	0.3	16	16	N	N	None
116-230-76-11	Planned Development	P-U-D	2.65	No maximum	0.3	1	1	N	N	None
116-320-21-11	Planned Development	P-U-D	3.39	No maximum	0.3	1	1	N	N	None
116-320-27-11	Planned Development	P-U-D	17.26	No maximum	0.3	5	5	N	N	None
116-330-28-11	Planned Development	P-U-D	3.99	No maximum	0.3	1	1	N	N	None
116-330-20-11	Urban Residential	R-1-AA-D	6.62	7.25	0.2	1	1	N	N	None
116-330-22-11	Urban Residential	R-1-AA-D	6.64	7.25	0.2	1	1	N	N	None
116-330-27-11	Urban Residential	R-1-AA-D	3.90	7.25	0.2	1	1	N	N	None
115-180-17-11	Urban Residential	R-1-B-14-AA-D	18.22	7.25	0.07	1	1	N	N	Min Acreage
116-270-26-11	Urban Residential	R-1-B-3-AA-D	3.40	7.25	0.33	1	1	N	N	Min Acreage
116-370-08-11	Urban Residential	R-1-B-3-AA-D	3.33	7.25	0.33	1	1	N	N	Min Acreage
116-360-24-11	Urban Residential	R-1-B-4-AA-D	7.52	7.25	0.25	2	1	N	N	Min Acreage

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
116-360-25-11	Urban Residential	R-1-B-4-AA-D	12.48	7.25	0.25	3	2	N	N	Min Acreage
116-430-11-11	Urban Residential	R-1-B-4-AA-D	4.96	7.25	0.25	1	1	N	N	Min Acreage
116-430-24-11	Urban Residential	R-1-B-4-AA-D	4.78	7.25	0.25	1	1	N	N	Min Acreage
116-430-27-11	Urban Residential	R-1-B-4-AA-D	4.83	7.25	0.25	1	1	N	N	Min Acreage
116-290-27-11	Urban Residential	R-1-B-5-AA-D	5.01	7.25	0.20	1	1	N	N	Min Acreage
116-300-10-11	Urban Residential	R-1-B-5-AA-D	10.10	7.25	0.20	2	2	N	N	Min Acreage
116-300-15-11	Urban Residential	R-1-B-5-AA-D	5.00	7.25	0.20	1	1	N	N	Min Acreage
116-300-16-11	Urban Residential	R-1-B-5-AA-D	5.06	7.25	0.20	1	1	N	N	Min Acreage
116-300-18-11	Urban Residential	R-1-B-5-AA-D	5.19	7.25	0.20	1	1	N	N	Min Acreage
116-300-22-11	Urban Residential	R-1-B-5-AA-D	14.09	7.25	0.20	3	2	N	N	Min Acreage
116-300-34-11	Urban Residential	R-1-B-5-AA-D	5.06	7.25	0.20	1	1	N	N	Min Acreage
116-300-43-11	Urban Residential	R-1-B-5-AA-D	9.79	7.25	0.20	2	1	N	N	Min Acreage
115-110-60-11	Urban Residential	R-1-NH-14-AA-D	14.19	7.25	0.07	1	1	N	N	Min Acreage
116-420-01-11	Urban Residential	R-1-NH-3-AA-D	3.68	7.25	0.33	1	1	N	N	Min Acreage
116-420-20-11	Urban Residential	R-1-NH-3-AA-D	3.14	7.25	0.33	1	1	N	N	Min Acreage
116-420-39-11	Urban Residential	R-1-NH-3-AA-D	3.98	7.25	0.33	1	1	N	N	Min Acreage
116-460-06-11	Urban Residential	R-1-NH-3-AA-D	4.20	7.25	0.33	1	1	N	N	Min Acreage
Johnstonville										
116-130-30-11	Town Center	C-T	3.27	7.25	1	3	3	N	N	None
116-130-31-11	Town Center	C-T	2.96	7.25	1	3	3	N	N	None
116-140-02-11	Town Center	C-T	2.96	7.25	1	3	3	N	N	None
116-140-20-11	Town Center	C-T	1.72	7.25	1	2	2	N	N	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
116-140-21-11	Town Center	C-T	0.91	7.25	1	1	1	N	N	None
116-150-32-11	Town Center	C-T	2.87	7.25	1	3	3	N	N	None
116-130-33-11	Town Center	C-T-D	2.01	7.25	1	2	2	N	N	None
116-130-34-11	Town Center	C-T-D	2.01	7.25	1	2	2	N	N	None
116-130-35-11	Town Center	C-T-D	1.54	7.25	1	2	2	N	N	None
116-130-36-11	Town Center	C-T-D	1.04	7.25	1	1	1	N	N	None
116-140-58-11	Town Center	C-T-D	1.79	7.25	1	2	2	N	N	None
116-140-59-11	Town Center	C-T-D	2.64	7.25	1	3	3	N	N	None
116-130-05-11	Urban Residential	R-1	1.05	7.25	1	1	1	N	N	None
116-130-07-11	Urban Residential	R-1	1.29	7.25	1	1	1	N	N	None
117-690-14-11	Urban Residential	R-1	15.73	7.25	1	16	16	N	N	None
117-690-15-11	Urban Residential	R-1	7.62	7.25	1	8	8	N	N	None
116-130-08-11	Urban Residential	R-1-D	1.55	7.25	1	2	2	N	N	None
116-190-18-11	Urban Residential	R-1-A-B-2.5	66.26	7.25	0.4	27	27	N	N	Min Acreage
116-200-05-11	Urban Residential	R-1-A-B-2.5	2.29	7.25	0.4	1	1	N	N	Min Acreage
116-200-08-11	Urban Residential	R-1-A-B-2.5	2.66	7.25	0.4	1	1	N	N	Min Acreage
116-200-60-11	Urban Residential	R-1-A-B-2.5	2.38	7.25	0.4	1	1	N	N	Min Acreage
116-490-21-11	Urban Residential	R-1-A-B-2.5	7.80	7.25	0.4	3	3	N	N	Min Acreage
116-490-37-11	Urban Residential	R-1-A-B-2.5	7.20	7.25	0.4	3	3	N	N	Min Acreage
116-490-39-11	Urban Residential	R-1-A-B-2.5	44.61	7.25	0.4	18	18	N	N	Min Acreage

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
Janesville										
129-310-12-11	Urban Residential	R-1-A	1.73	7.25	1	1	1	N	N	None
129-320-01-11	Urban Residential	R-1-A	1.34	7.25	1	1	1	N	N	None
129-320-02-11	Urban Residential	R-1-A	1.52	7.25	1	1	1	N	N	None
129-330-07-11	Urban Residential	R-1-A	1.13	7.25	1	1	1	N	N	None
129-372-10-11	Urban Residential	R-1-A	1.98	7.25	1	2	2	N	N	None
129-372-23-11	Urban Residential	R-1-A	1.22	7.25	1	1	1	N	N	None
129-372-34-11	Urban Residential	R-1-A	2.25	7.25	1	2	2	N	N	None
129-372-40-11	Urban Residential	R-1-A	1.72	7.25	1	1	1	N	N	None
129-040-63-11	Urban Residential	R-3	1.52	No maximum	8	13	9	N	N	None
Herlong										
139-120-01-11	Urban Residential	R-1	1.06	7.25	5	5	4	Y	Y	None
139-144-17-11	Urban Residential	R-1	1.17	7.25	5	6	4	Y	Y	None
139-153-20-11	Urban Residential	R-1	0.18	7.25	5	1	1	Y	Y	None
139-160-28-11	Urban Residential	R-1	5.50	7.25	5	27	21	Y	Y	None
137-100-16-11	Urban Residential	R-1-AA	8.51	7.25	5	43	32	Y	Y	None
137-100-23-11	Urban Residential	R-1-AA	0.66	7.25	5	3	2	Y	Y	None
137-100-40-11	Urban Residential	R-1-AA	10.61	7.25	5	53	40	Y	Y	None
137-100-41-11	Urban Residential	R-1-AA	9.49	7.25	5	47	36	Y	Y	None
137-100-43-11	Urban Residential	R-1-AA	10.20	7.25	5	51	38	Y	Y	None
137-100-46-11	Urban Residential	R-1-AA	10.47	7.25	5	52	39	Y	Y	None
137-100-48-11	Urban Residential	R-1-AA	10.37	7.25	5	52	39	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
137-111-07-11	Urban Residential	R-1-AA	0.31	7.25	5	2	1	Y	Y	None
137-111-08-11	Urban Residential	R-1-AA	0.40	7.25	5	2	1	Y	Y	None
137-112-01-11	Urban Residential	R-1-AA	0.41	7.25	5	2	2	Y	Y	None
137-112-04-11	Urban Residential	R-1-AA	0.35	7.25	5	2	1	Y	Y	None
137-114-01-11	Urban Residential	R-1-AA	0.43	7.25	5	2	2	Y	Y	None
137-114-03-11	Urban Residential	R-1-AA	0.36	7.25	5	2	1	Y	Y	None
137-114-14-11	Urban Residential	R-1-AA	0.39	7.25	5	2	1	Y	Y	None
137-115-03-11	Urban Residential	R-1-AA	0.41	7.25	5	2	2	Y	Y	None
137-115-04-11	Urban Residential	R-1-AA	0.41	7.25	5	2	2	Y	Y	None
137-115-05-11	Urban Residential	R-1-AA	0.41	7.25	5	2	2	Y	Y	None
137-115-06-11	Urban Residential	R-1-AA	0.41	7.25	5	2	2	Y	Y	None
137-115-07-11	Urban Residential	R-1-AA	0.41	7.25	5	2	2	Y	Y	None
137-115-08-11	Urban Residential	R-1-AA	0.42	7.25	5	2	2	Y	Y	None
137-115-09-11	Urban Residential	R-1-AA	0.39	7.25	5	2	1	Y	Y	None
137-115-10-11	Urban Residential	R-1-AA	0.38	7.25	5	2	1	Y	Y	None
137-115-11-11	Urban Residential	R-1-AA	0.38	7.25	5	2	1	Y	Y	None
137-115-12-11	Urban Residential	R-1-AA	0.38	7.25	5	2	1	Y	Y	None
137-115-13-11	Urban Residential	R-1-AA	0.39	7.25	5	2	1	Y	Y	None
137-115-14-11	Urban Residential	R-1-AA	0.38	7.25	5	2	1	Y	Y	None
137-121-06-11	Urban Residential	R-1-AA	0.55	7.25	5	3	2	Y	Y	None
137-121-07-11	Urban Residential	R-1-AA	0.59	7.25	5	3	2	Y	Y	None
137-122-09-11	Urban Residential	R-1-AA	0.45	7.25	5	2	2	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
137-122-10-11	Urban Residential	R-1-AA	0.44	7.25	5	2	2	Y	Y	None
137-122-12-11	Urban Residential	R-1-AA	0.56	7.25	5	3	2	Y	Y	None
137-122-13-11	Urban Residential	R-1-AA	0.53	7.25	5	3	2	Y	Y	None
137-122-14-11	Urban Residential	R-1-AA	0.40	7.25	5	2	1	Y	Y	None
137-122-15-11	Urban Residential	R-1-AA	0.28	7.25	5	1	1	Y	Y	None
137-122-16-11	Urban Residential	R-1-AA	0.52	7.25	5	3	2	Y	Y	None
137-122-17-11	Urban Residential	R-1-AA	0.41	7.25	5	2	2	Y	Y	None
137-122-18-11	Urban Residential	R-1-AA	0.34	7.25	5	2	1	Y	Y	None
137-122-19-11	Urban Residential	R-1-AA	0.39	7.25	5	2	1	Y	Y	None
137-123-03-11	Urban Residential	R-1-AA	0.42	7.25	5	2	2	Y	Y	None
137-123-04-11	Urban Residential	R-1-AA	0.38	7.25	5	2	1	Y	Y	None
137-124-08-11	Urban Residential	R-1-AA	0.35	7.25	5	2	1	Y	Y	None
137-124-09-11	Urban Residential	R-1-AA	0.35	7.25	5	2	1	Y	Y	None
137-125-17-11	Urban Residential	R-1-AA	0.38	7.25	5	2	1	Y	Y	None
137-125-18-11	Urban Residential	R-1-AA	0.38	7.25	5	2	1	Y	Y	None
137-125-19-11	Urban Residential	R-1-AA	0.41	7.25	5	2	2	Y	Y	None
137-125-20-11	Urban Residential	R-1-AA	0.36	7.25	5	2	1	Y	Y	None
137-126-21-11	Urban Residential	R-1-AA	0.38	7.25	5	2	1	Y	Y	None
137-126-22-11	Urban Residential	R-1-AA	0.37	7.25	5	2	1	Y	Y	None
137-126-23-11	Urban Residential	R-1-AA	0.37	7.25	5	2	1	Y	Y	None
137-126-24-11	Urban Residential	R-1-AA	0.47	7.25	5	2	2	Y	Y	None
137-126-25-11	Urban Residential	R-1-AA	0.46	7.25	5	2	2	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
137-126-26-11	Urban Residential	R-1-AA	0.45	7.25	5	2	2	Y	Y	None
137-131-01-11	Urban Residential	R-1-AA	0.45	7.25	5	2	2	Y	Y	None
137-131-02-11	Urban Residential	R-1-AA	0.44	7.25	5	2	2	Y	Y	None
137-131-03-11	Urban Residential	R-1-AA	0.45	7.25	5	2	2	Y	Y	None
137-131-04-11	Urban Residential	R-1-AA	0.46	7.25	5	2	2	Y	Y	None
137-131-05-11	Urban Residential	R-1-AA	0.45	7.25	5	2	2	Y	Y	None
137-131-06-11	Urban Residential	R-1-AA	0.48	7.25	5	2	2	Y	Y	None
137-131-07-11	Urban Residential	R-1-AA	0.48	7.25	5	2	2	Y	Y	None
137-131-08-11	Urban Residential	R-1-AA	0.41	7.25	5	2	2	Y	Y	None
137-131-09-11	Urban Residential	R-1-AA	0.37	7.25	5	2	1	Y	Y	None
137-131-10-11	Urban Residential	R-1-AA	0.39	7.25	5	2	1	Y	Y	None
137-132-03-11	Urban Residential	R-1-AA	0.43	7.25	5	2	2	Y	Y	None
137-132-04-11	Urban Residential	R-1-AA	0.41	7.25	5	2	2	Y	Y	None
137-132-05-11	Urban Residential	R-1-AA	0.43	7.25	5	2	2	Y	Y	None
137-132-06-11	Urban Residential	R-1-AA	0.41	7.25	5	2	2	Y	Y	None
137-132-07-11	Urban Residential	R-1-AA	0.43	7.25	5	2	2	Y	Y	None
137-132-08-11	Urban Residential	R-1-AA	0.43	7.25	5	2	2	Y	Y	None
137-132-09-11	Urban Residential	R-1-AA	0.39	7.25	5	2	1	Y	Y	None
137-132-10-11	Urban Residential	R-1-AA	0.36	7.25	5	2	1	Y	Y	None
137-132-11-11	Urban Residential	R-1-AA	0.39	7.25	5	2	1	Y	Y	None
137-132-12-11	Urban Residential	R-1-AA	0.36	7.25	5	2	1	Y	Y	None
137-132-13-11	Urban Residential	R-1-AA	0.35	7.25	5	2	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
137-132-15-11	Urban Residential	R-1-AA	0.44	7.25	5	2	2	Y	Y	None
137-132-16-11	Urban Residential	R-1-AA	0.45	7.25	5	2	2	Y	Y	None
137-132-17-11	Urban Residential	R-1-AA	0.42	7.25	5	2	2	Y	Y	None
137-132-18-11	Urban Residential	R-1-AA	0.44	7.25	5	2	2	Y	Y	None
137-132-19-11	Urban Residential	R-1-AA	0.42	7.25	5	2	2	Y	Y	None
137-132-20-11	Urban Residential	R-1-AA	0.44	7.25	5	2	2	Y	Y	None
137-133-02-11	Urban Residential	R-1-AA	0.43	7.25	5	2	2	Y	Y	None
137-133-03-11	Urban Residential	R-1-AA	0.46	7.25	5	2	2	Y	Y	None
137-133-04-11	Urban Residential	R-1-AA	0.45	7.25	5	2	2	Y	Y	None
137-133-05-11	Urban Residential	R-1-AA	0.47	7.25	5	2	2	Y	Y	None
137-133-06-11	Urban Residential	R-1-AA	0.42	7.25	5	2	2	Y	Y	None
137-133-07-11	Urban Residential	R-1-AA	0.44	7.25	5	2	2	Y	Y	None
137-133-08-11	Urban Residential	R-1-AA	0.42	7.25	5	2	2	Y	Y	None
137-133-09-11	Urban Residential	R-1-AA	0.40	7.25	5	2	2	Y	Y	None
137-133-18-11	Urban Residential	R-1-AA	0.40	7.25	5	2	2	Y	Y	None
137-134-08-11	Urban Residential	R-1-AA	1.29	7.25	5	6	5	Y	Y	None
137-134-09-11	Urban Residential	R-1-AA	0.83	7.25	5	4	3	Y	Y	None
137-141-01-11	Urban Residential	R-1-AA	0.45	7.25	5	2	2	Y	Y	None
137-141-02-11	Urban Residential	R-1-AA	0.46	7.25	5	2	2	Y	Y	None
137-141-03-11	Urban Residential	R-1-AA	0.45	7.25	5	2	2	Y	Y	None
137-142-01-11	Urban Residential	R-1-AA	0.40	7.25	5	2	2	Y	Y	None
137-142-02-11	Urban Residential	R-1-AA	0.42	7.25	5	2	2	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
137-142-03-11	Urban Residential	R-1-AA	0.42	7.25	5	2	2	Y	Y	None
137-142-04-11	Urban Residential	R-1-AA	0.45	7.25	5	2	2	Y	Y	None
137-142-05-11	Urban Residential	R-1-AA	0.45	7.25	5	2	2	Y	Y	None
137-143-02-11	Urban Residential	R-1-AA	0.41	7.25	5	2	2	Y	Y	None
137-144-07-11	Urban Residential	R-1-AA	0.35	7.25	5	2	1	Y	Y	None
139-090-55-11	Urban Residential	R-1-AA	1.49	7.25	5	7	6	Y	Y	None
139-110-03-11	Urban Residential	R-1-AA	0.81	7.25	5	4	3	Y	Y	None
139-160-16-11	Urban Residential	R-1-B-1-AA	59.12	7.25	1	59	59	Y	Y	Min Acreage
139-160-23-11	Urban Residential	R-1-B-1-AA	1.89	7.25	1	2	2	Y	Y	Min Acreage
139-160-24-11	Urban Residential	R-1-B-1-AA	3.12	7.25	1	3	3	Y	Y	Min Acreage
139-160-33-11	Urban Residential	R-1-B-1-AA	6.32	7.25	1	6	6	Y	Y	Min Acreage
139-160-36-11	Urban Residential	R-1-B-1-AA	2.72	7.25	1	3	3	Y	Y	Min Acreage
139-160-40-11	Urban Residential	R-1-B-1-AA	3.61	7.25	1	4	4	Y	Y	Min Acreage
139-160-41-11	Urban Residential	R-1-B-1-AA	1.93	7.25	1	2	2	Y	Y	Min Acreage
139-160-42-11	Urban Residential	R-1-B-1-AA	2.05	7.25	1	2	2	Y	Y	Min Acreage
139-160-43-11	Urban Residential	R-1-B-1-AA	1.31	7.25	1	1	1	Y	Y	Min Acreage
139-160-44-11	Urban Residential	R-1-B-1-AA	0.91	7.25	1	1	1	Y	Y	Min Acreage
139-160-45-11	Urban Residential	R-1-B-1-AA	0.97	7.25	1	1	1	Y	Y	Min Acreage
139-160-46-11	Urban Residential	R-1-B-1-AA	3.40	7.25	1	3	3	Y	Y	Min Acreage
139-160-51-11	Urban Residential	R-1-B-1-AA	1.59	7.25	1	2	2	Y	Y	Min Acreage
139-160-52-11	Urban Residential	R-1-B-1-AA	1.52	7.25	1	2	2	Y	Y	Min Acreage
139-160-53-11	Urban Residential	R-1-B-1-AA	1.17	7.25	1	1	1	Y	Y	Min Acreage

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number of Units at Typical Density	Realistic Number of Units at Typical Density	Available Water Service	Sewer Service	Possible Zoning Constraints
139-090-32-11	Urban Residential	R-1-B-2-AA	2.09	7.25	0.5	1	1	Y	Y	Min Acreage
Standish-Litchfield										
119-080-05-11	Town Center	C-T	2.09	7.25	1	2	2	N	N	None
119-080-06-11	Town Center	C-T	2.06	7.25	1	2	2	N	N	None
119-090-05-11	Town Center	C-T	1.97	7.25	1	2	2	N	N	None
119-090-06-11	Town Center	C-T	1.98	7.25	1	2	2	N	N	None
119-090-07-11	Town Center	C-T	2.00	7.25	1	2	2	N	N	None
119-120-03-11	Town Center	C-T	3.11	7.25	1	3	3	N	N	None
119-120-15-11	Town Center	C-T	5.33	7.25	1	5	5	N	N	None
119-160-04-11	Town Center	C-T-D	2.24	7.25	1	2	2	N	N	None
119-240-34-11	Town Center	C-T-D	5.01	7.25	1	5	5	N	N	None
119-220-20-11	Urban Residential	R-1-A-B-3	3.88	7.25	0.33	1	1	N	N	Min Acreage
119-220-21-11	Urban Residential	R-1-A-B-3	4.05	7.25	0.33	1	1	N	N	Min Acreage
Doyle										
141-040-15-11	Urban Residential	R-1-A-B-2.5	2.64	7.25	0.40	1	1	N	N	Min. Acreage
141-040-16-11	Urban Residential	R-1-A-B-2.5	3.86	7.25	0.40	1	1	N	N	Min. Acreage
141-370-13-11	Urban Residential	R-1-A-B-3	3.36	7.25	0.33	1	1	N	N	Min. Acreage
141-370-14-11	Urban Residential	R-1-A-B-3	3.65	7.25	0.33	1	1	N	N	Min. Acreage
141-370-15-11	Urban Residential	R-1-A-B-3	4.20	7.25	0.33	1	1	N	N	Min. Acreage
141-370-16-11	Urban Residential	R-1-A-B-3	3.21	7.25	0.33	1	1	N	N	Min. Acreage
141-370-24-11	Urban Residential	R-1-A-B-3	4.32	7.25	0.33	1	1	N	N	Min. Acreage
141-370-28-11	Urban Residential	R-1-A-B-3	4.71	7.25	0.33	1	1	N	N	Min. Acreage

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