SHASTA COUNTY
2014–2019 HOUSING ELEMENT
Element 7.3 of the Shasta County General Plan
Community Development Group

December 11, 2018

SHASTA COUNTY DEPARTMENT OF
RESOURCE MANAGEMENT
PLANNING DIVISION
1855 Placer Street
Redding, CA 96001
530/225-5532

2014-19 Housing Element
Adopted by the Board of Supervisors
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SHASTA COUNTY GENERAL PLAN
HOUSING ELEMENT

Table of Contents

Section **Page**

I. Introduction

A. Authority……..... I-11
B. Regulatory Framework…….. I-11
C. Contents of the Housing Element…….. I-12
D. Regional Housing Needs Allocation……. I-12
E. Public Participation…… I-15
F. Consistency with the County General Plan…… I-17
G. Zoning Plan Amendments…….. I-17
H. Environmental Review…….. I-17
I. State of California, Department of Housing and Community Development Review…….. I-18
J. County Approval……..... I-18

II. Housing Needs Assessment

A. Introduction…… II-1
B. Data and Methodology…….. II-1
C. Demographic Profile…….. II-1
1. Population Growth and Trends…… II-1
2. Age Characteristics…….. II-2
3. Race and Ethnicity……..... II-3
4. Employment…… II-3
D. Household Profile…….. II-4
1. Household Characteristics……... II-4
2. Household Income……... II-6
3. Large Households…… II-10
4. Senior Households……... II-10
5. Female Heads of Households……..….. II-10
6. Persons with Disabilities……..... II-11
7. Farmworkers…… II-14
E. Homeless and Other Groups In Need of Temporary and Transitional Affordable Housing…… II-15
F. Housing Stock Characteristics…….. II-20
1. Housing Type…….. II-20
2. Housing Tenure……... II-21
3. Vacancy Rates……. II-21
4. Housing Age and Conditions……..... II-22

G. Housing Costs and Affordability…….. II-25

Section **Page**

1. Housing Prices and Trends…… II-25
2. Housing Affordability……... II-27
3. Assisted Housing At-Risk of Conversion…….. II-31
H. Projected Housing Needs……. II-32

III. Housing Constraints

A. Governmental and Environmental Constraints…….. III-1
1. Land Use Controls……. III-1
2. Local Processing and Permit Procedures…….. III-15
3. Development Processing Fees…….…….. III-20
B. Nongovernmental Constraints…….…… III-24
1. Price of Land…….…… III-24
2. Infrastructure Constraints…….……. III-24
C. Total Cost of Housing Construction……... III-30
D. Finance Costs…….…. III-32
E. Funding and Administrative Resources…….. III-35
F. Energy Conservation……..…… III-39
G. Fair Housing……... III-42

IV. Achieving Regional Housing Allocation (RHNA)

A. Discussion…… IV-1
1. Housing Needs Assessment……... IV-2

V. Housing Plan

A. Objectives and Policies……. V-1
1. Housing Supply…….…….. V-1
2. Conservation and Rehabilitation……. V-3
3. Housing Development Constraints……. V-4
4. Special Needs……..... V-5
5. Energy and Water Conservation…….....… V-6
6. Fair Housing……... V-7
7. Other General Plan Related Policies…….…. V-7
B. Implementation Programs……..... V-10
1. Housing Supply……..... V-10
2. Conservation and Rehabilitation…….……... V-15
3. Housing Development Constraint……..... V-16
4. Special Needs…….… V-19
5. Energy Conservation……..…..... V-21
6. Fair Housing……... V-22
C. Quantified Objectives…… V-23

APPENDICES

A. Housing Plan Program Evaluation
B. New Housing Capacity
C. Fees
D. Public Agency List
E. General Plan and Zoning Ordinance Amendment Program
F. Public Participation Program
G. Emergency Housing Capacity
H. Public Property Analysis
I. 2017 Annual Progress Report
J. Shasta County Resource Guide

List of Tables

Table **Page**

I. Introduction

I-1 Regional Housing Needs Allocation (RHNA) 2014-2019……..….. I-13

I-2 Identified Existing Housing Needs…...……... I-14

I-3 Final Regional Housing Needs Allocation (RHNA) 2014-2019……. I-14

II. Housing Needs Assessment

II-1 Population Statistics and Projections, (2000-2020) Shasta County …..…...…… II-2

II-2 Age Distribution – County vs. Unincorporated Area 2000 compared to 2010……. II-2

II-3 Population Distribution by Race & Origin, Shasta County 2000 – 2010……..... II-3

II-4 Employment by Industry, Shasta County …....……. II-3

II-5 Examples of Occupations and Wages in Shasta County (2013)…….. II-4

II-6 Households by Tenure and Age….……..…… II-5

II-7 Household Size by Tenure (2011)……... II-6

II-8 Income by Owner/Renter Tenure 2005-2007, Shasta County…….……. II-6

II-9 Household Income Levels and Overpayment (2011)……... II-7

Table **Page**

II-10 Cost Burden by Household Type 2005-2007, Shasta County…….. II-7

II-11 Households in Poverty in Unincorporated County (2011)……. II-8

II-12 Occupations with Wages for Extremely Low Income Households (2008)……..... II-9

II-13 Persons with Physical Disability by Employment Status (Census 2000) …….. II-11

II-14 Persons with Disabilities by Disability Type and Age (2000)……...…… II-12

II-15 Developmental Disabilities (2013)……...…….. II-14

II-16 Farm Labor Employment 2012, Shasta County…….…… II-15

II-17 Housing Units by Type within Unincorporated Portion of Shasta County…… II-20

II-18 Vacancy Rates……..…….. II-21

II-19 Distribution of Housing Conditions by Planning Area…….. II-23

II-20 Overcrowded Housing in Shasta County 2007 – 2011 (by % of units occupied).……. II-25

II-21 Median Homeowner/Renter Costs 2000 – 2011, Shasta County……... II-25

II-22 Mobile Home Parks Unincorporated Shasta County…...…….. II-26

II-23 Ability to Pay for Housing Based on HUD Income Limits, Shasta County 2018…..... II-28

II-24 HUD Fair Market Rents 2013, Shasta County.…….. II-29

II-25 Housing Rent in Shasta County…….…. II-39

II-26 Summary of at-Risk Subsidized Housing Units……. II-32

II-27 Unincorporated Shasta County Housing Allocation with Identified Existing Need….. II-33

III. Housing Constraints

III-1 Residential Land Use Categories and Density……... III-2

III-2 Land Use Categories and Zoning……... III-4

III-3 Zoning Plan – Maximum Densities....…… III-4

III-4 Zoning District Setbacks…… III-5

Table **Page**

III-5 Residential Off-Street Vehicle Parking Requirements....……... III-5

III-6 Zoning Districts Permitting Residential Uses……..... III-7

III-7 Estimated Processing Time for Development Permits……...…….. III-19

III-8 Planning and Development Fees…….. III-20

III-9 Residential Dwelling Public Facilities Impact Fees and Other Fees…… III-23

III-10 Sewer and Water Service Providers within Shasta County – Unincorporated Area… III-27

III-11 Conventional House and Apartment Construction Costs……...….. III-30

III-12 Manufactured Homes Construction Costs…… III-31

III-13 Typical Home Value and Loan Rate (2018)…… III-32

III-14 Typical Home Value and Loan Rate for a New Manufactured Home (2018)……. III-33

III-15 Summary of at-Risk Subsidized Housing Units…….. III-33

III-16 Financial Resources……. III-37

IV. Regional Housing Allocation

IV-1 Income Distribution of RHNA 2014-2019, Shasta County…….…….. IV-2

IV-2 Shasta County Housing Needs Assessment…….…….. IV-3

IV-3 Vacant R-3 (25) Zoned Properties……...…….. IV-4

V. Housing Plan

V-1 Quantified Housing Objectives……. V-23

Appendix A

A-1 Progress in Meeting RHNA for 2007 to 2014……... A-1

A-1 Description of Achievements from Previous Housing Element (2007 to 2014)……. A-2

Appendix B

B-1 Residential Development by Income Category……..…... B-1

Table **Page**

B-2 Vacant R-3 (25) Zoned Properties……. B-6

B-3 Mobile-Home Districts Vacant Land Inventory and Constraints…….. B-11

B-4 Residential Capacity Analysis, Shasta County……..……... B-36

B-5 Market Rate Study for Vacant T-District Lots…….. B-74

B-6 Manufactured Homes Construction Cost Component Analysis…… B-76

B-7 Accessory Dwelling Unit Market Rate Analysis…….….. B-78

B-8 Second Units Constructed…….. B-79

B-9 Housing Need Assessment – Realistic Capacity Analysis, Shasta County……... B-80

Appendix G

G-1 List of Parcel Zoned C-M Emergency Shelters Allowed By Right…….....…… G-2

Appendix H

H-1 List of Vacant County Owned Parcels…… H-1

Appendix I

I-1 2017 Annual Progress Report……..... I-1

List of Figures

Figure **Page**

II. Housing Needs Assessment

II-1 Percentage of Families & People Living in Poverty……..…… II-8

II-2 % Distribution Housing Tenure Unincorporated Area – 2010…….…….. II-21

II-3 Age of Housing Stock in Unincorporated Area 2010…….…… II-22

II-4 % of Housing Conditions by Category…….….... II-24

II-5 Shasta County Foreclosures……. II-30

Figure **Page**

II-6 Foreclosures in Comparison to Housing Units……... II-31

Appendix B

B2-1 Rezoned Sites – Area 1: East Redding Area……..…….……..... B-8

B2-2 Rezoned Sites – Area 2: North Redding Area……..…… B-9

B3-1 through B3-8 Vacant T-District Parcels……. B-28 through B-35

B4-1 through B4-26 Vacant Residential Land Maps……. B-47 through B-72

Appendix E

E-1 through E-8 Amended Zoning Plan Maps……...…… E-56 through E-63

Appendix G

G-1 through G-11 Maps of Potential Emergency Shelter Locations……..... G-7 through G-17

List of Maps

Map **Page**

H-1 Shasta County CSA, CSD and WD Location Map…….....…… III-28

H-2 South Central Region CSA, CSD and WD Location Map……..…….……..…… III-29

I INTRODUCTION

This Housing Element is Element 7.3 of Chapter 7 Community Development Group of the Shasta County General Plan. It encompasses policies, programs, and background information and analysis as required by state law. State Housing Element law essentially consists of two main components guiding the preparation of a Housing Element: analysis of housing needs, resources and constraints, etc. (Government Code Section 65583(a)), and housing programs (Government Code Section 65583(c)). This Housing Element is consistent with the other elements of Shasta County's General Plan.

State requirements for Housing Elements are more detailed and exacting than for any other General Plan element. California Government Code sections 65580 through 65589 require that Housing Elements contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs;
- A statement of the community's goals, quantified objectives, and policies relevant to the maintenance, improvement, and development of housing; and
- A program that sets forth a 5-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies to achieve the goals and objectives of its Housing Element.

As required by state law, Shasta County's 2009-2014 Housing Element identifies residential sites adequate to accommodate a variety of housing types for all income levels, analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of the existing affordable housing stock; and outlines policies to promote housing opportunities for all persons.

This element is divided into five sections plus ten appendices, as follows:

Sections:

- Section 1: Introduction
- Section 2: Housing Assessment and Needs
- Section 3: Housing Constraints
- Section 4: Housing Resources and Opportunities
- Section 5: Housing Goals, Policies, and Implementation Programs

Appendices:

- Appendix A is an evaluation of the previous Housing Element
- Appendix B contains the residential land inventories and supporting information related to the developing the Housing Capacity Analysis.
- Appendix C contains the Public Works Department's Fee Schedule
- Appendix D documents the people and organizations who were contacted as part of this Housing Element update.
- Appendix E summarizes amendments made to the Zoning Plan, Zoning Map and other sections of the General Plan to comply with State housing law and to implement the previous Housing Element.
- Appendix F Public Participation Program
- Appendix G Emergency Shelters Land Capacity Analysis
- Appendix H Public Property Analysis
- Appendix I Multiple Listing Services House Sales Information
- Appendix J Shasta County Resource Guide

A AUTHORITY

Section 65302(c) of the California Government Code requires every county and city in the State to include a Housing Element as part of its adopted general plan. In stipulating the content of this element, Article 10.6 of the Government Code indicates that the element shall consist of "identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing." This legislation further states that the element "shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

The 2003 State of California, Office of Planning and Research's (OPR) General Plan Guidelines and HCD's online resource Building Blocks for Effective Housing Elements was used as the guiding principles for developing this document.

B REGULATORY FRAMEWORK

According to the California Statewide Housing Plan Update, it is the goal of the State to "ensure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment." In addition, HCD has established the following four primary goals:

1. Provision of new housing;
2. Preservation of existing housing and neighborhoods;
3. Reduction of housing costs; and
4. Improvement of housing conditions for special needs groups.

Housing Element law requires that each local government adequately plan to meet the existing and projected housing needs of all economic segments of their community. Specifically, California Government Code Section 65580 states that counties and cities must prepare and implement housing elements that, along with federal and State programs, help the State attain the goal of "decent housing and a suitable living environment for every Californian." The State recognizes that each locality is best capable of determining what efforts are required to contribute to the attainment of this housing goal, provided such a determination is compatible with the State's housing goals and regional housing needs.

The California Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors; community goals set forth in its general plan; and to cooperate with other local governments and the State in addressing regional housing needs. Housing policy in California rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

The Housing Element historically has been updated every five years to address changing community needs. This current Housing Element covers the State of California's designated planning period from January 2014 through June 2019. The Housing Element is the only element of the General Plan that must be submitted to the State Department of Housing and Community Development (HCD) in order to determine compliance with State laws.

State certification of the Housing Element provides the County with a number of benefits. These include:

- A legally adequate General Plan.
- Greater protection from potential legal challenges to the Housing Element.
- Priority access to State housing funds.
- No future financial penalties resulting from future legislation.

Recent legislation pertinent to the preparation of the Housing Element and Housing Element law includes the following:

- Senate Bill (SB) 1069 (Accessory Units)
- SB 1087 (Water and Sewer Service Priority for Affordable Housing)
- SB 2 (Local Planning and Approval for Emergency Shelters)
- Assembly Bill (AB) 2348 (Land Inventory Requirements)
- AB 1233 (Provision of Adequate Sites for RHNP)
- AB 2511 (promotes the development of affordable housing)
- AB 2634 (requires analysis of population and employment trends for all income levels, including extremely- low income households)
- SB 812 (requires analysis of housing needs for the developmentally disabled)
- SB 1087 (requires objectives, policies and standards for allocation of water and sewer services for affordable housing developments)

This updated Housing Element has been prepared to respond to all of these changes in legislation.

C CONTENTS OF THE HOUSING ELEMENT

Government Code Section 65583 requires that each housing element include the following:

A. **Housing Needs Assessment and Quantified Objectives:** California law requires that the State Department of Housing and Community Development (HCD) allocate to each local government a share of the regional housing needs for use in updating the Housing Element. In order to meet the state's requirements, Shasta County must independently assess existing housing needs within the County through an analysis of population characteristics, housing conditions, and special housing needs (e.g., disabled, elderly, homeless people).

   After the needs assessment is complete, the County must develop quantified objectives for new construction, rehabilitation, and conserved housing units by income category (i.e., very low, low, moderate, and above moderate income) to ensure that both the existing and the projected future housing needs are met, consistent with the County's share of the regional housing needs allocation.

B. **Site Inventory Analysis:** The County is required to compile relevant information on the zoning, acreage, and density ranges, availability of services and infrastructure, and dwelling unit capacity of sites that are suitable for residential development within the 2014–2019 planning period.

C. **Governmental and Nongovernmental Constraints:** The County is required to identify and analyze impediments to the development of housing for all income levels.

D. **Review of the Previous Housing Element:** The County is required to review the actual results of the goals, objectives, policies, and programs, adopted in the previous housing element, and analyze the differences between what was projected and what was achieved.

E. **Housing Goals and Objectives:** The County is required to develop housing programs and quantified objectives that meet local housing goals and fulfill HCD's requirements.

D REGIONAL HOUSING NEEDS ALLOCATION

The State Department of Housing and Community Development (HCD) allocates and distributes the Regional Housing Need Allocation (RHNA) to each jurisdiction by the following income categories:

- Extremely Low – Households with incomes that do not exceed 30 % of the median family income within the County.
- Very Low – Households with incomes that do not exceed 50% of the median family income within the County.
- Low – Households with incomes greater than 50% but less than 80% of the median family income within the County.
- Moderate – Households with incomes greater than 80% but less than 120% of the median family income within the County.
- Above Moderate – Households with incomes greater than 120% of the median family income within the County.

The RHNA for Shasta County incorporates the following objectives:

- Increases the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner;
- Promotes infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns; and
- Encourages an improved balance between jobs and housing.

The RHNA for Shasta County covering the 5th cycle January 1, 2014 through June 30, 2019, is as noted in Table I-1.

Throughout this document, references to "lower-income" means the extremely low, very low and low income groups combined. Because lower-income households are severely limited in their ability to pay for housing, they typically need to rely on high-density or multi-family housing. In Shasta County, lower-income housing may also be found in mobile home parks, mobile homes on small parcels, and rented second dwelling units. In many cases, lower-income households need subsidized housing due to the gap between what they can afford and the cost of market-rate housing. A detailed discussion on housing affordability can be found in Section 2 under "Housing Affordability." As noted in Table I-1, there are 306 housing units identified for lower-income households in the RHNA. 783 additional lower income housing units that were required as unaccommodated need from the previous cycle have been addressed through rezoning of 42.5 acres (850 lower income units) to a minimum of 25 units per acre (see Table I-2). The required units were therefore accommodated to address the last housing element cycle with a surplus of 67 units that are attributed to the final RHNA (see Table I-3).

Table I-1. Shasta County – State Assigned Regional Housing Needs Allocation (RHNA) 2014-2019

Income Category (family of 4)	RHNA New Construction Need
*Extremely-Low ($0-$25,100/yr)	95
*Very-Low ($25,101-$30,900yr)	94
Low ($30,901-$49,450/yr)	117
Moderate ($49,451-$74,150/yr)	128
Above Moderate (over $74,150/yr)	321
Total Units	**755**

** Extremely-Low is an added category by the County that estimates approximately half of the Very-Low category (of $0-$20,780) allocated by the RHNA).*
Source(s): Income Levels: HCD, State Income Limits for 2018 RHNA;

As noted above, Shasta County did not timely complete rezoning of sites to meet the housing allocation needs for lower income housing by 2014. Government Code Section 65584.09 requires that the County rezone sites to account for the previously unaccommodated portion (unaccommodated need) of the regional housing need allocation (783 very low income units) from the previous housing cycle (2009-2014). Table I-2 shows that the required 783 lower income units were addressed through recent rezoning. Due to the fact that 850 lower income units were addressed through the rezones, the remaining amount is shown as a surplus of 67 lower income units.

Table I-2. Shasta County – Identified Existing Housing Needs

Income Category (family of 4)	New Construction Need
*Extremely-Low ($0-$25,100/yr)	0
*Very-Low ($25,101-$30,900yr)	0
Low ($30,901-$49,450/yr)	0
Moderate ($49,451-$74,150/yr)	0
Above Moderate (over $74,150/yr)	0
Total Units	**67 Surplus**

** Extremely-Low is an added category by the County that estimates approximately half of the Very-Low category allocated by the RHNA).*

Source(s): Income Levels: HCD, State Income Limits for 2018 RHNA;

The final RHNA accounts for both the 2014-19 RHNA and the results of the rezoning efforts to address the unaccommodated need. The 67 surplus lower income units combined with the current cycle RNHA results in the total allocation shown in Table I-3.

Table I-3. Shasta County – Final Regional Housing Needs Allocation (RHNA) 2014-2019

Income Category (family of 4)	RHNA New Construction Need
*Extremely-Low ($0-$25,100/yr)	78
*Very-Low ($25,101-$30,900yr)	77
Low ($30,901-$49,450/yr)	84
Moderate ($49,451-$74,150/yr)	128
Above Moderate (over $74,150/yr)	321
Total Units	**688**

** Extremely-Low is an added category by the County that estimates approximately half of the Very-Low category allocated by the RHNA).*

Source(s): Income Levels: HCD, State Income Limits for 2018 RHNA;

While the County has completed a rezone program to complete the necessary rezoning of sites to address the unmet need from the 2007-2014 cycle, there is still a housing need to be addressed as presented in Table I-3. Data from affordability analysis on units constructed, potential accessory dwelling units and vacant land capacity results in a shortfall of 197 (see Table IV-2) very-low and low income units being accommodated in the current cycle. As a result of the shortfall, the need for lower income units within the 2014-19 Housing Cycle must be accommodated through additional programs. The shortfall is primarily addressed through a program (H3-J) to rezone a minimum 9.85 acres of property within the County to R-3(25), Multiple Family Residential, minimum 20 units per acre, for a production of at least 197 units, and up to 246 lower income housing units (See Table B-9). Details of all programs to achieve this RHNA are presented in Sections IV and V of this Element. Specifically, Program H3-J ensures that the remaining units would be addressed by rezoning at a realistic capacity to address the identified need. Program H3-J states:

> **Program H3-J. Zoning Amendment Program:** In accordance with Public Resource Code Section 65583 the County completed rezoning of approximately 42.52 acres to R-3(25), minimum 20 units per acres of multiple family housing to partially meet realistic capacity requirements to address the unmet need from the 2007-2014 housing cycle along with a portion of the existing need for the current cycle. However, additional rezoning of a minimum of 9.85 acres to produce at least 197 more low income housing units will be undertaken to fully address the housing needs for the 2014-2019 housing cycle. The County shall conduct further rezoning of properties for an additional minimum 9.85 acres of R-3 (25), minimum 20 units per acres of multiple family housing to assure meeting realistic capacity requirements to comply with RHNA. The County will also amend the zoning ordinance text to be consistent with Government Code Section 65583.2 to specifically clarify that the Multifamily Residential District will permit owner-occupied and rental multifamily residential use by right for developments in which at least 20 percent of the units are affordable to lower income households.

E PUBLIC PARTICIPATION

Government Code Section 65583 (c) 7 states that each jurisdiction "….shall make a diligent effort to achieve participation of all economic segments of the community in the development of the housing element." Several public meetings were held with the Planning Commission and Board of Supervisors, a survey was conducted on housing issues with the community, meetings and draft documents were posted on the County's website, and the County reached out to several Native American tribes to obtain public comments.

The original Housing Element Update process began in 2016, which included preparation of an initial public draft Housing Element Update and related public participation elements. This original public participation program includes a community survey and several public workshops, which resulted in completion of a preliminary public draft Housing Element. After receiving comments from HCD on July 18, 2017, on this preliminary draft, the County embarked on a Housing Element Update Revision Program starting in late 2017. This Revisions Program included amending other sections of the General Plan and Zoning Plan and amendments to the Zoning Map to increase opportunities for the development of affordable housing to accommodate the Regional Housing Needs Allocation. This process, referred to as the Housing Element Update Revision Program, included substantive revisions to this Housing Element document to both address comments from HCD and to comply with State Housing law. The following is a summary of both public participation programs:

Phase I, Preliminary Housing Element Update Public Participation Program:

During the development of this Housing Element update, Shasta County staff disseminated a survey to individuals, community organizations, County departments, and public agencies to gain a deeper understanding of resident housing needs (see Appendix D for list of contacts). The survey consisted of 15 questions designed to better understand the needs and constraints of affordable housing in Shasta County. A total of 71 surveys were completed.

The majority of respondents (59%) felt that it is difficult for the average family to find safe, decent and affordable housing. Over three-quarters (76%), of the respondents felt that buying a home in Shasta County is out of reach of the average person or family. Shasta County's housing needs in order of response frequency, include more affordable housing (87%), housing closer to public transportation (55%), more available housing (52%), better quality housing (49%), safer neighborhoods (48%), housing closer to work, school, shopping, and medical services (45%), housing closer to sidewalks and bicycle paths (37%), more ADA accessible housing (34%), and housing for veterans (28%). Three respondents didn't feel that any of these needs applied to Shasta County (4%).

According to the respondents, the most needed affordable housing types in Shasta County are very low-income housing (80%), transitional housing (75%), lower-income housing (55%), followed by emergency shelters (41%), moderate income housing (27%), and other housing types (17%). The housing product types most needed in Shasta County, in order of response frequency include duplexes (70%), apartments (67%), single-family homes (64%), condominiums and townhouses (33%), farm worker housing (11%), and mobile home parks (9%). Shasta County housing programs should focus on the following, programs to partially off-set the costs of rents or mortgages (67%), homeownership programs (61%), programs to reduce costs of utilities (50%), weatherization and energy efficiency programs (46%), repairs to homes or apartments (41%), ADA accessibility improvements (36%), and other (19%).

In order of importance, survey respondents were fairly evenly split on the items important to consider when choosing a location for affordable housing: compatibility with existing development, accessibility, proximity to medical care, proximity to child care and schools, proximity to shopping, proximity to public transportation, and proximity to jobs. Lack of market demand, lack of property zoned for multi-family development, lack of flexibility from the General Plan and zoning, and utility hook-up fees are seen as the top four constraints to the development of affordable housing. The three unincorporated communities that respondents most felt that affordable housing should be a high priority were Cottonwood/Happy Valley (73%), Burney/Johnson Park (71%), and Bella Vista/Palo Cedro/Millville (58%). The vast majority (75%) of those who completed the survey felt that the development of safe, decent, affordable housing is very important to the overall vitality and economy of Shasta County, and another 23% considered this to be important. Survey respondents also provided specific recommendations for locations where affordable housing could be developed, and provided suggestions for ways the County can address and improve housing.

The preliminary draft Housing Element was made available on the County's website and a public notice was circulated about the availability of the draft Housing Element and the public workshop that was conducted by the Planning Commission on May 11, 2017. The main themes from the comments received on the draft Housing Element will be summarized in this chapter prior to submitting the draft Housing Element to HCD for review.

Phase II, Housing Element Update Revision Program Recognizing that several programs from the 2007-14 Housing Element were not completed and that the Regional Housing Needs Allocation required that the County complete rezoning of several properties to accommodate for the County's State mandated affordable housing requirements. During this second phase of public participation, the County conducted additional public participation, including public hearings with the Planning Commission and Board of Supervisors prior to document adoption. For adoption of the Housing Element. Notices were both e-mailed and sent through the U.S. Postal Service to public agencies as referenced in Appendix D of this document. Notices were published in the Record Searchlight newspaper at least ten days before each of the meetings. In

addition, organizations that represent the interests of low income and special needs households or are otherwise involved in the development of affordable housing, were consulted during the preparation of this element as specified above.

A comprehensive description of the public participation program is presented in Appendix F, Housing Plan Public Participation Program.

F CONSISTENCY WITH THE COUNTY GENERAL PLAN

The California Government Code requires internal consistency among the various elements of a general plan. Section 65300.5 of the Government Code states that the general plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of goals. These elements, which were developed to incorporate all seven mandated elements of a General Plan (comprising the Shasta County General Plan), includes Land Use, Circulation, Conservation and Open Space, Noise, and Safety. As referenced in Appendix E, a number of Element of the General Plan, including the Community Development Group, Chapter 7 of the General Plan, pertaining to land use, has been amended to create consistency with this update to the Housing Element. Concurrently with adoption of this Housing Element, these other amendments to the General Plan have been amended and found to be internally consistent with each other.

In addition, Programs H3-F, H3-G, H3-H and H3-I of the Housing Element includes provisions to make further amendments to the General Plan to comply with related state housing laws in 2019 to address:

- AB 162 Food Protection;
- SB 1241, Fire Hazard Management;
- SB 379, Climate Change; and
- SB 244 Disadvantaged Unincorporated Communities.

G ZONING PLAN AMENDMENTS.

Various sections of the Zoning Plan were amended to comply with State Housing Law and to achieve many policies and programs established in the previous 2007-14 Housing Element, including the following (refer to Appendix E for the relevant zoning Plan text changes):

- Compliance with requirements for accessory housing unit requirements.
- Compliance with requirements for emergency housing.
- Elimination of constraints to the production of affordable housing.
- Compliance with Reasonable Accommodation.
- Compliance with requirements for supportive and transitional housing
- Compliance with low income housing capacity, such as new default density provisions of 20 units per acre.
- Rezoning of sites for compliance with default density provisions.

H ENVIRONMENTAL REVIEW

The 2014-2019 Housing Element is not subject to the California Environmental Quality Act (CEQA) pursuant to a court order judgement rendered by the Shasta County Superior Court for a Stipulation for Judgement on June 29, 2018, which expressly incorporates the provisions of Government Code section 65759. Government Code section 65759 establishes that CEQA does not apply to any action necessary to bring an agency's general plan or relevant mandatory elements of the plan into compliance with any court order or judgement. However, the

County has prepared an initial study in accordance with Government Section 65759, to assess the potential environment impacts of adopting the 2014–2019 Housing Element in substantial compliance with the guidelines and regulations of the California Environmental Quality Act, and has determined, based on the initial study, that the Project would not have a significant effect on the environment.

I STATE OF CALIFORNIA, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, REVIEW

The California Department of Housing and Community Development (HCD) issued a letter on November 9, 2018 determining that the draft Housing Element Update complies with all statutory requirements of state Housing Element law. Refer to this letter in Appendix F, Public Participation Program. The County submitted the final draft Housing Element to HCD in December, 2018, for final certification. HCD granted final approval of this 2014-19 Housing Element on _____(to be added to final document).

J COUNTY APPROVAL

The 2014-2019 Housing Element was recommended for approval by the Planning Commission on November 28, 2018, by adoption of Resolution No. 2018-038. The Board of Supervisors, on December 11, 2018, adopted Resolution No. 2018-131 adopting the 2014-19 Housing Element (see the following).

RESOLUTION NO. 2018-131

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SHASTA THAT FINDS GENERAL PLAN AMENDMENT GPA13-003 NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVES GENERAL PLAN AMENDMENT GPA13-003 AMENDING THE GENERAL PLAN TO ADOPT THE UPDATED HOUSING ELEMENT FOR THE 2014-2019 PLANNING CYCLE

WHEREAS, the State of California requires all local jurisdictions to adopt a Housing Element and to revise this document as appropriate, but not less than every five years as one of seven mandated elements of a jurisdiction's General Plan; and

WHEREAS, the Shasta County General Plan establishes goals and policies that recognize the importance of housing and so the County has prepared the Draft 2014-2019 Shasta County Housing Element Update (Housing Element) in accordance with the requirements of State housing element law (Government Code sections 65580 *et seq.*); and

WHEREAS, the Housing Element has been prepared, consisting of General Plan Amendment GPA13-003, and contains goals, policies, programs, and quantified objectives to meet projected housing needs to comply with California Government Code Sections 66580-65589.8; and

WHEREAS, as part of the State housing law the legislature found, among other findings, that (1) the availability of housing is of vital statewide importance, (2) local governments, such as Shasta County, have the responsibility to facilitate the improvement and development of housing adequate to meet the needs of all economic segments of the community, (3) designating and maintaining a supply of land that is suitable, feasible and available for the development of housing to meet the housing need for all income levels is essential to achieving the state's housing goals; and

WHEREAS, the intent of the state's housing law, among others, is to (1) assure that the County recognizes its responsibility to contribute to attaining the state's housing goal, (2) assure that the County prepares and implements a local Housing Element as part of its General Plan, (3) recognize that the County is best capable of determining what is needed for the County to contribute to the attainment of the state's housing goal in a manner compatible with the state's housing goal and the Regional Housing Need Allocation (RHNA) assigned to the County by the state (Government Code section 65581); and

WHEREAS, on May 11, 2017, the Planning Commission held a noticed public workshop to receive comments on the Housing Element which was submitted to the Department of Housing and Community Development (HCD) for review on May 17, 2017; and

WHEREAS, based on the comments received from HCD on July 18, 2017, the Housing Element was extensively revised and the County initiated amendments to the General Plan Land Use Maps and Zoning Maps deemed necessary to comply with State housing law; and

WHEREAS, in January 2018, Legal Services of Northern California and The Public Interest Law Project jointly filed a lawsuit to compel the County to bring its housing element into compliance with State Law and meet its unaccommodated Regional Housing Needs Allocation (RHNA) assigned by HCD, resulting in a judgment rendered by the Shasta County Superior Court for a Stipulation for Judgment in accordance with the terms of a settlement agreement that includes actions, including the rezoning of land to the default density, that must be completed by the County within a defined timeline; and

WHEREAS, a noticed 30-day review of the Housing Element occurred from July 2, 2018, to July 31, 2018; and

WHEREAS, on July 12, 2018, the Planning Commission held a noticed public workshop on the Housing Element; and

WHEREAS, on July 24, 2018, the Board of Supervisors, held a noticed public workshop to receive an update from Planning Division staff and accept public comment on the Housing Element; and

WHEREAS, on August 9, 2018, the Planning Commission held a duly noticed public hearing to consider formal public comments on the Housing Element and a recommendation to the Board of Supervisors to approve the Housing Element as revised based on the comments and guidance from HCD and continued that public hearing to a Special Meeting on August 23, 2018; and

WHEREAS, the Planning Commission held a public hearing at the continued Special Meeting on August 23, 2018, and recommended a change to GPA13-003 to delete Area 4 of the proposed rezone program and add program H3-J in Section V of the Housing Element to require that the County complete rezoning of properties in the future to meet the RHNA for the current cycle; and

WHEREAS, on September 18, 2018, the Board of Supervisors held a noticed public hearing to consider formal public comments on the revised Draft 2014-2019 Housing Element and directed that the Housing Element be sent to HCD for a 45-day review and comment period pursuant to Government Code section 65754(a); and

WHEREAS, during the review period some revisions were made in the revised Draft 2014-2019 Housing Element based on comments received from HCD; and

WHEREAS, on November 9, 2018, the 45-day review period concluded and HCD provided a letter to the Shasta County Department of Resource Management stating, in part, that

with the revisions made during the review period the proposed final 2014-2019 Housing Element meets the statutory requirements of state housing element law; and

WHEREAS, on November 28, 2018, the Planning Commission held a noticed public hearing to consider formal comments of the proposed final 2014-2019 Housing Element and recommended that the Shasta County Board of Supervisors adopt a resolution approving amendments to the Shasta County General Plan pursuant to GPA13-003; and

WHEREAS, on December 11, 2018, the Board of Supervisors held a noticed public hearing to consider formal public comments on the proposed final 2014-2019 Housing Element; and

WHEREAS, GPA13-003 is not subject to the California Environmental Quality Act (CEQA) pursuant to a judgment rendered by the Shasta County Superior Court for a Stipulation for Judgment on June 29, 2018, which expressly incorporates the provisions of Government Code section 65759, which establish that the California Environmental Quality Act (CEQA) does not apply to any action necessary to bring an agency's general plan or relevant mandatory elements of the plan into compliance with any court order or judgment; and

WHEREAS, in accordance with the provisions of Government Code section 65759, the County has prepared an initial study with content that substantially conforms to the required content of an initial study as set forth in subdivision (c) of Section 15080 of Title 14 of the California Code of Regulations which determined that there would be no significant environmental effects that result from implementation of the Housing Element.

NOW, THEREFORE BE IT RESOLVED that the Board of Supervisors makes the following findings with regard to GPA13-003:

A. State housing law, as codified in Government Code section 65580 et seq., requires that Shasta County assist in attaining the state's housing goal by, among other actions: (a) facilitating the improvement and development of housing adequate to meet the needs of all economic segments of the community, (b) designating and maintaining a supply of land that is suitable, feasible and available for the development of housing to meet the housing need for all income levels, (c) preparing and implementing a local housing element as part of its General Plan, (d) determining what is needed for the County to contribute to the attainment of the state's housing goal in a manner compatible with the state's housing goal and the RHNA assigned to the County by the state.

B. In accordance with Government Code 65583.2(c)(3)(B)(iii) and the United States Census, Shasta County is designated a "suburban jurisdiction" and is assigned a "default density" of twenty residential units per acre by the State.

C. GPA13-003 is a necessary action to bring the Shasta County General Plan and the mandatory housing element into compliance with State housing law, the

2009-2014 Shasta County Housing Element, and the Stipulation for Judgment rendered by the Shasta County Superior Court.

D. GPA13-003 is not subject to the California Environmental Quality Act (CEQA) pursuant to a judgment rendered by the Shasta County Superior Court for a Stipulation for Judgment on June 29, 2018, which expressly incorporates the provisions of Government Code section 65759, which establish that the California Environmental Quality Act (CEQA) does not apply to any action necessary to bring an agency's general plan or relevant mandatory elements of the plan into compliance with any court order or judgment.

E. In accordance with the provisions of Government Code section 65759, the County has prepared an initial study with content that substantially conforms to the required content of an initial study as set forth in subdivision (c) of Section 15080 of Title 14 of the California Code of Regulations which has determined that implementation of the Housing Element will not have a significant effect on the environment.

F. The proposed 2014-2019 Housing Element is consistent with Government Code Sections 65580-65589.8; and

G. The proposed 2014-2019 Housing Element is consistent with the objectives and policies in the Community Development Group, Chapter 7.0 et seq., and with all other elements and the objectives and policies of the Shasta County General Plan.

BE IT FURTHER RESOLVED that the Shasta County Board of Supervisors hereby approves General Plan Amendment GPA13-003 and adopts the 2014-2019 Housing Element.

DULY PASSED AND ADOPTED this 11th day of December, 2018, by the Board of Supervisors of the County of Shasta by the following vote:

AYES:	Supervisors Baugh, Kehoe, Moty, Rickert and Morgan
NOES:	None
ABSENT:	None
ABSTAIN:	None
RECUSE:	None

LES BAUGH, CHAIRMAN
Board of Supervisors
County of Shasta
State of California

ATTEST:

LAWRENCE G. LEES
Clerk of the Board of Supervisors

By: _____
Deputy

THIS INSTRUMENT IS
A CORRECT COPY OF THE ORIGINAL
ON FILE IN THIS OFFICE

ATTEST DEC 11 2018

CLERK OF THE BOARD
Supervisors of the County of Shasta, State of California
By: _____

II HOUSING NEEDS ASSESSMENT

A INTRODUCTION

This section of the Housing Element discusses the characteristics of the County's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: A) Demographic Profile; B) Household Profile; C) Housing Stock Characteristics; and D) Regional Housing Needs. Demographic and housing data was generally obtained from the HCD data package; where other information is included, the source is identified in italics.

B DATA AND METHODOLOGY

To understand the context of local housing in Shasta County, a review and analysis of the community's population characteristics and housing stock was performed. The primary data source for the 2014-2019 Housing Element Update is the Shasta County 2014 Housing Element Data Package prepared by HCD staff. Additional data sources include the U.S. Census Bureau (2010 and 2015 Census and 2008-2012 American Community Survey (ACS)), California Department of Finance, California Employment Development Department, Income Limits for 2018 from HUD and other sources as noted in the document. Data from the 2007-2011 ACS and the 2008-2012 ACS are referred to as "2010" data. The California Department of Housing and Community Development (HCD) had requested that the County use the most recent information available for this update regardless of the 2010 Data Package that was prepared by HCD. Due to the use of multiple data sources (with some varying dates), there are slight variations in some of the information presented in this document, such as population and household numbers for 2010.

C DEMOGRAPHIC PROFILE

Demographic changes such as population growth or changes in age can affect the type and amount of housing that is needed in a community. This section addresses population, age, and race and ethnicity of Shasta County residents.

1 POPULATION GROWTH AND TRENDS

Between 2000 and 2013, the population of Shasta County as a whole grew from 163,256 to 178,601 people, an annual growth rate of 0.2%. When reviewing population data, it is important to distinguish between the population changes that affect the entire County and the unincorporated portion of the County, which can be affected by annexations and other boundary changes. The unincorporated area of the County currently makes up about 38% of the entire County's total population. The California Department of Finance projects the entire County's population will increase from 177,223 people to 196,087 people, between 2010 and 2020 (see Table II-1). If the unincorporated area's portion of the County's population remains near 38%, it is estimated that that the unincorporated area would increase from 67,226 to 74,426 people.

However, according to the most recent report from the California Department of Finance, the population of Shasta County as a whole increased by only 0.2% per year between 2000 and 2013. If Shasta County grows to a population

of 196,087 by 2020, the average annual growth rate would be 1.1%, a substantial increase over the current growth rate. It should also be noted that the Department of Finance, Demographics Division, now states that assumptions used to project future population may no longer be applicable and that these projections could change with their next estimate cycle, which is every 5 years.

Table II-1. Population Statistics and Projections, (2000–2020) Shasta County

	2000	2010	2013	2020
Population, Entire County	163,256	177,223	178,601	196,087
Population, Unincorporated County	64,271	67,266	67,564	N/A

Sources:
HCD Table 1 (DOF E-4 Population Estimates, 2013)
Department of Finance, Population Projections for California and its Counties, 2015–2050

2 AGE CHARACTERISTICS

Table II-2 compares changes in age distributions between the years 2000 and 2010 for the County as well as the unincorporated area. Both the County and the unincorporated area show an aging population, with mostly increases in the percentage share of the total population for all age categories 45 years of age and older, and mostly decreases for age categories 44 and below. For Shasta County as a whole, the number of persons 45 years of age or older increased by almost 16,000 or 24% since 2000. For the unincorporated area, the population 45 years of age and older increased by 6,500 persons or 22%. This trend is reflective of both State and national changes. From 2000 to 2010, the percent of the unincorporated-area population 55 years of age and older increased from 31.1% to 36.1%. Table II-2 shows the relative distribution of age groups for both Shasta County and the unincorporated area. The median age of Shasta County residents increased by almost two years, rising from 38.9 in 2000 to 41.8 in 2010. This trend points to projecting a larger aging population and the need to plan for services, such as health and medical services for this older community.

Table II-2. Age Distribution – County vs. Unincorporated Area 2000 Compared to 2010

	County				Unincorporated			
Age Group	2000	%	2010	%	2000	%	2010	%
Under 5 Years	9,643	5.9	10,268	5.8	2,954	4.5	3,175	4.7
5 to 9 yrs.	11,591	7.1	10,537	5.9	4,244	6.5	3,492	5.2
10 to 14	13,296	8.1	11,394	6.4	5,437	8.4	4,299	6.4
15 to 19	12,856	7.9	12,439	7.0	5,103	7.9	4,698	7.0
20 to 24	8,614	5.3	11,003	6.2	2,334	3.6	3,032	4.5
25 to 44	41,275	25.3	39,524	22.3	15,023	23.3	12,723	18.9
45 to 54	24,056	14.7	26,585	15.0	11,029	17.1	11,514	17.1
55 to 59	9,538	5.8	13,367	7.5	4,698	7.2	6,106	9.1
60 to 64	7,526	4.6	12,139	6.8	3,692	5.7	5,750	8.5
65 & Over	24,861	15.2	29,967	16.8	9,858	15.3	12,477	18.5
75 & Over	11,932	7.3	13,416	7.5	4,217	6.5	4,719	7.0
85 & Over	2,875	1.8	3,970	2.2	814	1.2	1,158	1.7
Median Age	38.9		41.8					

Source: Census 2010

3 RACE AND ETHNICITY

Table II-3 shows that the County's residents are predominantly white. Mirroring national trends, the Hispanic or Latino population in Shasta County increased by about 6,000 people (65%) between 2000 and 2010.

Table II-3. Population Distribution By Race & Origin Shasta County – 2000 & 2010

Race	2000		2010	
	Number	%	Number	%
White	141,097	86.4	153,726	86.7
Black or African American	1,225	0.8	1,548	0.9
American Indian or Alaskan Native	4,528	2.8	4,950	2.8
Asian or Pacific Islander	3226	2.0	4,662	2.7
Other Race	4,182	2.6	4,501	2.5
Total:	**154,258**	**94.6**	**169,387**	**95.6**
Hispanic or Latino (of any race)	8,998	5.5	14,878	8.4

Source: Census 2010

4 EMPLOYMENT

According to the American Community Survey, the estimated civilian labor force in the unincorporated area of Shasta County totaled 31,321 people. The civilian labor force includes those civilians 16 years or older living in Shasta County who are either working or looking for work. Table II-4 summarizes the employment by industry for unincorporated Shasta County residents. The largest industry in the unincorporated area of Shasta County was by Educational, Health, & Social Services at 29.7%, followed by Construction at 13.8%, and Retail Trade at 13.6%.

The California Employment Development Department (EDD) predicts the total employment within Shasta County will increase by 9.1% between 2008 and 2018. The highest forecast for job growth is in Educational, Health, & Social Services (20% increase) and Transportation, Warehousing, and Utilities (16% increase). EDD also predicts that Manufacturing, Information, and Real Estate activities will decrease within this time period (*State of California EDD, 2008–2018 Industry Employment Projections*). Table II-5 shows examples of typical jobs and wages in Shasta County.

Table II-4. Shasta County Employment by Industry (2011)

Industry	% of Total	
	Employed	Employment
Agriculture, Forestry, Fishing and Hunting, and Mining	874	2.8%
Construction	4,332	13.8%
Manufacturing	1,544	4.9%
Wholesale Trade	496	1.6%
Retail Trade	4,267	13.6%
Transportation and Warehousing, and Utilities	1,897	6.1%
Information	101	0.3%
Finance and Insurance, and Real Estate and Rental and Leasing	1,480	4.7%
Professional, Scientific, and Management, and Administrative and Waste Management Services	2,503	8.0%
Educational Services, and Health Care and Social Assistance	9,290	29.7%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	2,981	9.5%
Other Services, except Public Administration	652	2.1%

Table II-5. Examples of Occupations and Wages in Shasta County (2013)	
Standard for 1 Adult in Shasta County	**Wages**
Living Wage	$8.75
Poverty Wage	$5.21
Minimum Wage	$8.00
Occupation Title	**Typical Hourly Wage**
Management	$50.67
Business and Financial Operations	$32.28
Computer and Mathematical	$40.66
Architecture and Engineering	$40.79
Life, Physical and Social Science	$32.75
Community and Social Services	$22.10
Legal	$47.22
Education, Training and Library	$25.18
Arts, Design, Entertainment, Sports and Media	$24.37
Healthcare Practitioner and Technical	$36.19
Healthcare Support	*$13.37*
Protective Service	$22.53
Food Preparation and Serving Related	*$9.28*
Building and Grounds Cleaning and Maintenance	*$11.60*
Personal Care and Services	*$10.78*
Sales and Related	*$12.94*
Office and Administrative Support	*$16.65*
Farming, Fishing and Forestry	*$9.04*
Construction and Extraction	$23.55
Installation, Maintenance and Repair	$21.63
Production	*$13.73*
Transportation and Material Moving	*$13.84*

Wages below the living wage for one adult supporting one child are in italics.
Source: MIT Living Wage Calculator (2013)

Public Administration	904	2.9%
Civilian Employed Population 16 Years and Over	31,321	100%

Source: Table 2 HCD 5th Cycle Data Package (ACS 2011)

D HOUSEHOLD PROFILE

Household size and type, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section details the various household characteristics affecting housing needs in Shasta County.

1 HOUSEHOLD CHARACTERISTICS

According to the Census, a household is defined as all persons living in a housing unit. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone.

A housing unit is defined by the Census as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

People living in retirement homes or other group living situations are not considered "households" for the purpose of the U.S. Census count. The household characteristics in a community, including household size, income, and the presence of special needs households, are important factors in determining the size and type of housing needed in the County.

Table II-6 identifies the ages of householders in Shasta County in 2011 based on ACS data from 2007–2011. In the unincorporated area, homeowner households are generally headed by older residents, with 47% of households headed by a resident 60 years of age or older. Households who rent their homes are generally younger; only 16% of renter households are headed by a person over the age of 60.

Comparing household size with dwelling unit tenure, ownership units in the County had slightly smaller household sizes than rental units in 2010 (See Table II-7). While the average household size of renter-occupied units was virtually unchanged (2.51 in 2000 to 2.52 in 2010), household size in owner-occupied units declined from 2.53 in 2000 to 2.46 in 2010. (*Source: 2000 & 2010 U.S. Census, Table DP-1*).

Table II-6. Households by Tenure and Age (2011)

	Shasta County		Unincorporated Area	
	#	%	#	%
Total:	**69,147**		**25,785**	
Owner Occupied:	45,151	65%	20,811	81%
Householder 15 to 24 years	236	1%	30	<1%
Householder 25 to 34 years	3,164	7%	991	5%
Householder 35 to 44 years	5,796	13%	2,592	12%
Householder 45 to 54 years	9,231	20%	4,348	21%
Householder 55 to 59 years	6,023	13%	3,267	16%
Householder 60 to 64 years	5,219	12%	2,618	13%
Householder 65 to 74 years	8,675	19%	4,343	21%
Householder 75 to 84 years	4,861	11%	2,083	10%
Householder 85 years and older	1,946	4%	539	3%
Renter Occupied:	23,996	35%	4,974	19%
Householder 15 to 24 years	2,638	11%	384	8%
Householder 25 to 34 years	5,228	22%	832	17%
Householder 35 to 44 years	4,600	19%	1,147	23%
Householder 45 to 54 years	5,161	22%	1,242	25%
Householder 55 to 59 years	1,764	7%	515	10%
Householder 60 to 64 years	1,309	5%	372	7%
Householder 65 to 74 years	1,471	6%	265	5%
Householder 75 to 84 years	1,316	5%	161	3%
Householder 85 years and older	509	2%	56	1%

Source: Table 6 HCD 5th Cycle Data Package (ACS 2011)

Table II-7. Household Size by Tenure (2011)				
	Shasta County		Unincorporated Area	
	#	%	#	%
Owner				
Householder living alone	10,798	56%	4,609	22%
Households 2–4 persons	30,405	75%	14,282	69%
Large households 5+ persons	3,948	62%	1,920	9%
Rental				
Householder living alone	8,453	44%	1,649	40%
Households 2–4 persons	10,152	25%	1,925	46%
Large households 5+ persons	2,444	38%	569	14%
Total:				
Total Householder living alone	19,251	100%	6,258	25%
Households 2–4 persons	40,557	100%	16,207	65%
Large households 5+ persons	6,392	100%	2,489	10%
Source: Table 7 HCD 5th Cycle Data Package (ACS 2011)				

2 HOUSEHOLD INCOME

Household income is one of the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other basic necessities of life.

INCOME CHARACTERISTICS

According to HCD, the estimated median household income for a four-person family in Shasta County in 2018 is $61,800. The estimated median household incomes for Butte, Tehama, and Siskiyou counties for 2018 are $62,600, $59,900, and $59,900, respectively.

INCOME BY HOUSEHOLD TYPE AND TENURE

Table II-8. Income by Owner/Renter Tenure 2005–2007 Shasta County					
	Renters		Owners		Total
Income Level	Households	%	Households	%	%
Extremely Low Income (<30% median)	5,340	22.0%	2,640	5.9%	11.6%
Very Low Income (31–50% median)	4,440	18.3%	3,770	8.5%	11.9%
Low Income (51–80% median)	5,310	21.9%	6,620	14.9%	17.3%
Moderate Income & Above (>80% median)	9,165	37.8%	31,490	70.7%	59.1%
Total:	**24,255**	**100%**	**44,520**	**100%**	**100%**
Source: Derived by Planning Division from HUD Comprehensive Housing Affordability Strategy (CHAS) Data					

Table II-8 shows the income level of Shasta County residents by household tenure. A significantly higher percentage of renter households (62%) were lower income (<80% median) compared to lower-income residents who owned their homes (29%). The high incidence of lower income renter households is of particular significance as market rents in Shasta County exceed the level of affordability for very lower-income households. As shown in Table II-

9, all lower income households, including both renter and homeowner households, are more likely to pay more than 30% of their income for housing. (This issue is further evaluated in the Housing Affordability section).

Table II-9. Household Income Levels and Overpayment (2011)

AMI	Households by Income Category Paying in Excess of 30% of Income Toward Housing Cost (Overpayment by Income Category)						
58,700	Unincorporated Shasta County						
Household	Extreme Low	Very Low	Low	Moderate	Above Moderate	Total	Lower income
Ownership Households	**1,941**	**2,122**	**3,297**	**3,011**	**7,573**	**17,944**	**7,360**
Overpaying owner households	1,554	851	1,264	1,258	732	5,659	3,669
Percentage of overpaying owners	80.1%	40.1%	38.4%	41.8%	9.7%	31.5%	49.9%
Renter Households	**1,205**	**1,035**	**869**	**876**	**821**	**4,806**	**3,109**
Overpaying renter households	941	792	387	140	182	2,442	2,120
Percentage of overpaying renters	78.0%	76.5%	44.6%	16.0%	22.2%	50.8%	68.2%
Total Households	**3,146**	**3,157**	**4,166**	**3,887**	**8,394**	**22,750**	**10,469**
Overpaying households	2,495	1,643	1,652	1,398	914	8,101	5,789
Percentage of overpaying households	79.3%	52.0%	39.6%	36.0%	10.9%	35.6%	55.3%

Source: Table 4 HCD 5th Cycle Data Package (ACS 2011)

As indicated by Table II-10, there is a significant variation in income levels by household type. Nearly half (44%) of large family households in Shasta County have either a moderate or severe cost burden from the amount they spend on housing each month (>30% income). In comparison about 25% of small elderly families and 38% of large families have severe or moderate cost burdens from housing costs.

Table II-10. Cost Burden by Household Type 2005–2007 Shasta County

Cost Burden	Small Family (elderly)	Small Family (non-elderly)	Large Family (5 or more)	Other	Total
Severe Cost Burden	11.8%	15.8%	19.8%	25.6%	**18.6%**
Moderate Cost Burden	13.3%	21.9%	24.4%	22.2%	**20.8%**
No Cost Burden	74.9%	62.3%	55.8%	52.2%	**60.6%**

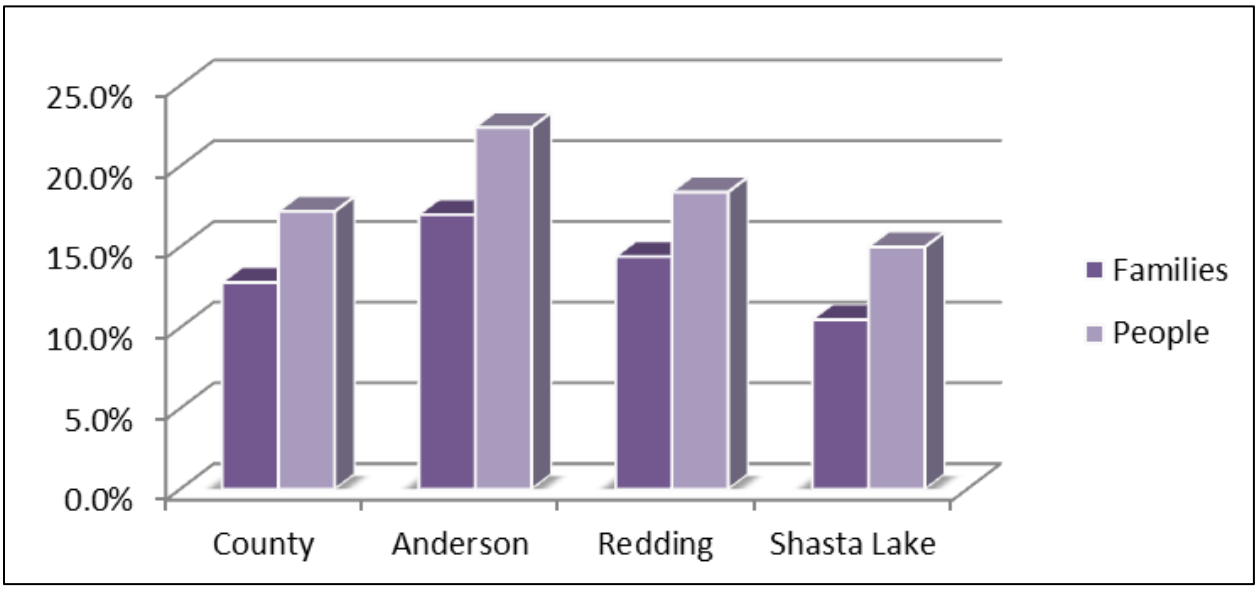
Source: Derived by Planning Division from HUD Comprehensive Housing Affordability Strategy (CHAS) Data

HOUSEHOLDS IN POVERTY

The level of poverty in a jurisdiction often influences the need for housing to accommodate those persons and families in the Very Low and Low-income categories. The U.S. Census Bureau measures poverty as the level of income on which a household is able to live in a community with an average cost of living and spending at not more than 30% of their income on basic food items and 35% on basic housing (*Source: Center for Economic Development, 2008*).

Poverty rates in Shasta County are shown in Figure II-1, which compares the numbers of families living in poverty in the County as a whole and those living in the three cities. Individuals in Anderson have the highest chance under the poverty line while families in Shasta Lake are least likely to be under the poverty line.

In 1990, 11% or 4,490 families were listed as living below the poverty level. Corresponding numbers for 2000 and 2011 show that these levels have risen, increasing to 11.3% in 2000 and 13% in 2011.



Source: ACS 2007 - 2011

Figure II-1. Percentage of Families & People Living in Poverty

Table II-11 shows poverty rates for unincorporated Shasta County, with a focus on female-headed households. Overall, 1,974 of 18,508 households were in poverty (10.7%). Although female-headed households made up only 14.6 percent of all households, they made up 37.2% of households in poverty.

Table II-11. Households in Poverty in Unincorporated County (2011)

Householder Type	Shasta County	
	Number	Percent
Female Headed Householders	*2,713*	*14.7%*
Female Heads with Own Children	1,486	8.0%
Female Heads without Children	1,227	6.6%
Total Householders	**18,508**	**100.0%**
Female Headed Householders Under the Poverty Level	734	37.2%
Total Families Under the Poverty Level	1,974	100.0%

Source: Table 8 HCD 5th Cycle Data Package (ACS 2011)

EXTREMELY LOW-INCOME HOUSEHOLDS

Extremely low-income (ELI) households are defined as those earning up to 30% of the area median household income. For Shasta County, the median income in 2013 was $59,000. For ELI households in Shasta County, this results in an income of $17,700 or less for a four person household or $12,400 for a one-person household. ELI households have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as social security insurance (SSI) or disability insurance are considered ELI households.

Table II-12 provides representative occupations with hourly wages that are within or close to the ELI households. As shown in Table II-8, ELI households make up 11.6% of all households in Shasta County (including cities). Table II-9 illustrates the fact that nearly 80% of ELI households in the unincorporated area of Shasta County pay more than 30% of their incomes for housing.

Table II-12. Occupations with Wages for Extremely Low Income Households in Shasta County (2008)

Occupation Title	Median Hourly Wage
Waiters and Waitresses	**$9.12**
Hairdressers, Cosmetologists	$9.10
Amusement and Recreation Attendants	$9.08
Food Preparation and Serving	$9.07
Dining Room and Cafeteria Attendants	$9.02
Telemarketers	$9.02
Bartenders	$8.75

Source: Employment Development Department, Occupational Employment Projections 2008–2018)

To calculate the projected housing needs, the County assumed 50% of its very low-income regional housing needs are extremely low-income households. As a result, from the very low-income need of 189 units, the County has a projected need of 95 units for extremely low-income households. Based on current figures, extremely low-income households will most likely be facing an overpayment, overcrowding or substandard housing condition. Some extremely low-income households could include individuals with mental or other disabilities and special needs. To address the range of needs of ELI households, the County will implement several programs including the following programs (refer to Section V for more detailed descriptions of these programs):

- Program H1-H. Homeless Continuum of Care Program (1)
- Program H1-I. Developer Assistance Program I-Burney Development Project
- Program H1-J. Developer Incentive Program-Multiple Family Housing
- Program H2-A. Public Housing Assistance Program
- Program H2-C. Public Housing Preservation Program
- Program H4-B. Density Bonus Implementation Program
- Program H4-C. Special Housing Needs Feasibility Program
- Program H4-D. Farmworker Housing Program
- Program H4-E. Homeless Support Program

SPECIAL NEEDS POPULATIONS

Special needs are those associated with relatively unusual occupational or demographic groups, such as farm workers or large families, or those which call for unusual program responses, such as preservation of residential hotels or the development of four-bedroom apartments. Special needs groups have been identified and, to the degree possible, responsive programs are provided. Where their needs are not fully known, programs to secure funding to further identify their locations and needs have been developed. A principal emphasis in addressing the needs of this group is to seek State technical assistance grants to identify the extent and location of those with special needs and identify ways and means to assist them. Local government budget limitations may act to limit effectiveness in implementing programs for this group. Please refer to Appendix J of this Element which provides reference to various social services and contact to agencies that serve special needs populations in Shasta County.

3 LARGE HOUSEHOLDS

Government Code Section 65583(a)(C) requires an analysis of housing needs for large families, those with five or more members. Large family households comprised 10%, or 2,489 of the total households in the unincorporated portions of Shasta County according to the 2007–2011 ACS (see Table II-7). This compares with 6.1% of the total households in the unincorporated area in 2000. Approximately 77% of large households in the 2007–2011 ACS owned their own homes.

The needs of large families are unique in that they require more space to satisfy minimum household needs. The increase in average household size Statewide is, to some extent, linked to the subject of overcrowding. Overcrowding is defined as more than one person per room. To ameliorate this impact in Shasta County, an increase in the number of affordable housing units with four bedrooms or more is needed. In many cases, housing units of this size constitute a small portion of the total housing supply, forcing families to continue to live in what may be considered as overcrowded units. To address this large household need, Program H3-J, Rezoning Program, includes a requirement to provide a larger number of bedrooms for multiple family housing development of more than 10 units.

4 SENIOR HOUSEHOLDS

Table II-6 shows households by age. There were 7,447 households with a head of household who is 65 years of age or older in Shasta County according to the 2011 ACS, representing 29% of all households in unincorporated Shasta County. The median age in the County increased by three years between 2000 and 2010 from 38.9 to 41.8% indicating a need to provide more services for this segment of the community. However, this aging trend is consistent with the overall states increase of about 2% over the same period. The vast majority of these households owned their own homes, with 6,965 households with a householder 65 years of age or older living in owner-occupied units; only 482 of these households lived in rental housing.

Because seniors tend to live on fixed incomes dictated by Social Security and other retirement benefits, those who do not own their homes are significantly affected by rising housing costs. Also, while some seniors may prefer to live in single-family detached homes, others may desire smaller, more affordable homes with less upkeep, such as condominiums, townhouses, apartments, or mobile homes. As of 2013, about 76% of the unincorporated area's housing stock was made up of single-family detached homes (not including mobile homes), leaving 24% of the housing stock for those who choose to or must live in other forms of housing (see Table II-13).

There are several programs and services for the County's senior citizens; many of which serve the disabled or otherwise underprivileged groups. Programs and services for seniors and their families and caregivers include Compass LLC, Experience Works, Golden Umbrella, Independent Living Services of Northern California, Senior Legal Services, Senior Citizens of Shasta County Inc., Shasta County Adult Protective Services, Shasta County Department of Social Services, Shasta County In-Home Support Services, Shasta County Public Guardian, and Shasta Senior Nutrition Program.

5 FEMALE HEADS OF HOUSEHOLDS

Households with female heads make up approximately 14.6% of households in the unincorporated area of Shasta County (See Table II-11, Households in Poverty). In 2011, about 27 percent of female-headed households in the unincorporated area had incomes below the poverty line, and female-headed households make up 37.2% of all

households in poverty in unincorporated Shasta County. Battered women with children comprise a sub-group of female-headed households that are especially in need. In the Shasta County, there are a number of social service providers and emergency housing facilities serving women in need, including One Safe Plan, Shasta County Women's Refuge and the Salvation Army.

6 PERSONS WITH DISABILITIES

Persons with disabilities typically have special housing needs because of their fixed or limited incomes, a lack of accessible and affordable housing that meets their physical and/or developmental capabilities, and higher health costs associated with their disabilities. A disability is defined broadly by state and federal agencies as a physical, mental, or emotional condition that lasts over a long period of time, makes it difficult to live independently, and affects one or more major life activities.

Government Code Section 65583 (a)(6) requires that a housing element contain an analysis of any special housing needs such as those persons with disabilities. Included within this category are those persons with a sensory disability (sight or hearing), physical (walking, climbing stairs, reaching, lifting, or carrying, dressing, bathing, mobility within the home), mental, or emotional condition causing difficulty in learning, remembering, or concentrating. Census data indicate that there were 7,839 people with a physical disability in unincorporated Shasta County in 2000, representing nearly 13% of the total population (See Table II-13).

Table II-13. Persons with Physical Disability by Employment Status* (Census 2000)

	Shasta County		Unincorporated	
	Number	Percent	Number	Percent
Age 5–64, Employed Persons with a Disability	2,543	13.45%	1,101	14.05%
Age 5–64, Not Employed Persons with a Disability	8,392	44.39%	3,516	44.85%
Persons Age 65 Plus with a Disability	7,744	40.96%	3,110	39.67%
Total Persons with a Physical Disability	18,905	100%	7,839	100%
% of Total Population Over Age 5 (Civilian Non-institutional)	**12.45%**		**12.92%**	

Source:Table 11HCD 5th Cycle Data Package (Census 2000)

Table II-14 presents data on the types of disabilities for Shasta County residents based on the 2000 Census.

Table II-14. Persons with Disabilities by Disability Type and Age (2000)

	Shasta County		Unincorporated	
	Number	Percent	Number	Percent
Total Disabilities Tallied	67,176	100.00%	26,712	100.00%
Total Disabilities for Ages 5–64	45,686	68.01%	18,159	67.98%
Sensory Disability	3,836	5.71%	1,566	5.86%
Physical Disability	11,161	16.61%	4,729	17.70%
Mental Disability	8,343	12.42%	2,899	10.85%
Self-Care Disability	3,098	4.61%	1,176	4.40%
Go-Outside-Home Disability	5,934	8.83%	2,372	8.88%
Employment Disability	13,314	19.82%	5,417	20.28%
Total Disabilities for Ages 65 and Over	21,490	31.99%	8,553	32.02%
Sensory Disability	4,132	6.15%	1,756	6.57%
Physical Disability	7,744	11.53%	3,110	11.64%
Mental Disability	2,705	4.03%	1,026	3.84%
Self-Care Disability	2,248	3.35%	863	3.23%
Go-Outside-Home Disability	4,661	6.94%	1,798	6.73%

Source: Table 12 HCD 5th Cycle Data Package (Census 2000)

Developmental Disabilities

Far Northern Regional Center (FNRC) is responsible for serving residents of the nine counties in northern California (i.e., Butte, Glenn, Lassen, Modoc, Plumas, Shasta, Tehama, Siskiyou, and Trinity). The FNRC also serves individuals from these nine counties who reside in California State developmental centers (formerly called State hospitals). Entry to or discharge from State developmental centers is coordinated through the FNRC. It is the FNRC's philosophy that the Center will help to guide citizens in the use of existing services and to assist in developing needed services that are not available.

A developmental disability is a disability which originates before an individual attains age 18, continues or can be expected to continue indefinitely, and constitutes a substantial handicap for the individual. This term includes the diagnoses of mental retardation, cerebral palsy, epilepsy, and autism. This term also includes handicapping conditions found to be closely related to mental retardation or requiring treatment similar to that required for persons with mental retardation, but does not include other handicapping conditions that are solely physical in nature. (Lanterman Act, Welfare and Institutions Code, Section 4512.)

In Shasta County, FNRC reported that 2,032 clients comprised the number of persons served (see Table II-15). 53% of these persons reside in the homes of private guardians while another 21% reside in independent living facilities. Approximately 19% live in some form of community care unit. FNRC contracts with private individuals for approximately one hundred managed care and/or independent living facilities primarily located in the City of Redding. The FNRC budget for fiscal year 2008–2009 showed almost one-half of its budget of $92,000,000 was allocated to housing services for clients. Housing needs to be located in proximity to public transit or other

community resources as less than 1% of the adults FNRC served in Shasta County in 2009 have a driver's license. The FNRC has collaborated with Resources for Rural Community Development, dba Access Home, to increase the number of consumer-owned homes in the County. FNRC also works with other public and private agencies such as the City of Redding Housing Authority and Northern Valley Catholic Social Services to increase consumer access to subsidized, accessible, and affordable housing.

Resources for Rural Community Development, Inc.

Far Northern Regional Center (FNRC) founded Resources for Rural Community Development, Inc. (RRCD) in April 1997. The RRCD and the FNRC service the same nine counties as previously described. The mission for RRCD is to provide affordable housing opportunities for persons with developmental disabilities. Other services are targeted to support persons which will favorably impact their health and welfare in the journey for inclusion into their community. Among the agency's goals is a need to educate the nine northeastern counties of the region of an awareness of RRCD's programs and the needs of consumers for adequate, safe, affordable, and accessible housing.

RRCD also provides modifications directly relating to the consumer's accessibility needs. Scope of work may include widening doors for ingress/egress, grab bars and handrails to ambulatory problems, Americans with Disabilities Act (ADA) bathroom facilities and installation, wheelchair ramps, and construction to facilitate accessibility equipment (i.e., lifts, track systems). No remodeling to existing structures is allowed unless deemed necessary for the client's accessibility and falls within the financial limit of $7,000 per household. Financial assistance is limited to one project per client in a five-year period.

Table II-15. Developmental Disabilities (2013)							
ZIP	Community Care	Home Parent or Guardian	Intermediate Care Facility	Independent Living	Other	Skilled Nursing Facility	Grand Total
96001	120	189	7	118	5		439
96002	164	212	40	106	3	1	526
96003	79	224	61	92			456
96007	21	175		43			239
96008		9					9
96013		26		4			30
96016		1		2			3
96017		1					1
96019	1	72	12	27	2		114
96022	6	98	1	16	2		123
96028		5		1			6
96033		2		1			3
96047	1	4		1			6
96049			1	2			3
96051		4		1			5
96062		6					6
96069		4		2			6
96073		20		1			21
96084		3		1			4
96087		4		2			6
96088		24		1			25
96096		1					1
Grand Total	**392**	**1,084**	**122**	**421**	**12**	**1**	**2,032**

Source: Table 15 HCD 5th Cycle Data Package (Department of Developmental Services 2013)

FNRC administrators reported in 2009 that the growth patterns experienced over the past ten years indicates that demand for affordable, accessible housing for its clients will likely increase. Many of the persons with developmental disabilities are already unable to secure needed subsidized housing. Many of the individuals living with their parents will need alternative housing options as their parents' age. This cycle triggers a need to explore other feasible housing alternatives. The majority of consumers depends on SSI benefits and would be eligible for subsidies and similar supportive programs.

7 FARMWORKERS

Section 65583 (a-6) of the Government Code requires an analysis of any special housing needs such as those of the elderly, persons with disabilities, large families, *farmworkers*,.. "Farmworker housing" or Employee housing" is defined in the new Zoning Plan as housing configured to accommodate a maximum of 36 beds in group quarters or up to 12 individual units designed for use by a single family or household. This type of housing must comply with state and federal standards for livability and durability, including manufactured housing, factory-built housing, other forms of prefabricated housing, dormitory- and barracks-style housing in which residents share common cooking and sanitary facilities. Farmworker housing must also be recognized as employee housing in accordance with the California Health and Safety Code Section 1702. Employee housing for 6 or fewer persons are also to be treated in the new Zoning Plan as the same as other single-family dwellings and residential uses in the same zoning district.

The publication by the Housing and Community Development Department titled "Housing Element Questions and Answers – A Guide to the Preparation of Housing Elements, June 2001," explains that "sites identified for farmworker housing should facilitate the provision of housing for agricultural workers while minimizing the development of prime agricultural land to urban uses. These sites should also have characteristics relating to location, zoning and development standards which would be appropriate for their use for housing for farmworkers. Where a need for farmworker housing has been identified, the program should identify zones where housing for permanent and, where appropriate, for migrant farmworkers as allowed."

The need for farmworker housing has been reviewed with local agencies including the Shasta County Housing Department. No critical demand for housing for farmworkers, whether for migrant or permanent farmworkers, has been identified. Shasta County's primary seasonal crop that requires migrant or temporary farmworkers is the cultivation and shipping of strawberry plants. Historically, the practice is for those agricultural units engaged in this business to contract with operators from the central San Joaquin Valley to supply temporary farmworkers when the harvesting season arrives.

Temporary housing is supplied by the contracting agency responsible for hiring the workers and is relocated when the workers return to other agricultural jobs in the central or southern parts of the State. This practice has been determined to work adequately to meet the housing needs of the seasonal farmworkers and their families.

Data supplied by the United States Department of Agriculture, National Agriculture Statistics Service (USDA) reveals the breakdown of farm labor employment for Shasta County as shown in Table II-16. The data from this table indicates that more than 61% (656) of the farmworkers reported for Shasta County worked less than 150 days per year.

Housing for permanent farmworkers is supplied by the private market in the individual towns and communities. Discussions with representatives of local farm groups substantiates the conclusion that few farm or ranching units supply on-site housing. Where this does occur, it is more likely to be for one or two unmarried, non-family hired hands. Farm labor employment in Shasta County for the calendar year 2012 was approximately 1,067 persons as reported by the USDA. This represents a 33% (263 persons) increase for total farm labor employment since 2007. These statistics indicate that the trend for farm labor employment is increasing.

Table II-16. Shasta County Farm Labor Employment 2012

Hired Farm Labor	Farms	Workers
Workers by Days Worked	282	1,067
• 150 Days or More	114	411
Farms with 10 or More Workers	9	224
• Less Than 150 Days	200	656

Source: 2012 Federal Census of Agriculture

E HOMELESS AND OTHER GROUPS IN NEED OF TEMPORARY AND TRANSITIONAL AFFORDABLE HOUSING

Government Code Section 65583(a)(7) requires that the Housing Element include an analysis of the needs of homeless persons and families. The analysis must include: (1) estimates of the number of persons lacking shelter; (2) where feasible, a description of the characteristics of the homeless (i.e., those who are mentally ill,

developmentally disabled, substance abusers, runaway youth); (3) an inventory of resources available in the community to assist the homeless; and (4) an assessment of unmet homeless needs, including the extent of the need for homeless shelters.

The law also requires that each jurisdiction address community needs and available resources for special-housing opportunities, known as transitional and supportive housing. These housing types provide the opportunity for families and individuals to "transition" from a homeless condition to permanent housing, often with the assistance of supportive services to assist individuals in gaining necessary life skills in support of independent living.

The following discussion addresses the requirements of Government Code Section 65583(a)(7). It should be noted that data on homeless families and individuals is not developed based on jurisdictional boundaries. While the majority of homeless individuals and families are likely to be located in the City of Redding due to the availability of services offered there, the estimates presented below are for the entire County, which includes all the incorporated cities. It should also be noted that the survey process itself has an error factor of 5 to 10% and misses many "hidden homeless" who may stay in vehicles, unfinished garages, sheds, or other places not intended for habitation. For these and other reasons, it is extremely difficult to obtain accurate data regarding homeless individuals and families. However, through the efforts of the City of Redding/Shasta County Homeless Continuum of Care (CoC) Council, estimates have been developed that address the requirements of State law to the extent feasible.

As the primary coordinating body for homeless issues and assistance for a geographic area encompassing the entire county, the CoC accomplishes a host of activities and programs vital to the community, including the following:

- Completing an annual point-in-time (PIT) "snapshot" survey to identify and assess the needs of both the sheltered and unsheltered homeless.
- Preparing an annual action plan that helps direct community resources and actions in the form of comprehensive programs and activities.
- Tracking homeless demographics using local service providers throughout the calendar year.
- Providing an annual Line Staff Resource Expo for Shasta County service providers to share information and opportunities to assist disadvantaged persons.
- Meeting regularly each month with community members to accomplish annual work-plan goals.
- Establishing liaisons with other Statewide CoC jurisdictions on a quarterly basis to share information, improve services, and advocate for the homeless.
- Providing community presentations to service clubs, educational institutions, and other interested groups or organizations to increase public awareness about homelessness.
- Maintaining a comprehensive Community Resource Guide.
- Helping facilitate the creation of a rental-deposit guarantee program.
- Coordinating with other community members in the creation of CoC Crisis Outreach Teams to assist the homeless during extreme-weather events.
- Hosting an annual Homeless Memorial Day event to honor those without homes who have passed away during the year and to create better community awareness about what it is to be homeless.
- Coordinating with the Parole and Community Team (PACT) to address ex-offender re-entry issues.
- Coordinating with local law enforcement officials and legal stakeholders in the creation of an equitable homeless camping ordinance and protocol.
- Facilitating SSI/SSDI Outreach, Access, and Recovery (SOAR) training for countywide implementation of a training curriculum for case managers to assist homeless persons to effectively access mainstream benefits.

HOMELESS ESTIMATES

According to the CoC, an estimate of the County's homeless population was undertaken in concert with the requirements of the U.S. Department of Housing and Urban Development (HUD) for participating CoCs nationwide. Those mandates require that a point-in-time study be taken. This study allows service agencies and local governments to spot trends in homelessness and to evaluate the success of existing programs. It is also a tool for agencies and their partners to plan for programs and services to meet the needs of homeless individuals and families in the community and to use in applying for grant and other funding.

A point-in-time homeless study was conducted in January 2016. A total of 757 surveys were administered in homeless shelters, transitional housing programs, and "on the street." An additional 177 individuals were counted using an observational survey which captured the most basic identifying characteristics. While the 2016 point-in-time does not represent all of those experiencing homelessness, it does indicate that at least 934 individuals are experiencing homelessness in Shasta County.

The sub-set of 757 surveys were used to offer a demographic profile of homelessness. About 80% of individuals were adults over 25 years of age, while about 10% were young adults and another 10% were children. Sixty-four percent (64%) were male, 86% were white, and 90% were non-Hispanic.

Due to the lack of individuals' information within households, the remaining questions were analyzed based on the available head of household surveys, constituting 545 adults and unaccompanied youth. Veterans comprised 13% of those experiencing homelessness. Most people who completed the survey are long-term residents of Shasta County, with 85% residing in the county for over a year and 58% living in the county for 10 or more years.

Of those that identified the duration and frequency of homelessness in Shasta County, nearly 40% were experiencing homelessness for the first time. More than half of those individuals have been homeless more than a year. Another 20% had been homeless four or more episodes over a three year period. Whether homeless one or more times, over 70% have been homeless for more than one year. Finally, approximately 198 individuals (in the head of household subset), or 36% met the definition of being Chronically Homeless.

Shasta County has reported 934 people experiencing homelessness during the 2016 PIT. Seventy-four (74%) were unsheltered, 15% were in emergency shelters, and 11% were in transitional housing. Another 169 individuals temporarily living with someone else to avoid homelessness, referred to as "couch surfers," were counted, but are not considered homeless by the HUD definition for point-in-time reporting.

EMERGENCY SHELTERS, TRANSITIONAL, AND SUPPORTIVE HOUSING

Resource Inventory

Shasta County does not presently operate any homeless shelters or provide any transitional housing services in the unincorporated area. Instead, it supports a collaborative effort among the various local agencies and the City of Redding and funnels financial support through departmental budgets such as the Social Services Department, the Department of Housing, the Public Health Department, and the Mental Health Department as part of its participation in the Continuum of Care Plan (CCP). The most recent inventory of resources available within Shasta County for emergency shelters, transitional housing, and permanent supportive housing units comes from the 2015 Housing Inventory reported to the U.S. Department of Housing and Urban Development by City of Redding and Shasta County Homeless Continuum of Care Council.

Emergency Shelters

The following year-round primary emergency shelters offer 261 shelter beds:

Provider	Client Type	Beds
Good News Rescue Mission—House of Hope	Single families and households with children	25 beds*
Good News Rescue Mission—Men's Shelter	Single men	210 beds**
One Safe Place—Emergency Shelter	Single families and households with children	26 beds
** The facility can also accommodate an additional 15 overflow beds.* ***The facility can also accommodate an additional 50 overflow beds.*		

During the 2015 point-in-time survey, the Good News Rescue Mission—House of Hope was at a 58% bed-utilization rate, the Good News Rescue Mission—Men's Shelter was at a 47% bed-utilization rate, and the One Safe Place—Emergency Shelter was at 31% capacity.

Transitional Housing

Nine transitional-housing providers were available to provide services in 2015. They provided a total of 195 beds as shown below:

Provider	Client Type	Beds
Good News Rescue Mission—House of Grace	Single families and households with children	10 beds
Good News Rescue Mission—Men's Transitional Housing	Single men	6 beds
Good News Rescue Mission—Women's New Horizons Program	Single families and households with children	16 beds
Good News Rescue Mission—Men's New Life Program	Single men	54 beds
Visions of the Cross—Transitional Housing	Single families and households with children	38 beds
Samaritan Homes—Transitional Housing	Single families and households with children	14 beds
FaithWorks Community Coalition—Francis Court	Households with children	36 beds
FaithWorks Community Coalition—Francis Court II	Households with children	15 beds
FaithWorks Community Coalition—House of Cornelius	Single men and women	6 beds

None of the transitional-housing providers were at full capacity during the 2015 point-in-time survey. The Good News Rescue Mission—Women's New Horizons Program had the lowest bed-utilization rate at 25%, and the FaithWorks Community Coalition—Francis Court had the highest bed-utilization rate at 89%.

Permanent Supportive Housing

In 2015, the City of Redding had one permanent supportive housing provider that offered the following bed counts:

Provider	Client Type	Beds
NVCSS—New Path/Partners in Housing	Single men and women	25 individual beds
NVCSS—Partners in Housing II	Single men and women	9 beds
NVCSS—Pine Street Place	Single men and women	10 beds

All three of permanent supportive housing providers were at 100% capacity during the 2015 point-in-time survey.

Assessment of Need

Based on the available information, there is an unmet need for additional beds for permanent supportive housing. Overall, the average bed-utilization rate for emergency shelters is 45%; 44% for transitional housing; and 100% for permanent supportive housing, according to the point-in-time survey information. Although there are seasonal fluctuations in bed counts, these figures demonstrate a strong demand for supportive housing. According to the most recent Continuum of Care Plan's Housing Inventory Chart for Unmet Need Totals (2008), Shasta County had the following shortfalls, which were determined by provider opinion through the discussion of surveys, assessment of waiting lists, and other evaluation information:

Current Inventory/Unmet Needs

Facility Type	Individual Beds	Family Beds	Unmet Need
Emergency Shelter	168*	44	35 family beds
Transitional Housing	111	122	56 family beds; 35 individual beds
Supportive Housing	25	n/a	45 individual beds
** Includes 100 seasonal/overflow beds*			

The CoC has identified a number of critical barriers and challenges that currently impact progress for stabilizing the homeless. These include the following:

- There is no effective system of discharge planning for homeless patients leaving hospitals that coordinates shelter/housing, nursing care, and supportive services.
- The only designated drop-in resource center, Living Hope Compassion Ministries, lacks adequate resources to complete a remodel of its existing facility to provide necessary hygiene, showers, clothes washing, bathrooms, and case management.
- There is a lack of employment opportunities with adequate wages.
- The tremendous demand for affordable housing continues to outstrip the local production of this resource. More subsidized rental housing is needed for lower-income people.
- There is a critical gap of after-care services for people leaving prison, particularly in the areas of housing, employment, job training, life-skills training, and other educational opportunities.
- There is a need for legalized homeless overnight parking as an interim alternative for persons without shelter.
- There is no jurisdictional Ten-Year Plan to End Chronic Homelessness in Shasta County.
- There is a need for more permanent-housing beds for the chronically homeless and for willing landlords to participate in the program.
- More preventative activities are needed to arrest homelessness (i.e., utility assistance, case management, eviction prevention, legal assistance, and budget counseling).
- Mental health services for homeless persons needs to be increased.
- There continues to be a lack of understanding regarding homeless issues within the community.

Zoning for Emergency Shelters, Transitional and Supportive Housing

Government Code Section 65583 requires each jurisdiction to identify one or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit. According to the State of California, an emergency shelter is defined as "housing with minimal supportive services for homeless persons that

is limited to occupancy of six months or less by a homeless person." In addition, the Government Code states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Health and Safety Code 50675.2(h)) as "buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months." Supportive housing is defined (Health and Safety Code 50675.14(b)) as "housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community."

The County's new Zoning Plan allows emergency shelters by right in the CM Zone. Appendix H of this Element identifies over 200 properties that would allow emergency shelters which are located in or close to urban services and employment. Also, the new code defines and allows supportive and transitional housing as allowed by right subject to the same requirements of other residential uses in all residential zoning districts (refer to Appendix E, Summary of Amendments made to the Zoning Plan).

F HOUSING STOCK CHARACTERISTICS

This section identifies the characteristics of Shasta County's physical housing stock. This includes an analysis of housing types, housing tenure, vacancy rates, housing conditions, and overcrowding.

1 HOUSING TYPE

As shown by Table II-17, in 2000 there were 27,350 housing units in the unincorporated areas of Shasta County. By 2012, the number increased to 30,301 units, most of which was due to single family construction. During this time period, the number of 2 to 4-unit buildings increased by 78 units resulting in a slight increase in the proportion of the total number of units. The number of buildings with 5+ units increased to 1.6% of the total units, up from 0.7 % in 2000. The number of mobile homes decreased by 22% to 5,619, but it is important to note that the two data sets are from different sources and may have different methods for tabulating the mobile homes category.

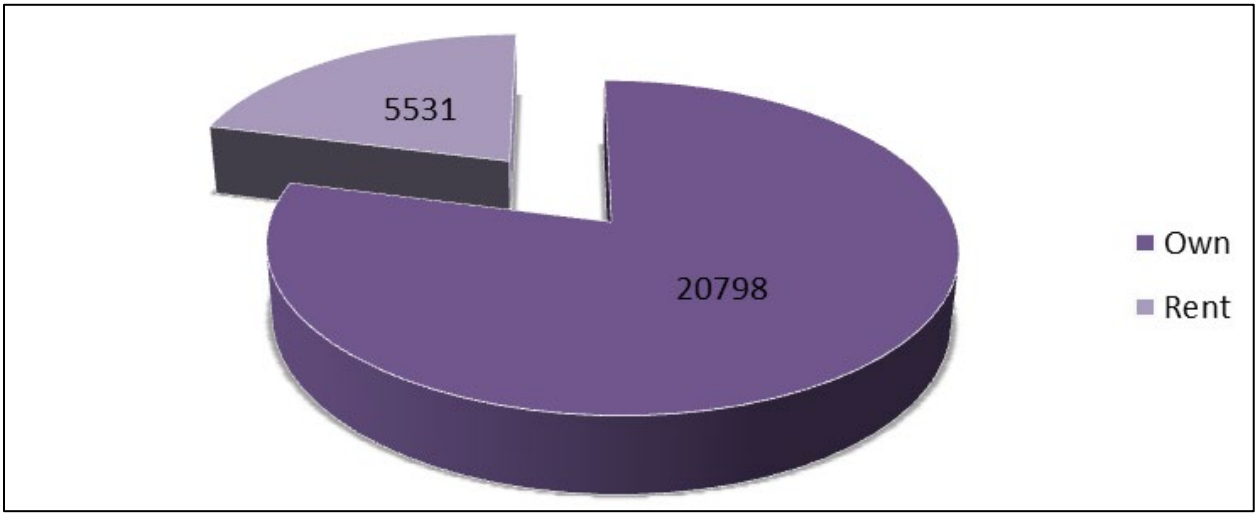
Table II-17. Housing Units by Type within Unincorporated Portion of Shasta County

	2000	2010	2013	Change 2000-2013
Single Family Detached	19,613	22,945	23,084	4,174
Single Family Attached		703	703	
2 to 4 Units	368	446	448	80
5+ Units	198	485	485	287
Mobile Homes	7,171	5,635	5,605	-1,566
Total:	**27,350**	**30,214**	**30,325**	**2,975**

Source: HCD Table 9 (DOF Table E-5, 5/2013), U.S. Census 2000, Summary File 3

2 HOUSING TENURE

Housing tenure refers to the status of occupancy of a housing unit and whether it is an owner-occupied or a rental unit. Of the total occupied housing units in the unincorporated area in 2010, 79% are owner-occupied and 21% are renter households as shown in Figure II-2. In 2000, 80% of the occupied housing units in the unincorporated area were owner-occupied and 20% were rental units. These numbers tend to reflect a continuing trend of a diminished supply of rental housing in the unincorporated area. This is noteworthy when addressing viable strategies to expand the range of affordable housing in the rural areas.



Source: 2010 Census

Figure II-2. % Distribution Housing Tenure Unincorporated area - 2010

3 VACANCY RATES

Vacancy rates often are a key indicator of the supply of affordable housing options, both for ownership and rental purposes. Housing literature suggests that a vacancy rate in the range of 2–3% for owner-occupied housing is considered desirable while for rental housing the range is 5–6%. Table II-18 indicates the vacancy status of housing for Shasta County as listed in the 2010 Census. The County showed an owner-occupied vacancy rate of 2.2% and a 6.7% vacancy rate for rental housing. The City of Anderson had the highest vacancy rate for owner-occupied housing at 2.8% while the City of Shasta Lake had a 2.0% vacancy for this type of housing. The City of Shasta Lake also had the lowest vacancy rate for rental housing (2.5%) while the City of Redding had the highest vacancy rate for this type of housing at 6.9%.

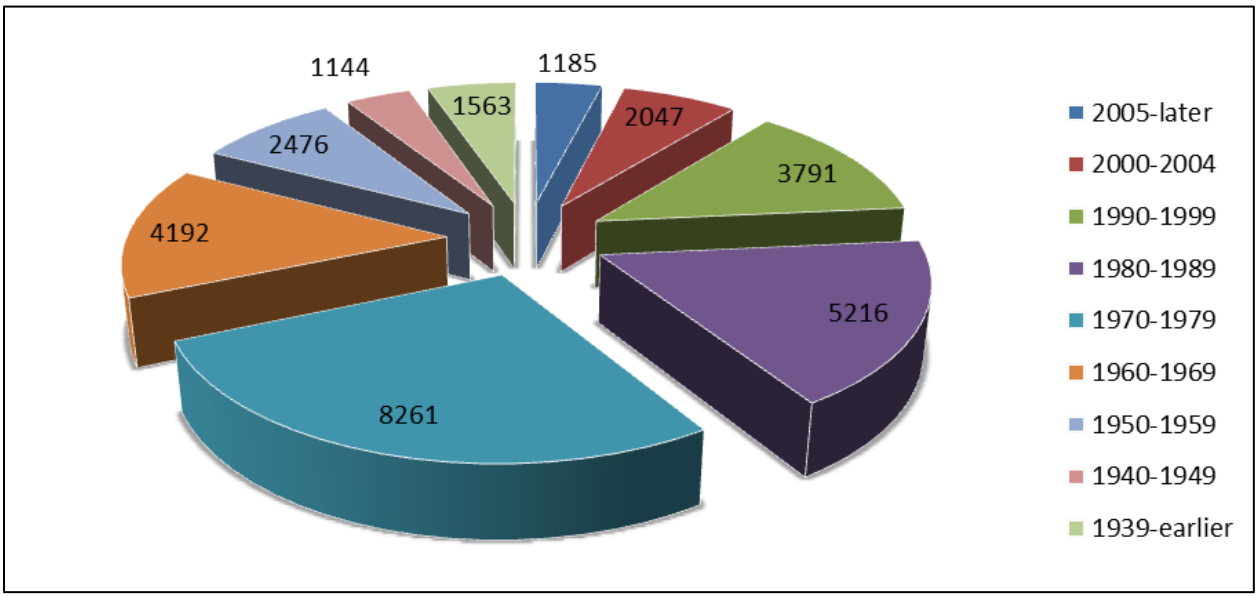
Table II-18. Vacancy Rates

Geography	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Overall Vacancy Rate	Homeowner Vacancy Rate	Rental Vacancy Rate
Shasta County	77,313	70,346	6,967	9.0%	2.2%	6.7%
Unincorporated Area	30,214	26,329	3,885	12.9%	15.0%	10.7%
Anderson	4,211	3,944	267	6.3%	2.8%	4.6%
Redding	38,679	36,130	2,549	6.6%	2.3%	6.9%
Shasta Lake	4,209	3,943	266	6.3%	2.0%	5.2%

Source: HCD Table 10 (DOF Census 2010 Demographic Summary Profile)

4 HOUSING AGE AND CONDITIONS

Related to the condition of the housing stock in the unincorporated area is the age of the housing units. Generally, structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Unless properly maintained, homes older than 50 years require major renovations to remain in a good livable condition. Figure II-3 illustrates the age of the housing stock in the unincorporated area of the County.



Source: 2010 Census

Figure II-3. Age of Housing Stock in Unincorporated Area 2010

Housing Conditions Survey

A windshield survey conducted as part of the County's Housing Element completed in 1993 was updated in 2002 using building inspectors assigned to each of the ten General Plan planning areas comprising the jurisdiction of the unincorporated area. Only the exterior of housing units was evaluated and considered such factors as foundation, roofing, siding, windows, and doors. The purpose of the survey was to evaluate the condition of the housing stock in the unincorporated area of the County compared with the findings made in 1993 and to help determine the extent of major repair or replacement needed for those housing units. Building permits issued over the past decade were also analyzed using the County's electronic Permit Tracking System. Census 2000 housing units were used as a basis for housing unit totals and were updated using a traffic analysis model which assigned population and housing unit totals to individual traffic zones covering the entire County.

Housing units were evaluated based on the five categories established by the State Housing and Community Development Department (HCD): Sound, Minor, Moderate, Dilapidated, and Unsafe. The following definitions explain each of the classifications:

- Sound Units in this category need no repair. There are no apparent problems with any of the building systems.
- Minor Units in this category need some repair. One or two building systems need repair but not replacement.
- Moderate Units in this category require moderate repair with one or two building components which are failing.

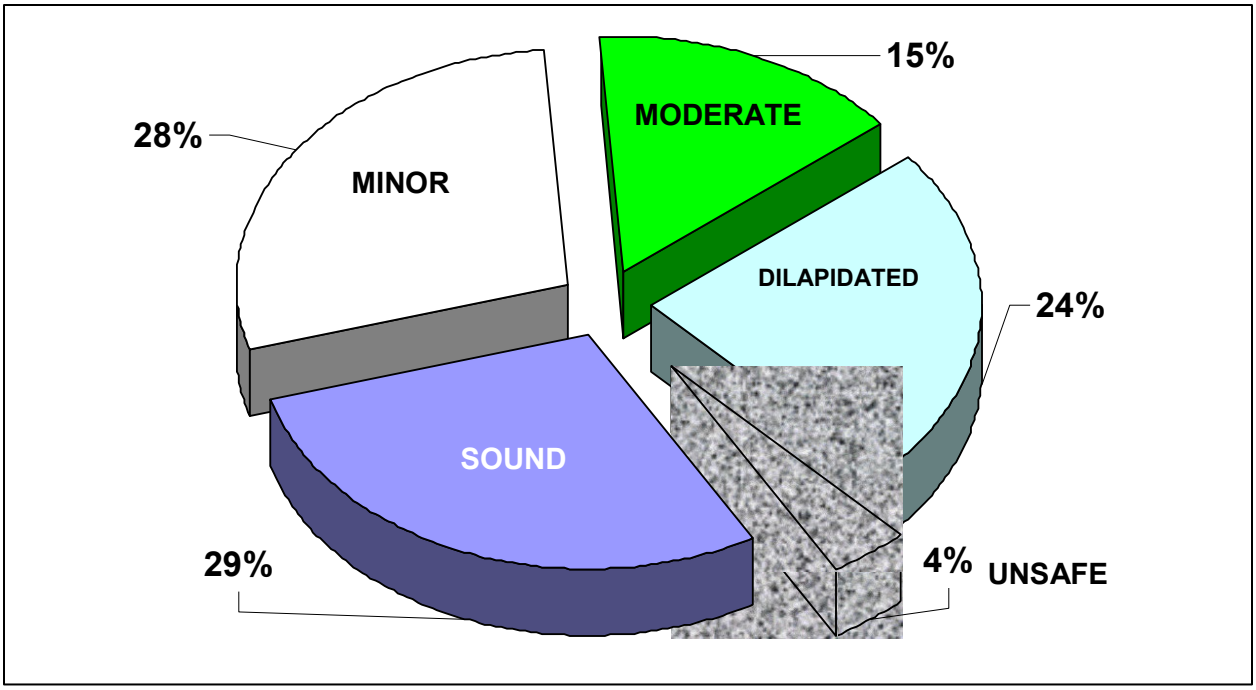
- Dilapidated Units in this category require substantial repair with more than two building components in need of major repair or replacement.
- Unsafe Units in this category have most or all of its building components in need of major repair or replacement.

The results of this analysis are shown in Table II-19 and indicate that nearly 60% of the total housing stock of 28,560 units in the unincorporated area is in reasonably good condition (Sound & Minor). Less than one-quarter of the housing stock is in need of major repair (Dilapidated) with less than 5% considered unsafe and in need of replacement. Figure II-4 shows the distribution of housing conditions by category.

Table II-19. Distribution of Housing Conditions by Planning Area

	Total of Units	% Share of Total	2002				
			Sound	Minor	Moderate	Dilapidated	Unsafe
Big Bend	750	2.6	195	195	158	150	52
			26%	*26%*	*21%*	*20%*	*7%*
Eastern Forest	1,845	6.5	517	517	424	350	37
			30%	*30%*	*20%*	*18%*	*2%*
Eastern Upland	4,054	14.2	1,094	1,095	892	851	122
			27%	*27%*	*22%*	*21%*	*3%*
French Gulch	824	2.9	198	198	107	214	107
			24%	*24%*	*13%*	*26%*	*13%*
Lassen	260	0.9	95	70	7	82	6
			36%	*27%*	*3%*	*32%*	*3%*
East Shasta	3,600	12.6	1,008	1,008	288	1,044	252
			28%	*28%*	*8%*	*29%*	*7%*
Northwest	131	0.5	26	26	28	42	9
			20%	*20%*	*21%*	*32%*	*7%*
Sacramento	1,335	4.7	323	323	183	395	111
Canyon			*24.2%*	*24.2%*	*13.7%*	*29.6%*	*8.3%*
South Central	14,935	52.3	4,630	4,481	2,180	3,345	299
Region			*31%*	*30%*	*14.6%*	*22.4%*	*2%*
Western Upland	826	2.9	182	181	99	281	83
			22%	*22%*	*12%*	*34%*	*10%*
Totals	28,560		8,268	8,094	4,366	6,754	1,078
2001 HU's in Unincorporated Area = 28,560			28.9%	28.3%	15.3%	23.6%	3.8%

Source: Shasta County Planning Division



Source: Shasta County Planning Division

Figure II-4. % of Housing Conditions by Category

Because the existing survey data on housing within Shasta County is from 2002, a new survey is warranted. Therefore, Implementation Program H2-D, Housing Conditions Survey Program has been included to require preparation of an updated report on the conditions of housing stock in the unincorporated areas of Shasta County, with a focus on more populated communities.

Overcrowding

Overcrowding is a measure of the ability of existing housing to adequately accommodate residents. The U.S. Census Bureau defines overcrowding as a household that lives in a dwelling unit with an average of more than 1.0 person per room, excluding kitchens and bathrooms. A severely crowded housing unit is one occupied by 1.5 persons or more per room. Too many individuals living in housing with inadequate space and number of rooms can result in deterioration of the quality of life and the condition of the dwelling unit from overuse. Overcrowding usually results when either the costs of available housing with a sufficient number of bedrooms for a family exceeds the family's ability to afford such housing or unrelated individuals (such as students or low-wage single adult workers) share dwelling units because of high housing costs.

Overcrowded households in the County don't appear to be significant compared to the State and surrounding areas. According the 2007–2011 American Community Survey, overcrowding in the unincorporated area of Shasta County was 2.7 percent (689 housing units), compared to 3.3 percent (1,160 housing units) in Redding, 3.5 percent (140 housing units) in Anderson, and 4.9 percent (193 housing units) in Shasta Lake City. The State average during this same period was 2.5 percent. Among renters in unincorporated Shasta County, approximately 6.1 percent of these housing units (or 304 housing units) were in overcrowded conditions, and approximately 10.5 percent of these housing units (or 32 housing units) were in severely overcrowded conditions. Among homeowners, approximately 1.8 percent of these housing units (or 385 housing units) were in overcrowded conditions, and approximately 0.3

percent of these housing units (or 62 housing units) were in severely overcrowded conditions. Table II-20 provides information on overcrowded housing in Shasta County.

Table II-20. Overcrowded Housing in Shasta County – 2007-2011 (by % of units occupied)

	Total County Units	%	Incorporated Area Units	%	Unincorporated Units	%
Units Occupied	69,147		43,362		23.783	
Persons Per Room						
1.00 or less	66,965	96.8	41,869	96.5	25,096	96.6
1.01 to 1.50*	1,689	2.4	1,094	2.5	595	2.5
1.51 or more**	493	0.7	399	0.9	94	0.9
Totals	**69,147**	**100.0**	**43,362**		**25,785**	**100.0**

* = Overcrowded
** = Severely Overcrowded
Source: U.S. Census (2007-2011 ACS)

G HOUSING COSTS AND AFFORDABILITY

1 HOUSING PRICES AND TRENDS

As indicated by Table II-21, housing costs changed for some more than others in Shasta County through the years 2000 – 2011. Homeowners experienced a slight decrease in housing costs while renters saw a 57% increase in housing costs.

Table II-21. Median Homeowner/Renter Costs 2000-2011, Shasta County

	Year		% Change
	2000	2011	2000–2011
Median Monthly Ownership cost	$1,025	$999	-2.5%
Median Gross Rent	$563	$882	57%

Source: U.S. Census, 2000 and 2007-2011 American Community Survey

Single Family Units

Section III of this Housing Element presents an analysis of housing costs for Shasta County which references Multiple Listing Services (MLS) data from 2009 to 2018. This shows that homes have increased in value substantially from 2008. As noted in Appendix I, MLS list, the average cost of a single family house was $320,000. However, the cost of purchasing a vacant lot and developing a manufactured home (which is also considered a single family unit) can cost less than $180,000. Therefore, this approach to developing new housing in Shasta County that can potentially be affordable to a low-income family, is possible. Additional analysis of the cost of this

housing and the cost of new construction of stick built and manufactured housing is presented in Section III of this Element.

Mobile Homes

Mobile homes offer a more affordable option for those interested in homeownership. In the third quarter of 2015, the average cost of a used mobile home over a three-month period ranged in price from approximately $5,000 to $130,000 depending upon the size, amenities, and age (*Source: Shasta County Board of Realtors, July–Sept. 2015*). Overall, 5,559 mobile homes are located in the unincorporated area of Shasta County (*Source: Department of Finance, Table E-5, 1/1/2015*). As shown by Table II-22, there are 64 mobile home parks in the unincorporated area of the County with a total of 1,865 permitted spaces. Mobile home park owners responding to a phone survey conducted by County staff in February 2010, shows at least 64 spaces designated for mobile homes within these parks are currently vacant. Most mobile home parks are located near the cities of Redding and Anderson.

Table II-22. Mobile Home Parks Unincorporated Shasta County

Name	Spaces	Location		Name	Spaces	Location
Balls Ferry	25	near Anderson		Las Colinas MP	65	Burney
Caravan MHP	54	near Anderson		Crystal Cassel MP	18	Cassel
De Luxe MHP	79	near Anderson		Best in the West Resort	12	Castella
Midway TP	29	near Anderson		Gotcha Creek MHP	9	Cottonwood
Shady Hill MHP	20	near Anderson		W. Cottonwood Apts.	3	Cottonwood
Bixby Knolls MHP	51	near Anderson		Cottonwood Oak Estates	38	Cottonwood
Zufalls MHP	70	near Anderson		Cottonwood Estates	39	Cottonwood
Olinda TP	12	near Anderson		Frontier MHP	42	Cottonwood
Whispering Waters MHP	8	near Anderson		Black Lane MHP	3	Cottonwood
Red Hill MHP	24	near Anderson		Amberwood MHP	32	Cottonwood
El Rio Estates	155	near Anderson		Rustic TP	29	Dunsmuir
Ritters TP	3	near Anderson		Clear Creek Mobile Estates	85	French Gulch
Lonetree MHP	26	near Anderson		Salt Creek Resort	15	Lakehead
Sunrise MHP	16	near Anderson		Antlers RV Park	20	Lakehead
Spanish Gulch Estates	3	near Anderson		Lakeshore Inn	10	Lakehead
Indian Springs TP	3	Big Bend		Pine Grove Park	12	MacArthur
Big Bend Mobile Estates	30	Big Bend		McArthur MHP	34	MacArthur
Shasta MHP	25	Burney		Topland MHP	9	Palo Cedro
Lamplighter Mobile Village	24	Burney		Fawndale Lodge	3	near Redding
Rainbows End TP	7	Burney		Fawndale TP	4	near Redding
Burney Falls Modular Estates	29	Burney		Spring Branch	31	near Redding
Garden Lane MHP	3	Burney		Mountain Gate MHP	36	near Redding
Burney Falls Trailer Resort	18	Burney		Rio Vista Mobile Estates	18	near Redding
Park Villa MHP	68	near Redding		Riverland MH Ranch	92	near Redding
Wonderland MHP	33	near Redding		Clover Park	2	near Redding
Redding Lakeside Mobile Estates	34	near Redding		Cedar Creek MHP	20	Round Mountain
Quartz Point MHP	31	near Redding		Frontier Hills MHP	28	Shasta
Brookside MHP	41	near Redding		Old Shasta MHP	13	Shasta
Pacheco Trailer Court	9	near Redding		Pine Ridge Park Estates	12	Shingletown
Lazy Landing MHP	112	near Redding		Creekside Mobile Estates	32	Shingletown

Rapid River MHP	42	near Redding		Inwood Oaks TP	2	Shingletown
River Bend MP	8	near Redding		Whitmore TP	5	Whitmore
Total Mobile Home Spaces in Shasta County (unincorporated): 1,941 Spaces						
Source: HCD 2013 Mobile Home Park Listings						

In addition to the cost of a mobile home, owners must either purchase a residential site or rent a mobile home space. The cost of renting a space ranges roughly from $190 to $450 per month with the median rent being $325 per month (according to the phone survey). The rent typically included water, sewer, and garbage services. In order to preserve the number of mobile homes available for lower income households, the Zoning Plan was amended to include regulations to restrict conversions of mobile home parks to market rate owner parks (Refer to Appendix E). Although the County has not experienced any such conversions, the regulations are intended to discourage future potential conversions.

2 HOUSING AFFORDABILITY

According to HUD, housing is considered affordable if a household spends no more than 30% of its income on housing. Table II-23 identifies housing affordability levels by family size based on the California Department of Housing and Community Development's *2018 Income Limits* for Shasta County. As indicated by Table II-23, extremely low, very-low and low-income households regardless of household size cannot afford the median sales price in any area of the County. Moderate-income families with 3 or more person would be able to afford the median sales price for housing. Overall, mobile homes offer the more affordable alternatives for these income groups. Also, new manufactured homes on vacant lots can provide another affordable solution.

To help bridge the gap for lower-income families seeking to own a home, the Shasta County Department of Housing offers the Down payment Assistance Program (DAP) program. The County administers the program for the unincorporated areas of Shasta County. The program may be used for homes up to a purchase price of $210,000. The program covers up to 37% of the purchase price. Buyers must provide at least 3% of the purchase price. The program is available to income-qualified first-time home buyers. A first-time home buyer is defined as someone who has not owned a home in the last three years, or who qualifies as a "displaced home-maker." Since 1994, when this program was initiated, the County has approved 330 DAP loans in the unincorporated areas. Based on information from the Shasta County Community Action Agency, as of June, 2018, 13 families were assisted with the Down Payment Assistance Program during this housing cycle.

Table II-23. Ability to Pay for Housing Based on HUD Income Limits*
Shasta County 2018

Extremely Low-Income Households - 30% of Median Family Income						
	Studio	**1BR**	**2BR**	**3BR**	**4BR**	**5BR**
Number of Persons	1	2	3	4	5	6
Income Level	$13,000	$16,460	$20,780	$25,100	$29,420	$33,740
Max. Monthly Gross Rent**	$325	$411	$520	$627	$735	$843
Max. Purchase Price***	$56,485	$71,258	$90,060	$108,625	$127,348	$146,071
Very Low-Income Households - 50% of Median Family Income						
	Studio	**1BR**	**2BR**	**3BR**	**4BR**	**5BR**
Number of Persons	1	2	3	4	5	6
Income Level	$21,650	$24,750	$27,850	$30,900	$33,400	$35,850
Max. Monthly Gross Rent**	$541	$619	$696	$772	$835	$896
Max. Purchase Price***	$93,694	$107,282	$120,633	$133,826	$144,728	$155,235
Low-Income Households - 80% of Median Family Income						
	Studio	**1BR**	**2BR**	**3BR**	**4BR**	**5BR**
Number of Persons	1	2	3	***4***	5	6
Income Level	$34,650	$39,600	$44,550	***$49,450***	$53,450	$57,400
Max. Monthly Gross Rent**	$866	$990	$1,114	***$1,236***	$1,336	$1,435
Max. Purchase Price***	$150,100	$171,430	$192,997	***$219,620***	$231,470	$248,613
Moderate-Income Households - 120% of Median Family Income						
	Studio	**1BR**	**2BR**	**3BR**	**4BR**	**5BR**
Number of Persons	1	2	3	4	5	6
Income Level	$51.900	$59,300	$66,750	$74,150	$80,100	$86,000
Max. Monthly Gross Rent**	$1,297	$1,482	$1,669	$1,854	$2,002	$2,150
Max. Purchase Price***	$224,360	$256,750	$310,061	$321,135	$346,810	$372,485

Notes:

* Based on Shasta County FY 2018 Median Family Income

** Assumes that 30% of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowner's insurance.

*** Assumes loan@10% down and @ 4.5% annual interest rate and 30 year term; assumes utilities, taxes, mortgage insurance, and homeowner's insurance account for 21% of total monthly payments.

Calculation Illustration for 3 Bedroom, 4 person, Low-Income Household

1. Annual Income Level: $49,450
2. Monthly Income Level: $49,450/12 = $4,120
3. Maximum Monthly Gross Rent: $4,120 x .0.30 = $1,236

4 Monthly Payment:

a. Principal and Interest = $1,002 (10% down and @ 4.5% annual interest rate and 30 year term) - Tulia Mortgage Calculator
b. Utilities, taxes, mortgage insurance and homeowners insurance: total cost of house $234.
c. Principal and Interest plus utilities/taxes/mortgage/insurance: $1,002 + $210 = $1,236

Sources: *HUD FY2018 Shasta County Income Limits, Shasta County Planning Division*

Rental Rates

Table II-24 identifies the Fair Market Rent (FMR) for Shasta County in 2013 as determined by California Department of Housing and Community Development (HUD). HUD determines the Fair Market Rent (FMR) for an area based on the amount that would be needed to pay the rent (and utilities) for suitable privately-owned rental housing. HUD uses FMR's for a variety of purposes, such as determining the eligibility of rental units for Section 8 Housing Assistance Payments programs; Section 8 Rental Certificate program participants may not rent units whose rents exceed the FMR; and FMRs also serve as the payment standard used to calculate subsidies under the Rental Voucher program. As of June, 2018, the County has serves over 900 Housing Choice Vouchers providing low income housing assistance of at least 900 families.

Table II-24. HUD Fair Market Rents Shasta County 2013

Bedrooms in Unit	Fair Market Rent (FMR)
Studio	$734
1 Bedroom	$755
2 Bedrooms	$949
3 Bedrooms	$1,398
4 Bedrooms	$1,559

Source: http://www.huduser.org/portal/datasets/fmr.html 2013 FY FMR

Rental Affordability

Table II-25 shows the average monthly rents for homes in Shasta County based on internet rental listings between December 25th 2012 and February 8th 2013. Median monthly rents for 1-, 2-, and 3-bedroom units are lower than the HUD FMR shown in Table II-20. At these rent levels, a median 1 bedroom rental ($598 monthly rent) would likely be affordable (depending upon utility costs) to a 1 person lower-income household (can afford $803 rent and utilities). A median 2-bedroom rental unit ($749 per month) would likely be affordable to a 3 person lower-income household (can afford $1,033 rent and utilities). But a median 3-bedroom rental unit ($1,100 per rent) would probably not be affordable to a lower-income family of 4 (can afford $1,146 monthly rent and utilities) without assistance.

Table II-25. Housing Rent in Shasta County

1 Bedroom	2 Bedroom	3 Bedroom
$325-1,292	$325-3,000	$575-2,500
Median: $598	Median: $725	Median: $1,100
Average: $617	Average: $749	Average: $1,134

Sources: www.craigslist.org data compiled Dec. 25, 2012 – Feb. 8, 2013.

Unlike the cost of homeownership in Shasta County, rents are more affordable to households with moderate and lower-incomes; however market rents are still out of reach to individuals and families of extremely low and very low-incomes. As shown in Table II-25, a very low-income family of 4 can afford a maximum of $716 for monthly rent and utilities. The median 3-bedroom dwelling unit ($1,100) is out of their affordable price range. Overall, households in the extremely low and very low-income categories are in need of some type of subsidized rental housing.

Overpayment

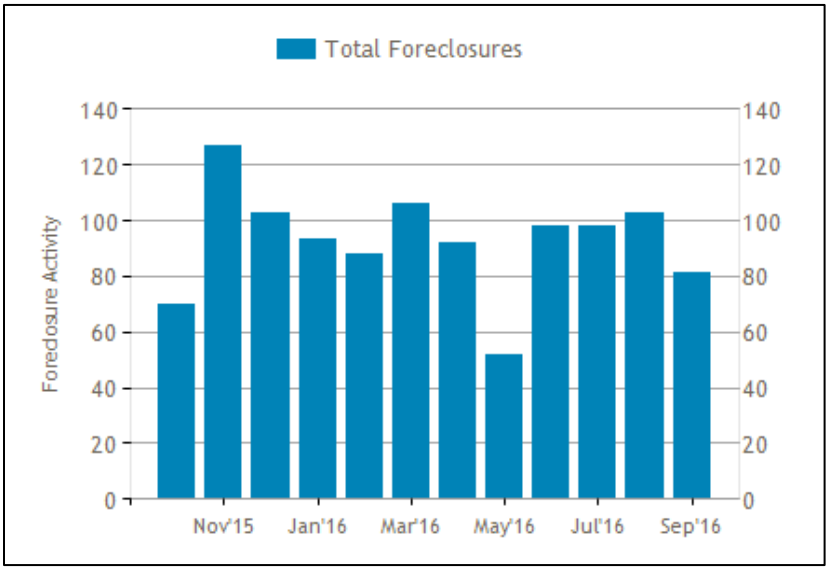
A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30% of its gross income on housing. Severe housing cost burden occurs when a household pays more than 50% of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size. The Comprehensive Housing Affordability Strategy (CHAS) provides detailed information on housing needs by income level for different types of households. Detailed CHAS data about Shasta County based on data from 2007-201 is presented in Table II-9.

Between 2007 and 2011, 35.6% of all households in unincorporated Shasta County overpaid for housing. Renters were more likely to overpay than homeowners; 50.8% of renter households 50.8% paid more than 30 percent of their income for housing (see Table II-9). Of the 8,101 households overpaying for housing in the unincorporated area of Shasta County, 2,442 were renter households, and 5,659 were owner households.

In general, overpayment disproportionately affects lower income households; 79.3% of extremely low income households and 52% of very low income households paid more than 30% of their income for housing.

Foreclosures

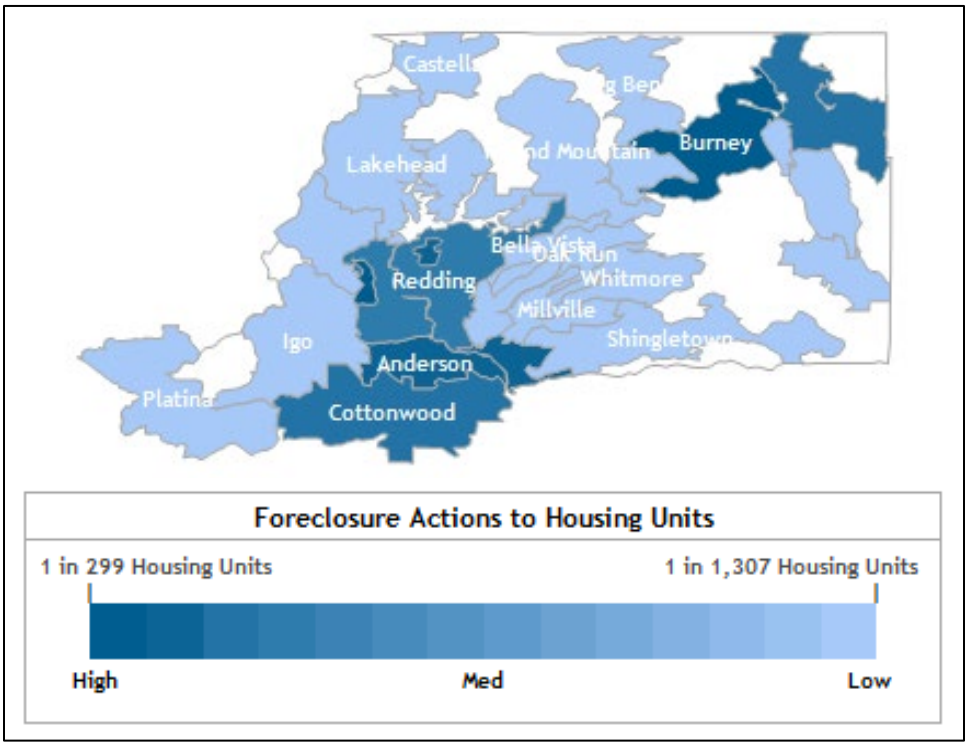
When a homeowner is unable to keep up with mortgage payments, the lender can foreclose the property to satisfy the debt. The peak occurred in September 2009 when Shasta County experienced 419 foreclosures. As shown in Figure II-5, the number of foreclosure filings has decreased significantly since 2009, with approximately 80 in September 2016.



Source: www.realtytrac.com/statsandtrends/foreclosuretrends/ca/shasta-county; S*eptember 2016*

Figure II-5. Shasta County Foreclosures

The heat map below (Figure II-6) shows a concentration of foreclosures in the center of the county near most of the population centers while the rural areas have fewer foreclosures on a per-unit basis.



Source: www.realtytrac.com/statsandtrends/foreclosuretrends/ca/shasta-county; September 2016

Figure II-6. Foreclosures in Comparison to Housing Units

3 ASSISTED HOUSING AT-RISK OF CONVERSION

Government Code Section 65583(a)(8) requires that a housing element shall contain an analysis of existing assisted housing developments that are eligible to change from Lower-income housing uses during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Assisted housing development means multi-family rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, State and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees.

The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from Lower-income use and the total number of elderly and non-elderly units that could be lost from the locality's Lower-income housing stock in each year during the ten-year period.

Units at risk of conversion are those that may have their subsidized contracts terminated ("opt out") or that may "prepay" the mortgage, thus terminating the rental restrictions that keep the unit affordable to lower income tenants. There are several reasons why the property owner may choose to convert a government-assisted unit to a market-rate unit, including a determination that the unit(s) can be operated more profitably as a market-rate development; difficulties in dealing with HUD oversight and changing program rules; the depletion of tax advantages available to the owner; and the desire to roll over the investment into a new property.

HCD provided a list of assisted housing units in Shasta County. Most of the assisted units are located within the limits of one of the County's cities; only three subsidized projects are located in unincorporated areas of the County. Table II-26 indicates the extent of subsidized multi-family rental housing in the unincorporated area of the County, the subsidy programs that are in place for each project, and the likelihood of current housing assisted programs to convert to market-rate programs that would not provide assistance to lower-income residents.

Table II-26. Summary of at-Risk Subsidized Housing Units

Shasta County 2013						
Project	**Address**	**No. & Type of Units**	**Type of Subsidy**	**Current Owner**	**Earliest Date of Expiration**	**At-Risk**
1. Burney Villa Apts.	20181 Hudson Street Burney, CA 96013	40 Family	USDA 515	Burney Villa Apts. Limited Partnership	2045	No
2. Cedar Wood Apts.	24845 Fort Crook Avenue Fall River Mills, CA 96028	38 Family & Disabled	USDA 515	Cedar Wood Apts. Limited Partnership	2038	No

Source: HCD Tables 20a through 20c

It is noted that the contract for Mountain Senior Center Apartments, which provides 46 units for low income seniors, expired in 2006. The manager of this complex has indicated that they see little likelihood this project would convert to market rate, non-subsidized operations. The manager also stated that they are currently looking at rehabilitating these units and will likely renew their loans with the USDA for a 30-50 year financing term. In addition, given the need for this project and the special clientele it serves coupled with the fragile economic conditions existing in the Burney area, it does not appear likely that this project would be converting to a market rate financed project within the near period of this housing element. These conclusions are based on discussions with staff of the USDA Office in Redding, California, regarding the Rural Housing Services 515 Rural Rental Housing Loan Program - United States Housing Act of 1949. Therefore, this project is not considered to be at risk of conversion. Program H2-C of this Housing Element, Public Housing Preservation Program, includes provisions for the County to work with non-profit organizations and/or other appropriate housing sponsors, to establish a priority to protect and perpetuate federally or State assisted or other types of affordable units at risk of potential conversion to market rate during the planning period.

Further discussion on assisted housing the costs for replacement are presented in Section III of this Element.

H PROJECTED HOUSING NEEDS

California law requires each city and county to develop local programs within their housing element in order to meet their "fair share" of existing and future housing needs for all income groups, as determined by the California Department of Housing and Community Development. The Regional Housing Needs Allocation (RHNA) is a State-mandated process devised to distribute planning responsibility for housing need throughout the State of California. As noted in Section I-D of this Element, the RHNA includes a reduction in allocations from the surplus units provided by rezoned sites. The regional housing needs for the unincorporated portion of Shasta County, as shown by Table II-27 below, is allocated by HCD and currently covers a time period from 2014-2019.

Table II-27. Unincorporated Shasta County Housing Allocation with Identified Existing Need (2014–2019)

Income Group	Shasta County Regional Share (units)
Extremely Low*	78
Very Low	77
Low	84
Moderate	128
Above Moderate	321
Total	**688**

** Extremely-Low is an added category by the County that estimates approximately half of the Very-Low category allocated by the RHNA).*

Source: HCD Table 21

III HOUSING CONSTRAINTS

The provision of adequate and affordable housing opportunities is an important goal of the County. However, a number of factors can constrain the maintenance, improvement, or development of housing, particularly housing affordable to lower income households. Housing constraints are those that add significant costs to housing development.

State housing law requires the County to review these constraints, which fall into two basic categories: governmental, those controlled by federal, State, or local governments; and non-governmental factors that are not created by and generally cannot be significantly affected by government actions.

This section addresses these potential constraints and their effects on the supply of affordable housing.

A GOVERNMENTAL AND ENVIRONMENTAL CONSTRAINTS

Shasta County's policies and regulations play an important role in protecting the public's health, safety and welfare. However, governmental policies and regulations can act as constraints that affect both the amount of residential development that occurs and housing affordability. State law requires housing elements to "address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code Section 65583). Therefore, the County is required to review its regulations to ensure there are no unnecessary restrictions on the operation of the housing market. If the County determines that a policy or regulation results in excessive constraints, the County must attempt to identify what steps can be taken to remove or minimize obstacles to affordable residential development.

Shasta County's primary policies and regulations that affect residential development and housing affordability are land use controls; development processing procedures, fees, and improvement requirements; and building and housing codes and enforcement. Special district management and the State and federal governments impose additional potential constraints.

1 LAND USE CONTROLS

Land use controls guide local growth and development. Shasta County applies land use controls through its General Plan, along with the Zoning Plan and Subdivision Ordinance. The General Plan and Zoning Plan establish the amount and distribution of land allocated for different uses, including housing. The Subdivision Ordinance governs the process of converting undeveloped land to building sites.

General Plan

Shasta County's principal land use policy is found in the Community Development Group (Section 7) of its General Plan. Additional policies related to land use that could potentially affect housing are contained in the Public Safety Group (Section 5), and Resources Group (Section 6) of the General Plan.

California's planning laws require each jurisdiction's general plan to establish "standards of population density and building intensity" for the various land use designations in the plan (Government Code Section 65302). One of the

primary objectives of Shasta County's General Plan is to direct the more intensive development to the identified Town Centers and Rural Community Centers where public facilities and infrastructure are generally more available. Policies in each of the elements referenced above are designed to achieve the desired land use patterns, coordinate development with infrastructure availability, and preserve agricultural and timber lands, natural resources, and open space.

As noted in Appendix B, the General Plan provides more than 130,000 undeveloped acres designated for residential development. This acreage could accommodate a potential realistic development capacity of over 8,600 residential units to over 20,000 units at full build out capacity, including close to 2,000 low income units within the unincorporated area of Shasta County. When compared with estimated population increases for the County, the General Plan provides an ample supply of developable land for residential use for at least the next ten years.

Table III-1 shows the four residential land use designations and density limits specified within the County's General Plan.

Table III-1. Residential Land Use Categories and Density

Land Use Category	Purpose	Residential Density
Urban Residential (UR)	Provides living environments receiving full-range of urban services within an Urban or Town Center.	16 units per acre (except 20 to 25 units per acre are required for sites identified in the Housing Element or otherwise identified by the County to accommodate higher density affordable housing).
Suburban Residential (SR)	Provides living environments receiving most urban services, but characterized by lower population densities than the urban residential category and located within an Urban or Town Center.	4 to 6 units per acre[1]
Rural Residential A	Provides living environments receiving no or only some urban services usually located within or near a Rural Community Center.	1 unit per two acres[2]
Rural Residential B	Provides living environments receiving no urban services and located in areas characterized by one or more of the following conditions: ► Severe limitations on septic tank use. ► Questionable water supply. ► Proximity to resource lands such as agriculture or timber. ► Separated from Urban, Town, and Rural Community Centers. ► Extreme wildland fire hazard. ► Not served by County maintained roads. ►	1 unit per five acres

Notes:

[1]SU density is 4 to 6 du/ acre if property is served by community sewer. If served by septic system, density is 1 du/5 acres until community water and sewer are brought to the site.

[2]Density is 1 du/3acres in Centerville Community Service District.

Source: Shasta County General Plan – Community Development Group (also see Table CO-7).

General Plan policies directing growth to Town Centers and Rural Community Centers and concurrency policies requiring adequate public utilities and infrastructure could be viewed as governmental constraints. However, when

viewed as a necessary method to direct growth to areas that are most suitable for development and to protect agricultural and timberlands, open space, and natural resources, the benefits outweigh any constraints that may be imposed. Directing infill and new growth to Town Centers and Rural Community Centers would generally be more affordable and is more likely to result in affordable housing, as costs associated with services to and infrastructure development in support of the development would be substantially less.

Historically, the only mixed use allowed within the County was a single-family residence within the Mixed Use (MU) land use designation at a density of one dwelling per acre, if within a Rural Community Center, and one dwelling per two acres, if not within a Rural Community Center. However, the County recently completed a General Plan and Zoning Plan amendment program to allow a greater range of uses in the Mixed Use designation and zone, including higher density residential development where services are available. This program further implemented amendments to the Zoning Plan and Zoning Map to comply with the County's RHNA for Very-Low and Low Income households within areas with the Urban Residential designation where services are or will be available.

Zoning Plan

The County's Zoning Plan is among the chief implementing tools for the General Plan. The Zoning Plan specifies development standards for all applications such as setbacks, parking requirements, height limits, and lot coverage for individual zoning districts. Periodically, the Zoning Plan is reviewed to ensure its consistency with the policies of the General Plan, as required by Government Code Section 65860, and amendments are initiated to enhance its value in accommodating new development. The Zoning Plan provides for an array of residential districts throughout the County that respond to the residential needs of each particular locality. Complementing the General Plan, the Zoning Plan allows primary and secondary one-family residences and accessory uses systematically grouped into a neighborhood fabric for the County's town and rural community centers.

The Zoning Plan has always allowed multifamily dwellings as a permitted use by right in the R-3, Multiple Family Residential, zone district, but was recently amended to accommodate densities of 20 to 25 du/acre on sites identified in the Housing Element or otherwise identified by the County for lower income housing. Also as part of the rezoning program, the County rezoned 42.52 vacant acres to R-3 (25), requiring a minimum development density of 20 units per acre to provide the future development opportunity for 850 higher density multiple family units to comply with the County's RHNA for very low- and low-income households (refer to Appendix E). Other amendments made to further address the need for new affordable housing during this 2014-19 Housing Cycle, include:

- Allowing for accessory dwelling units by right.
- Allowing for emergency shelters by right in areas within or close to urban services.
- Allowing supportive and transitional housing by right and with the same standards as other residential uses within residential zones.
- Allowing for Employee and Farmworker Housing.
- Regulations to restrict the conversion of mobile home parks to market rate housing.
- Complete replacement of density bonus regulations to align with State Density Bonus law.

Table III-2 shows the principle residential districts which are compatible with appropriate General Plan designations. Residential uses are also allowed by right in both agricultural districts (Limited Agriculture (A-1), Exclusive Agriculture (E-A)), the Timberland (TL) district, the Habitat Protection (HP) district, the National

Recreation Area, Shasta Unit (NRA-S) district, the Planned Development (PD) district, and the Unclassified (U) district. In the Mixed Use (MU) district, a single-family or two-family residence is allowed with nonresidential uses subject to issuance of a zoning permit. As referenced in Appendix E, the County recently amended the General Plan and Zoning Plan to accommodate higher density housing development with introduction of the R-3 (25), Multiple-Family Residential (minimum 20 dwelling units per acre) zone. Appendix B presents a listing of these properties which show the potential development of these high density units.

Table III-2. Land Use Categories and Zoning

Land Use Category	Zone Districts
Urban Residential (UR)	► One-Family Residential (R-1) ► One-Family Mobile Home (R-M) ► Two-Family Residential (R-2) ► Multiple-Family Residential (R-3) ► Mobile Home Park District (MHP) ► Interim Residential (I-R)
Suburban Residential (SR)	► One-Family Residential (R-1) ► One-Family Mobile Home (R-M) ► Mobile Home Park District (MHP) ► Interim Residential (I-R)
Rural Residential A (RA)	► Rural Residential (R-R)
Rural Residential B (RB)	► Limited Residential (R-L)

Source: Planning Division

Table III-3 shows the maximum residential density permitted in each zone district. In order to reduce the overall cost of development and facilitate the supply of lower-income housing, the County will propose to increase the maximum density allowed for residential development within the R-3 and R-2 zone districts during the update of the County's General Plan.

Table III-3. Zoning Plan – Maximum Densities

Zone District	Maximum Density – One dwelling unit per:
Multiple-Family Residential (R-3)	2,722 sq. ft. [1]
Two-Family Residential (R-2)	3,723 sq. ft. [2]
Mobile Home Park District (MHP)	3,000 sq. ft. [3]
One-Family Residential (R-1)	5,445 sq. ft. [4]
One-Family Mobile Home (R-M)	4,356 sq. ft. [4]
Habitat Protection (HP)	1 acre [5]
Rural Residential (R-R)	2 acres
National Recreation Area, Shasta Unit (NRA-S)	2 acres/5 acres [6]
Limited Residential (R-L)	5 acres
Interim Residential (I-R)	5 acres
Limited Agriculture (A-1)	5 acres
Timberland (TL)	40 acres/60 acres/80 acres [7]
Exclusive Agriculture (E-A)	40 acres/120 acres/160 acres/760 acres [8]

Notes:

[1] Maximum density allowed under the Urban Residential (UR) land use designation is16 units per acre, but provides for a density category of 20 to 25 units per acre for certain properties identified in the Housing Element to comply with RHNA for lower income housing. The Zoning Plan was also implemented to introduce a new R-3

(25), Multiple Residential Zone District which requires development of a minimum 20 units per acre density. Minimum lot size is 8,000 sq. ft.

[2] Minimum lot size is 5,445 sq. ft.

[3] Minimum space required for mobile home is 3,000 sq. ft. Minimum lot size is one acre. Maximum density determined by land use designation.

[4] Minimum lot size is 4,356 sq. ft. Maximum density determined by land use designation.

[5] Maximum density is variable, depends on location. 1 unit/5acres in Day Bench Area.

[6] Maximum density is 2 acres within Rural Community Centers and 5 acres outside these areas.

[7] Maximum density dependent upon Dunning Site Classification of property (i.e., I (40 acres), II (60 acres), III-V (80 acres).

[8] Maximum density dependent upon current primary agricultural use and location of property (e.g., Crop Production (40 acres), Irrigated Pasture (120–160 acres), Grazing (760 acres).

Sources: General Plan, Zoning Plan. Prepared by Planning Division

Table III-4 provides setback, coverage, and height requirements for various zone districts within Shasta County which allow for residential development. Setbacks and heights in multi-family residential zones are slightly less restrictive, providing the option for a larger footprint and more units on the parcel. The setbacks and height requirements are comparable to other communities throughout the State and are not considered a constraint to the development of affordable housing. In regards to maximum site coverage, with the exception of a minimum 20% (of lot) area for a courtyard in Multiple-Family residential zones and setback areas in all zones. It is also noted that for projects that qualify under the new density bonus provisions of the Zoning Plan (per California Government Code Section 65915(k) a further reduction in site development standards, such as reduced setbacks or increased building heights, may further reduce development costs (refer to Appendix E).

Table III-4. Zoning District Setbacks

Zone District	Front Setback	Side Setback	Rear Setback	Maximum Height
One-Family Residential (R-1)	20 feet	5feet/12 feet[1]	15 feet	30 feet
Two-Family Residential (R-2)	20 feet	5feet/12 feet	15 feet	30 feet
Multiple-Family Residential (R-3)	20 feet	5feet/12 feet	10 feet	45 feet
Rural Residential (R-R)	30 feet	30 feet	30 feet	35 feet
Limited Residential (R-L)	30 feet	30 feet	30 feet	35 feet
Limited Agriculture (A-1)	30 feet	30 feet	30 feet	35 feet

Source: Shasta County Zoning Plan

PARKING REQUIREMENTS

Table III-5. Residential Off-Street Vehicle Parking Requirements

Residential Use	Minimum Off-Street Parking
One or two-family residence	2 spaces per dwelling unit
Multiple-family or group residences, condominiums or townhouses	1.5 parking spaces per unit; plus 1 guest parking space for each 5 units, plus 1 recreational vehicle parking space for each 10 units.* Where such units are restricted to seniors only, or are developed at 20 or more units per acre and at least 20 percent of the units are restricted for affordable housing, 1 space per unit, plus guest and RV* parking as indicated above. *Note: On-site RV parking spaces may be waived by the Director where there is an enforceable, binding prohibition against parking RVs on site.
Senior citizen residence	1 parking space per residence
Boarding house	1 space per bedroom

Mobile Home Park	2 parking spaces per unit (tandem permitted), plus 1 guest parking for each 4 units, plus 1 recreational vehicle parking space for each 5 units
Notes: [1] Per Chapter 17 of the Zoning Plan, side yard setbacks shall be five feet on one side and twelve feet on the opposite side. Source: Shasta County Zoning Plan	

Shasta County's parking regulations are set forth in Chapter 17.86 of the Zoning Plan and were recently amended with the General Plan and Zoning Plan amendment program to reduce parking requirements for multifamily, senior and affordable housing developments. Those parking regulations pertaining to the development of residential units are shown in Table III-5.

As shown by Table III-5, the Zoning Plan requires two parking spaces (which may be uncovered) for each dwelling unit for one or two-family residences. The one or two-family residential parking requirements are not considered a development constraint and are comparable to those in jurisdictions throughout the state.

Multi-family parking requirements required 1.5 to two spaces per unit based on the number of bedrooms, but now require 1.5 spaces per unit of any size. In addition, one guest space for each 5 units and one RV space for each 10 units is required. For example, a project of 100 units would require 150 spaces for residents, 20 for guests, and 10 for RV's for a total of 180 spaces. If the same development was restricted to seniors, or developed at 20 units per acre with at least 20 percent affordable units, the parking would be reduced by 50 spaces for a total of 130. Parking spaces are not required to be covered, which reduces per unit cost of providing spaces and allows for flexibility in the design of the parking areas. Additionally, the new provisions allow a waiver of RV parking in cases where on-site RV parking is prohibited by enforceable private restrictions.

The new requirement of 1.5 spaces per unit reduces the cost of developing multifamily projects and increases the amount of developable land on a particular parcel, leaving more land for the development of housing. To reduce development constraints to senior and/or affordable housing projects, the parking regulations were amended to reduce parking requirements to one space per unit (refer to Appendix E). It is also noted that for projects that qualify under the new density bonus provisions of the Zoning Plan (per California Government Code Section 65915(k) a further reduction in site development standards, such as parking requirements, may further reduce development costs.

Planned Development

Within the Zoning Plan, the Planned Development (PD) classification provides a mechanism to allow flexibility in project design. Released from the constraints of conventional zoning standards, the PD zoning allows applicants to integrate mixed uses within a creative design that would otherwise not be possible using traditional setback requirements and lot coverage criteria. A mixture of residential housing types (i.e., attached, detached, single-family, condominium, senior, etc.) as well as densities can be accommodated utilizing the PD approach. In addition, the PD zoning district allows for reduced parking requirements for multi-family and other residential developments. The PD zoning provisions were recently amended to include the application of affordable housing development as primary criteria for a PD development (refer to Appendix E). This is intended to further reduce development constraints to affordable housing in the County. The PD Zoning tool has been used in the past and has been enhanced, to enable developers to complete projects with a series of affordable housing options.

Density Bonus

The Zoning Plan was recently amended to address all provisions of California Government Code sections 65915 through 65918, to facilitate the development of affordable housing to serve families of moderate and less-than-moderate incomes within the county through density bonus and other incentives. It now contains a provision wherein an applicant can receive a density bonus up to 35% beyond the underlying residential density maximum if certain project design criteria are satisfied. There are also additional incentives included within these regulations which allow for flexibility in development standards pertaining to building height, open space, lot-size requirements, street access, off-street parking, landscaping, fencing, or offsite improvements. Program H4-B, of this Element includes measures to implement these new density bonus (refer to Appendix E).

Agriculture Worker and Employee Housing

As shown by Table III-6, under the newly amended Zoning Plan, agriculture worker housing is allowed by right in the Limited Agriculture (A-1) and Exclusive Agriculture (EA) zone district. Also, employee housing that serves 12 or fewer employees as defined under Health and Safety Code Section 17021.6 is allowed by right in all residential zoning districts with the same standards applied as other residential uses. Program H4-D, of this Element ensures that the County will continue to support agencies that provide the existing and future agriculture worker housing needs in the County. This new program also provides that the County assist with identifying sites for the construction of agriculture worker housing and streamlining the permits and entitlements process for these project. Also, to further reduce constraints to the development of housing for agriculture worker housing, the County has established a fast track processing program. Program H3-A of this Element applies fast-track processing to this type of housing. In accordance with SB 35, under this program, the County will expand this fast-track process to this type of housing providing for a minimum three year approval period (with one year extension criteria).

Table III-6. Zoning Districts Permitting Residential Uses

	A-1	EA	TL	HP	OS	R-L	R-R	I-R	R-1	R-M	R-2	R-3	MHP	ER	NRA	MU	U[1]	T[2]	CM[5]
Single-Family (non-mobile home)	P	P	P	P	A	P	P	P	P	P	P			P*	P	A*	P*	P	A*
Two-Family											P	P				Z			
Multi-Family												P				U			
Mobile Homes/Manufactured Housing		P	P*	P*	A					P			P*	P*		A*		P	
Mobile Homes, per county permanent foundation criteria	P	P	P	P	A	P	P	P	P	P	P		P*	P*	P	A*	P*	P	A*
Second One-Family Residence[3]	P	A	P	A	A	P	P	P	P	P	P					A	P		
Mobile Home Parks													P, U						
Condominiums												P							
Townhomes											U								
Boardinghouse	A		U			A	A	A	A			U				A			
Agriculture Worker Housing	P	P				A											A*		
Residential Care Facilities < 6 Persons	P	P	P	P		P	P	P	P	P	P	P			P	A		P	

Table III-6. Zoning Districts Permitting Residential Uses																			
	A-1	EA	TL	HP	OS	R-L	R-R	I-R	R-1	R-M	R-2	R-3	MHP	ER	NRA	MU	U[1]	T[2]	CM[5]
Residential Care Facility > 6 persons			U			U	U	U			U	U							
Residential Facility for the Elderly											U*	U							
Family Care Residential	A	A	A	A	A	A	A	A	A								A*		
Accessory Dwelling Units	P	P	P	P		P	P	P	P	P	P				P	P			
Employee Housing	P	P	P	P		P	P	P	P	P	P	P	P		P	P			U
Emergency Shelters																			P
Supportive Housing	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P			A*
Transitional Housing	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P			A*

Notes:
P = Permitted use
A = Permitted with administrative permit
Z = Permitted with zoning permit
U = Permitted with use permit
[1] All land uses within Unclassified (U) zone district must be consistent with the General Plan land use designation of the site.
[2] Mobile Home (T) combining district is used with R-1, R-R, R-L, I-R, and A-1 zone districts.
[3] Second residential units must not exceed allowed density in these zone districts.
[4] A Use Permit is required for mobile home parks that don't meet development standards of the MHP zone district.
[5] Emergency shelters allowed by right in the CM (Commercial Light Industrial) District (refer to Appendix G for locations of potential sites within or near urban services).
* Specific restrictions and conditions apply in accordance with County Zoning Plan.

Single-Room Occupancy Units

The Shasta County General Plan and Zoning Plan does not explicitly address single-room occupancy (SRO) housing; however, the recent General Plan and Zoning Plan amendment program added Boardinghouse as an allowed use in the A1, TL, RL, RR, IR, R1, R3 and MU zones which substantially increases opportunities for SRO development within the unincorporated County. Implementation Program 2 states that the County will review the General Plan and Zoning Plan to ensure the County maintains adequate supply of developable sites to meet the County's regional housing goals for development of affordable housing. The County has addressed transitional, supportive, agriculture worker, employee housing, emergency shelters and boardinghouses in the new Zoning Plan. The County has determined that there is no need to also provide for larger-scale SRO units in the code at this time.

Constraints on Persons with Disabilities (Reasonable Accommodation)

Government Code Section 65008 requires localities to analyze potential and actual constrains upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for disabled persons. As part of the Housing Element process, the County analyzed the Zoning Plan, permitting procedures, development standards, and building codes to identify potential constraints. This analysis represented a comprehensive review of the County's regulatory requirements and their potential impact on reasonable accommodations for persons with disabilities.

The County's analysis included an evaluation of zoning standards, building code interpretation and enforcement, other regulatory standards, and permit processes for compliance with the State of California accessibility standards. The County determined whether these requirements are constraints to special housing accommodations for persons with disabilities (such as handicapped access within required set-backs or yards), whether the County facilitates alternative housing types with supportive services for persons with disabilities who cannot live independently and whether conditions for approval are reasonable. In accordance with Government Code Sections 65583(a)(5) and (c)(3) and the County amended Zoning Plan to include a new section on Reasonable Accommodation (refer to Appendix E). These new regulations also address reasonable accommodation to overcome barriers to housing to comply with SB 520 and to meet the needs of persons with disabilities in accordance with the federal Fair Housing Amendments Act (FHAA) of 1988 and California Fair Employment and Housing Act, Gov. Code Section 1290.

The County does not impose additional zoning, building code, or permitting procedures on housing for persons with disabilities. The new Zoning Plan also allows development and conversion of small group homes for persons with disabilities (six or fewer residents) by right in all residential zones subject to the same standards of other residential development.

Also, to further reduce constraints to the development of housing for special needs populations, the County has established a fast track processing program for this type of housing. Program H3-A applies fast-track processing to this type of housing. In accordance with SB 35, under this program, the County will expand this fast-track process to this type of housing providing for a minimum three year approval period (with one year extension criteria).

Zoning and Land Use

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. The County's Zoning Plan allows group homes of six or fewer persons as a use-by-right in all residential zone districts.

Group homes serving six or fewer residents are allowed in all zones that allow a residence by right. Group homes serving more than six mentally or physically disabled persons and licensed by the State or County, are allowed in R-2, R-3, R-L, R-R, TL and IR residential districts subject to the issuance of a use permit (see Table III-6). No special development standards beyond those normally required of any residential development locating in these areas are applied to such projects that would discourage or otherwise obstruct the development of such projects.

Second one-family residential units can often provide an affordable housing option for special needs groups, such as the elderly and persons with disabilities, as well as other low and moderate income households. The newly amended Zoning Plan includes provisions to allow accessory dwelling units by right in all residential zoning districts in accordance with Government Code Section 65852.2. These types of units can accommodate a variety of second residential units to help meet the demand for affordable housing, particularly for very-low income households, and particularly low income families, and replace "servants quarters," and "senior citizen apartments" in the Zoning Plan.

Included among other secondary residential units are family care residences (Zoning Plan Chapter 17.88.210). Under the new Zoning Plan, residential care facilities, serving six or fewer seniors, are allowed by right in all residential zones. For larger occupancies, residential care uses are permitted with a use permit issued by the Planning Commission.

The new Zoning Plan redefines family as "one or more persons occupying a dwelling and living together as a single housekeeping unit in which each resident has access to all parts of the dwelling and there is a sharing of household activities, expenses, experiences and responsibilities." Since the County does not require persons in a family to be related, this definition does not pose a constraint to the provisions of housing for persons with disabilities in those zoning districts which allow for residential uses.

The County permits housing for above mentioned special needs groups, including those individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the County. Also, the Community Organization Group of the General Plan does not restrict the siting of housing for these groups.

Building Codes

Shasta County has adopted and enforces the current California Building Codes including Chapter 11 which addresses the provisions for access to people with disabilities. These standards include requirements for a minimum percentage of fully accessible units in new multi-family developments. The County also permits existing and new homes to be retrofitted or fitted for features that provide for accessibility and independent living for persons with disabilities. Further, the County works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

Permits and Processing

The County does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The County consistently applies the requirements of this code in all residential projects and has not noted any impacts which suggest a limitation on the construction of housing units designed for persons with disabilities. The County has received no complaints from local building contractors or lower-income and/or senior citizen housing advocates regarding any impacts on the construction or rehabilitation of housing for persons with physical disabilities created as a result of Shasta County building codes.

As noted earlier, the County's Zoning Plan allows residential care facilities of six or fewer persons as a use-by-right in all residential zone districts. The County does require a Use Permit for residential care facilities serving more than six persons in these zones. The County does not impose special occupancy permit requirements or business licenses for the establishment or retrofitting of structures for residential uses by persons within these special needs groups.

Universal Design

Shasta County has not adopted a universal design ordinance governing construction or modification of homes using design principles that allow individuals to remain in those homes as their physical needs and capabilities change. The County uses the Title 17, Zoning Plan and Title 16 Buildings and Construction of the County Code, and Title 24 of the California Building Code to ensure universal design principles are being considered for all new construction.

Subdivision Ordinance

The County's Subdivision Ordinance defines the County's official requirements governing the division of land into separate parcels for future development. The County's Subdivision Ordinance is patterned after the model version recommended by the State Office of Planning and Research and adheres to the requirements of the State Subdivision

Map Act. The requirement for adequate roads, lot size dimensions, provisions for water supply and sewage disposal and drainage improvements are among the key factors addressed in the Subdivision Ordinance. The Ordinance has proven valuable in sustaining a cohesive pattern of development with unified street standards that are coordinated with the existing County street network. These regulations ensure that residential building sites can exist in a safe environment to accommodate a wide range of residential building options desired by the public. Annual monitoring of the effectiveness of these regulations is achieved through input received from the County's Public Works Department, Building Division, Planning Division, Environmental Health Division, and the Shasta County Fire Department.

CEQA (California Environmental Quality Act

Section 21082 of the Public Resources Code, referred to as the California Environmental Quality Act of 1970, or "CEQA" requires all projects subject to discretionary review by the County adopted guidelines consistent with the CEQA Guidelines to assure compliance with State law pertaining to environmental review. Since there is uncertainty as to what specific environmental impacts a development might have there is also a lack of predictability of how long it can take to negotiate this process before a project can be approved by the County. In some instances, a project can be exempt from environmental review which has very little impact on the timing or costs of review. However, in other instances, where a project may be found to have a potential adverse impact on the environment, the environmental review project can take over a year to complete, undergoing thousands of dollars in environmental analysis, before it is ready to be approved. However, multiple family housing projects located within the R-3, Multiple Family Residential District, which are characteristic of providing a good share of affordable housing and will be required to provide a minimum of 20% affordable units for them to be non-discretionary (see program H3-J), will be allowed by right, are not subject to CEQA and can avoid this elongated and expensive process. Of the identified sites in Appendix B, Table B-2, there are no known, existing environmental constraints that would impede development of high density/multiple family housing. Furthermore, there are no known existing environmental constraints on the residential vacant land identified in Appendix B, Table B-3 and B-4, where capacity is provided for a variety of housing types that can result in housing at a variety of income levels.

Native American Consultation

AB 52, Consultation with Native American Tribes, took effect July 1, 2015. It seeks to protect a new class of resources under CEQA: "tribal cultural resources." It requires that Shasta County undertaking CEQA review must, upon request of a California Native American tribe, begin consultation as part of a project review to consider impacts to "tribal cultural resources." A tribal cultural resource is defined as a site, feature, place, cultural landscape, sacred place or object with cultural value to a California Native American tribe, which may include non-unique archeological resources. Consultations can have an impact on project budgets and timing. Shasta County regularly consults with local tribes concerning projects, and thus far, these consultations have not resulted in any impediments to the development review process.

SB 18, Local and Tribal Intergovernmental Consultation requires local governments to consult with tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process. These consultation and notice requirements apply to adoption and amendment of general plans (defined in Government Code §65300 et seq.). To comply with SB 18 for this Housing Element update, Shasta County requested consultation opportunities to local tribes taken from a list derived from the Native American Heritage Commission. No Tribes indicated an interest in consultation. The list of federally-designated tribes contacted for this project included the the Pit River Tribe of California,, Shasta Nation, Round Valley Reservation, Winneman Winter Tribe,

Winter Tribe of Northern California, Pit River Tribe of California, Greenville Rancheria, Quartz Valley Community, Pit River Tribe of California-Aborige Band, Pit River Tribe of California-Ajumawi Band, Pit River Tribe of California,-Medisi Band, Pit River Tribe of California-Atsuge Band, No-Rel-Muk Nation, and Paskenta Band of Nomlaki Indians.

Biological Resources

The County is located in an environmentally sensitive area that includes key oak-woodland habitat in the Oak Run-Whitmore area; numerous riparian (streamside) communities; and wetland habitats associated with Big Lake, Fall River, and the Sacramento River corridor in the Sacramento Valley. The upper Sacramento River habitat corridor above Shasta Lake is another important wildlife habitat area. This results in a greater variety of species of plants and animals within and around the County. Both state and federal legislation regulates and protects these resources through the United States Fish and Wildlife Service and/or the California Department of Fish and Game. Although the County does not have control over these regulations, residential development in areas not previously disturbed by urban development, may be constrained by the presence of biological resources. The County has addressed this constraint in its General Plan policies and implementation. Based on past biological resource surveys conducted by the County or developers, the County does not anticipate biological resources will affect the development of medium or high-density housing in those areas so designate in the General Plan. The County's PD and specific plan process has been, and can be, used to mitigate biological resource constraints. On sites that may contain biological resources, ultimately controlled by state or federal regulations, the County allows development to occur on the non-constrained portion of a property to allow the same residential density and number of units.

Geology

The geology of Shasta County is very complex. It contains portions of five of the eleven geomorphic provinces in California, including the Coast Range, the Klamath Mountains, the Great Valley, the Cascade Range, and the Modoc Plateau. Geologic and topography issues can constrain development given the County's location. The County has addressed this potential constraint by identifying land for medium and high-density housing that has fewer topographic constraints and permitting the "transfer" of housing units within a property onto a less sloped portion of a site. The County's PD, specific plan, and variance processes are tools available to focus development on the less sloped portions of a property. The General Plan also includes land use policies allowing for the maximization of the developable portions of residentially designated property while avoiding slope and other environmental resources constraints.

Storm Drainage

Any development within Shasta County is subject to Chapter 18.10 of the County Code, Storm Water Quality Management and Discharge Control as to storm drainage, runoff and erosion control. All storm water runoff within the County is handled by surface drainage so in some instances developers are required to as no major outfall piping systems are in existence. Shasta County requires developers to make improvements to project sites to accommodate on-site storm drainage facilities catch basins, detention basins, and other facilities that may be needed.

Road Standards

The County has adopted an integrated series of development standards for roads built in the unincorporated area. These standards, coupled with the other requirements of the Subdivision Ordinance, work together to address potential traffic created as a result of new residential development. Specific road designs and construction standards

have been refined over the past two decades and now work systematically to allow a diversity of residential projects serviced by a varying road system that can safely transport persons throughout project boundaries as well as connect them with specific destination points. These standards have been a key factor in providing County residents with many miles of paved roads that afford convenient and safe access.

The County's typical road standards have been consistently applied to new rural and urban-type subdivisions for the past fifteen years with very little change. To the extent that they may have some impact on the cost and supply of housing cannot be accurately determined. It is the general consensus of local County planning and building officials that these standards do not have a negative impact on the supply of housing units in the unincorporated area. This can be partially verified by a modest increase in the number of residential building permits issued annually. In most small rural-type subdivisions, a paved road is required with a standard fifty-foot right-of-way with an eighteen-foot-wide driving surface. These specific requirements often vary depending on the number of parcels to be served and how proposed roads may connect with the existing road system. Sloped (2:1 ratio) road shoulders are required up to two-feet-wide and fifteen-foot utility easements on either side are normally required. Right-of-way requirements can increase up to 60 feet in width with a paved surface requirement of 20 feet to 32 feet if substantial urban or suburban-type traffic is to be accommodated. Curb and gutter improvements are not required in most rural-type subdivisions but are required if located in UR or SR designated areas. Drainage swales are included as part of the road standard. There is no requirement that landscaping be included as part of rural road standards, but may be required if a project is located in a developed urban or suburban setting.

As part of the project review and approval process, developers are required to form permanent road divisions to ensure that newly-paved roads will be maintained in a systematic and equitable fashion by residents of the project throughout its life. In some cases, these standards have delayed or prevented some residential projects until road design requirements can be satisfied. However, the value of these standards in promoting safe and accessible all-weather roads outweighs any minor inconvenience that might be experienced by project proponents, and these road standards do not represent a constraint on the development of affordable housing in Shasta County.

Fire Safety Standards

The County has long been recognized as a pioneer in adopting comprehensive fire safety standards that ensure rural residential neighborhoods are provided with a reasonable level of fire safety precautions. All residential subdivisions must meet County Fire Safety Standards. Included in these requirements are provisions for an adequate level of on-site fire suppression water as well as fire hydrant systems in the case of piped water subject to density criteria, building setbacks from property lines with minimum standards for vegetation clearance to remove hazardous flammable fuel loads of brush and trees, adequate ingress/egress for all firefighting and emergency vehicles, and a safe and secure second route of access for residents to ensure a reliable means of egress from the neighborhood if or when a major fire should occur. The secondary route of access is probably the major obstacle for more rural residential projects. However, in light of recent major wildfires in the area, these standards have consistently proven their value in saving lives in remote or otherwise heavily vegetated areas.

Air Quality Standards

Shasta County Air Quality Management District monitors emissions from mobile and indirect sources as part of a comprehensive air quality program to meet both State and federal air quality standards. In 1992 the District was merged into the Department of Resource Management. So the Air District essentially became part of the County. Currently the County is considered a non-attainment area for State air quality standards for Ozone (O^3) and

Particulate Matter (PM10) and is classified as a federal unclassifiable/attainment area with respect to the 8-hour ozone standard established by the United States Environmental Protection Agency (EPA) (California Air Resources Board 2013). For ministerial permits such as residential building permits, the County monitors emissions of the three criteria pollutants annually and does not subject these applications to any evaluations as part of the permit process. Each permit, however, is assessed an $800 air pollution mitigation fee if primary access is provided by an unpaved road in an area where the elevation is under 1,000 ft. mean sea level. The funds in this account are used to pave roads in areas that have been selected by the County as critical sources of air quality impacts as a result of PM10 emissions created by vehicles traveling over unpaved roads. The County, Air Quality Division works with the Department of Public Works in identifying on a priority basis which roads are selected to benefit from the use of funds collected in this account to construct paved roads.

Sewage Disposal/Water Supply Standards

The Environmental Health Division of the Department of Resource Management of the County is responsible for ensuring that each new subdivision and residential permit application verifies an adequate supply of potable water and a sewage disposal site capable of handling and processing effluent generated from all forms of residential projects. These standards are consistent with uniform State standards specified by the State Health and Safety Code and the Regional Water Quality Control Board. In a majority of residential permit applications, these standards govern the location and development of individual on-site wells and septic tanks and drain fields. (See also discussion on Community Service Areas and/or Districts (CSAs/CSDs.).

Building Codes and Enforcement

The County, through the Building Division of the Department of Resource Management, has adopted and enforces the latest versions of the California Building, Plumbing, Mechanical, and Electrical Codes (Title 16, of the County Code "Buildings and Construction"). These are standard codes generally adopted and implemented by most California jurisdictions in the review and approval of all types of building applications.

Code enforcement is accomplished with the aid of the County's Code Enforcement Officer who generally responds to complaints by individuals or neighbors complaining of potential building or land use violations. The County enforces all elements of the updated Uniform Building Code. Apart from the normal permit application review through the plan check process, the County, for the most part, relies on an individual complaint basis to respond to allegations that the building code is being violated. Two staff members function as County Code Enforcement Officers. Other building inspectors provide field assistance to the Code Enforcement Officer as part of their routine project field reviews.

Most building or zone violation complaints are addressed on a first-come first-served basis unless there is evidence that there is an eminent public safety issue that must be addressed immediately. Persons reporting any code violations are required to provide a reasonable description of the violation, an address, and their name, address, and phone number. An inspection of the property in question is made and documentation made to verify the extent of the alleged violation. An appropriate file is made for each violation and becomes a public document in the event the public wishes to review the case background. Contact with the property owner is made to begin discussion on the extent of the violation and a timely remedy for any code violations. If a suitable solution cannot be achieved, the County pursues appropriate legal action to bring any buildings or sites into compliance with the building and zone codes. This practice, while not perfect, seems to be effective in addressing the most serious building and/or zone code violations.

The County building inspectors and land use planners assist in bringing to the attention of the Code Enforcement Officer any noticeable code violations witnessed while conducting their daily field inspections or project reviews. Investigations are conducted and written records are maintained to ensure compliance with existing codes and development standards. Where necessary, the County, through nuisance abatement and unsafe building provisions of California statutes, is empowered to implement the necessary legal process to eliminate illegal buildings and/or to work with persons to have such situations corrected to comply with existing development standards and codes. To date, this process has been relatively effective in dealing with unsafe and/or unhealthy situations that pose a threat to the health and safety of the County's residents.

Local Agency Formation Commission (LAFCO)

The Shasta Local Agency Formation Commission (LAFCO) implements the requirements of the Cortese-Knox-Hertzberg Reorganization Act of 2000 addressing proposals for potential changes to jurisdictional boundaries as they apply to cities and independent special districts. This is particularly important when proposals are considered to expand or otherwise modify existing boundaries such as those affecting a sphere of influence of one or more districts or Cities in the County or when incorporations or annexations are considered. Such transactions could have a significant impact on areas available for residential development, particularly those areas with densities able to accommodate more intense development such as apartments, mobile home parks, or condominiums that could furnish sites to accommodate housing for the Extremely Low, Very Low, Low, and Moderate income groups. In accordance with Government Code Section 56668(l) LAFCO does consider the extent to which each proposal will affect a city or cities and the County in achieving their respective fair shares of the regional housing needs. A cooperative tax exchange agreement entered into by the Redding area local jurisdictions during the early 1990s has facilitated a more efficient process whereby such jurisdictional boundary changes can be accomplished without creating severe fiscal imbalances or impacts on housing for these groups regardless of the location within the greater Redding urban area. To enhance these goals, the County and the three incorporated Cities have worked cooperatively to implement similar development standards which benefits residential development in the event unincorporated areas are annexed. Program H1-F, of this Element consists of a program to establish a procedure whereby proposed annexation of lands in the County to a city which has been designated for residential use will trigger an alert for a revision of the County's Housing Element, adjusting where appropriate, the addition and/or deletion of estimated housing units by income category in the adopted RHNP to be constructed in the area to be annexed. This program provides for the documentation these annexations each year and include them as part of a subsequent update of its Housing Element. Also, this program provides a procedure for re-allocating the County's RHNA housing targets after such property is annexed to a city.

2 LOCAL PROCESSING AND PERMIT PROCEDURES

The time and cost of permit processing and review can be a constraint to housing development if significant development review is required. Project review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. The time required for project approval is often not so much a factor of the approval body (Director versus Planning Commission), but the complexity of the project and associated environmental issues. However, small infill projects that can be approved administratively are generally less complex and take a shorter time to obtain appropriate approvals. Large, residential subdivision maps, subject to the California Environmental Quality Act (CEQA compliance) require a public hearing before the Planning Commission (refer to CEQA review Section above).

Larger projects can take approximately 6 to 12 months to obtain appropriate approvals. Most residential development projects in Shasta County are single-phase, smaller projects that can typically be processed in less than 6 months, however. These residential projects typically do not create substantial environmental impacts, thereby greatly reducing the time needed for review.

Table III-7 outlines the typical approval timelines associated with different entitlements that projects could require. It should be noted that many projects require multiple entitlements, which are often processed concurrently, thereby shortening the overall processing time.

The County has established a list of traditional permits that apply to residential development projects ranging from building permits to use permits. These permits are shown on the diagram below and are issued by the Department of Resource Management through its Building and Planning Divisions.

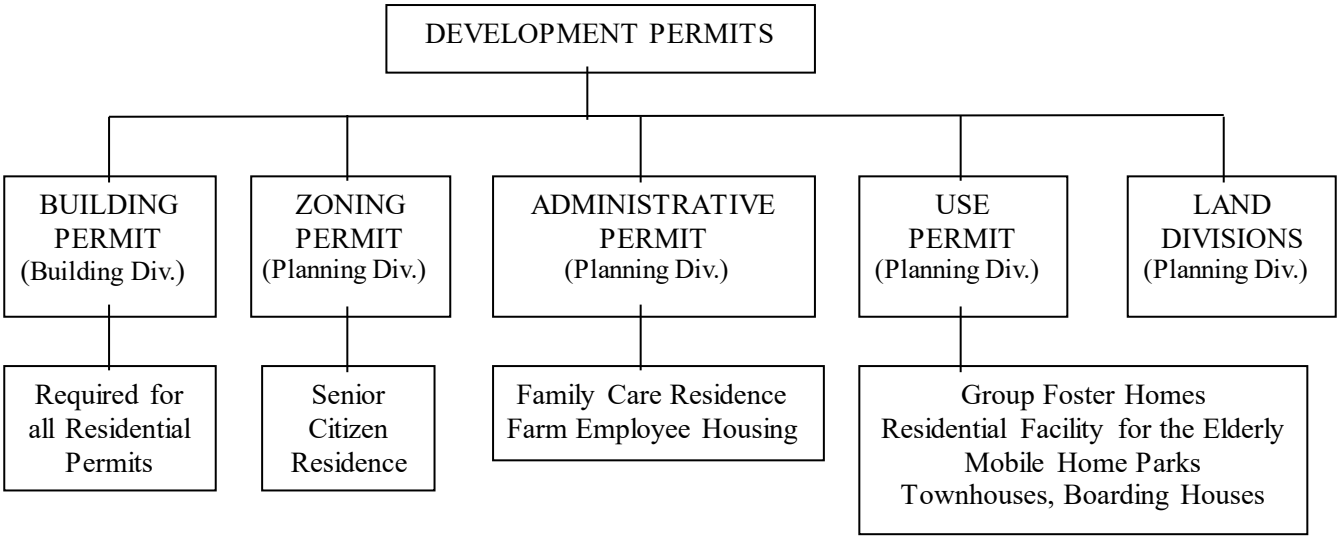


Table III-6. Zoning Districts Permitting Residential Uses Table outlines housing types allowed by zone either by right, which is a permitted use (County Code or permitted with a zoning, an administrative, or use. Cross referencing this table to Table III-7, there are five ways for processing residential development applications: 1) Permitted Uses, 2) Zoning Permits, 3) Administrative Permits, 4) Use Permits, or 5) Subdivisions. The residential project may be associated with other applications (e.g. General Plan Amendment, Rezone, Planned Development Permit), but the following five procedures represent the primary entitlements:

Permitted Uses

A permitted use is considered allowed by right and would automatically qualify for a building permit. A building permit is a ministerial action taken by the County. It is the final review step prior to construction. Planning staff reviews a building permit to ensure compatibility with the County's Zoning Plan and related development standards, or previously approved plans related to a specific project. If the plans comply with the County's standards and previously approved plans, planning staff signs a plan check routing sheet before the Building Division issues a building permit. In some cases, an applicant requests minor changes to a previously approved project as part of the building permit process. Staff has authority to approve minor changes; so unless a requested change is significant, staff approves these changes administratively. Most residential project, such as construction of a single family house

in an R-1, Single Family Residential District, or an apartment project located in an R-3, Multiple Family Residence District, would be considered project allowed by right and subject to this process.

Zoning Permits

In accordance with Section 17.92.060 of the Zoning Plan, a zoning permit is a ministerial action taken by the County. Planning staff reviews a zoning permit application to ensure compatibility with the County's development standards, previously approved plans and all criteria applicable to the proposed use. If the application complies, the Planning Director approves the application. In rare instances when the project does not meet zoning standards, the zoning permit may be referred to the Planning Commission in which case this action is changed from ministerial to discretionary review.

Administrative Permits

In accordance with Section 17.92.050 of the Zoning Plan, an administrative permit is a ministerial action taken by the County. Similar to a zoning permit, an administrative permit, staff reviews the project for compliance with more complex review of specific performance standards related to the development in the Zoning Plan. Staff provides public notice and intent to approve the project and provides an opportunity to appeal the approval to the Planning Commission, which then provides an opportunity for the Planning Commission to further consider the project issues and add additional requirements as deemed appropriate. Normally, staff will approve the project citing compliance with related zoning standards approval and then forward it onto the Building Division to issue the building permit to allow project construction. In some cases, an applicant requests minor changes to a previously approved project as part of the building permit process. Staff has authority to approve minor changes; so unless a requested change is significant, staff approves these changes administratively.

Use Permits

Section 17.92.020 of the Zoning Plan regulates the issuance of use permits. The County has an application process and set of standards for projects requiring use permits. Some residential projects that are subject to the requirements of a use permit include residential care with seven or more persons and day care centers. The Planning Commission approves use permits, which may be revocable, conditional, or valid for a specified period. The Planning Commission holds a public hearing prior to making a decision on a use permit application. The criteria for approving use permits are non-specific and require the finding that the proposed use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or general welfare of the County. The County's use permit process does not specify the conditions under which a particular use may be permitted. Generally, conditions imposed on developments relate to compliance with zoning standards, hours of operation, creation of noise or other off-site impacts, site access, signage, transportation of clients, and other off-site issues. These standards do not generally impose significant barriers to the production of affordable or special needs housing.

Subdivisions

This review process applies to all residential land divisions within the County. Title 15 of the County Code includes the standards and process for subdivisions. It is based primarily on the State Subdivision Map Act. As it relates to residential development, the regulations apply to all land divisions that create lots for single-family homes and lots, or condominiums, and for multi-family development. As part of the review process for subdivisions, the County

reviews applications for compliance with lot size and shape standards, infrastructure requirements, and the general layout of the subdivision. If the project complies with the subdivision standards and General Plan density, the project can proceed though the approval process. An applicant can request a Planned Development Permit to address site constraints that may impact lot sizes and shapes or other requirements.

Fast Track Processing

Fast track processing means providing highest priority for review of applications of eligible projects and allocating Shasta County staff for prompt review in all applicable County departments, and shall be done by dedicated staff on a priority basis ahead of all other applications as a concession over and above those currently provided for under County and State Law. As noted in Table III-7, Fast Track processing generally reduces processing times by 20%. Also, Program H3-A, of this Element consists of monitoring and update of the County's policies for fast track processing of Very Low and Low-income housing projects including those designed for special-needs housing. This fast-track processing also applies to all owner-occupied and rental multifamily residential in R-3 Zones in which at least 20 percent of the units are affordable to lower income households. In accordance with SB 35 this program expands the fast-track process to all qualifying affordable housing projects providing for a minimum three year approval period (with one year extension criteria). Fast tracking is also made available to emergency shelters, transitional housing, supportive housing, and housing for persons with disabilities and agriculture worker housing.

Process for Requesting Reasonable Accommodations

The County's process for providing reasonable accommodations allows individuals, or their representatives, to make requests for reasonable accommodations for persons with disabilities as part of the permit process. No additional permits are required or additional fees charged by the County. Requests for reasonable accommodations to meet the needs of persons with disabilities are generally approved administratively, and a use permit is not required. An exception would be a use (in contrast to an accessory structure or appurtenance) that requires a discretionary (use) permit, such as a residential care facility of seven or more persons. County staff is available to provide assistance regarding the processing of requests for the construction of accessory structures. Information regarding the approval of these structures is included within all public notices and agendas, as applicable.

Facilitated Environmental Review

The County has adopted uniform procedures for complying with the requirements of the California Environmental Quality Act (CEQA) for assessing the potential environmental impacts of those development applications determined to be "a project" as defined by Public Resources Code 21000-21177. The Department has developed a comprehensive Environmental Initial Study format for project application evaluations. These forms are available to the public upon request. These measures have been designed to help facilitate the development review process.

Other Measures to Facilitate Residential Development Permits

In June 1992 the Building, Planning, and Environmental Health Divisions, in addition to the Air Quality Management District, were merged into the Department of Resource Management. This department is housed in modern facilities shared with the Department of Public Works. This spatial arrangement is particularly convenient for applicants requiring one or more permits from the different County agencies and furthers the goal of the Department for a more expeditious and convenient permit process for applicants.

In 1996, the Department of Resource Management completed construction of a building addition that included the County's first consolidated (one-stop) permit processing center. Applicants need only to submit application requests at one location and the permits of any of the four divisions (i.e., Air Quality, Environmental Health, Building and Planning) can be processed more efficiently without the need to visit with separate departments housed in scattered locations. To further enhance public convenience and speed the processing of permits and applications, the Department installed a computerized permit processing and tracking system. The Accela Permits Plus system works effectively in considerably reducing processing time. Internal departmental processing procedures that have been incorporated during the past decade have maximized resources to allow review and approval of routine residential building permits in approximately ten days or less. Also, contractors can apply via fax when suited to their convenience. The Department of Resource Management has recently upgrading the permitting software to Sungard Public Sector's TRAKiT program. The new permitting software will feature online permitting to reduce processing time on simple permits and allow additional access of permitting information.

Table III-7. Estimated Processing Time for Development Permits

PROJECT	ESTIMATED TIME
**Fast Track Processing Reduces Estimated Time by 20% as Feasible*	
Land Division	10–12 weeks
Rezoning	4–6 months
Use Permit	3–6 months
Administrative Permit	6–12 weeks
Zoning Permit	1–4 weeks
Property Line Adjustment	4–8 weeks
General Plan Amendment	6–12 months
Variance	3–6 months
Certificate of Compliance	3–5 weeks
Specific Plan	12–18 months
Land Use Verification	2–4 weeks
Pre-Application	4–12 weeks

Note: All processing times are estimates. Actual processing time will vary with the complexity of the individual project, environmental reviews, and public input and response.

**Projects that Qualify for Fast Track Processing are multiple family housing in all R-3 Zones, all projects that reserve at least 20% for lower income households, emergency shelters in C-M Zones, and special needs housing (see Fast Track Processing discussion below),*

Source: Planning Division.

The County annually evaluates its permit and development application forms to ensure they are concise, accurate, and user-friendly in terms of fully explaining the submittals requirements for land development projects. Routine permit applications are available electronically through the Department's web site.

The County Zoning Plan, Subdivision Ordinance, and General Plan are available on-line through the Department's web site for the convenience of potential or current applicants to review development requirements that may apply to their specific project.

3 DEVELOPMENT PROCESSING FEES

The County collects application fees for various land use projects including a variety of residential projects (see Table III-8). All application fees are consistent with the intent and policies of the Government Code Sections 66000-66008 and Sections 66016-66018 as well as the Permit Streamlining Act (Government Code Section 65920). Appendix C of this Element consists of a listing of all development fees the County charges. All fees levied are based on a defensible nexus between the project's costs on local government services and reasonable fees charged by the County to process an application and implement reasonable options to mitigate those costs. Fees are adjusted periodically as inflationary and departmental processing costs dictate. Surveys of surrounding jurisdictions of a similar population base have been conducted to determine a level of uniformity and reasonableness. The County's development fees are generally consistent with those charged by other rural counties in the northern California region and have not been found to be excessive.

Table III-8. Planning and Development Fees[1]

Project Type	Fee Amount	Department
Use Permit – Major	$4,259 + hourly[2] $405 $102/($234)[3] $166	Planning County Fire Environmental Health General Plan Maintenance Fee
Use Permit – Minor	$4,259 $125 $102/($234)[3] $166	Planning County Fire Environmental Health General Plan Maintenance Fee
Administrative Permit – family care	$669 $102 $166	Planning Environmental Health General Plan Maintenance Fee
Administrative Permit – mobile home in "U"	$1,412 $102 $166	Planning Environmental Health General Plan Maintenance Fee
Zoning Permit	$254 $102* $166	Planning Environmental Health General Plan Maintenance Fee
Variance	$1,224 $85 $29 $166	Planning County Fire Environmental Health General Plan Maintenance Fee
Rezone – Major	$9,856 + hourly[2] $405 $102*/($234)[3] $190 $166	Planning County Fire Environmental Health Board of Supervisors General Plan Maintenance Fee
Rezone – Minor	$9,856 $85 $102* $65 $166	Planning County Fire Environmental Health Board of Supervisors General Plan Maintenance Fee
General Plan Amendment	$7,805 $85 $190 $166	Planning County Fire Board of Supervisors General Plan Maintenance Fee
Specific Plan	$7,354[2] $405 $204 $190 $166	Planning County Fire Environmental Health Board of Supervisors General Plan Maintenance Fee
Development Agreements	$1,224[2]	Planning
Land Divisions – 4 or fewer parcels	$9,475 $245 $110/($292 + $37 per lot)[3] $150 + $40 per lot[4] $166	Planning County Fire Environmental Health Public Works General Plan Maintenance Fee

Table III-8. Planning and Development Fees[1]		
Project Type	**Fee Amount**	**Department**
Land Divisions – 5 or more parcels	$18,063 + $100 per lot $405 $110/($292 + $37 per lot)[3] $150 + $40 per lot[4] $166	Planning County Fire Environmental Health Public Works General Plan Maintenance Fee
Property Line Adjustment	$2,257 $102* $166	Planning Environmental Health General Plan Maintenance Fee
Certificate of Compliance	$1,704 $85 $102* $166	Planning County Fire Environmental Health General Plan Maintenance Fee

1) Fees in effect as of 7/1/2016 (and current to July, 2018).
2) An additional $129/hourly rate is charged for major projects when processing costs exceed these fees. Hourly rate shall be adjusted annually on July 1 to account for negotiated changes in salary and benefits.
3) Public Water/(Well or Septic)
4) See following Public Works fee schedule for additional costs
* $146 additional fee if sewage disposal testing is required
Refer to Appendix C, Fees

The Department of Public Works (DPW) implements a fee schedule for development projects consistent with the requirements of applicable government codes and based on the project's pro rata share of public service impacts such as roads, bridges, drainage improvements, and any special sewer or water districts needed to accommodate a project. Routine processing fees are charged for subdivision maps, floodplain clearance letters, and driveway encroachment requests. The DPW collects a nominal encroachment fee whenever private driveways are constructed to connect with a County road. A dust mitigation fee is also collected by DPW to contribute to a fund that is used to pave dirt roads within the unincorporated portions of the Redding Metropolitan area. Collection of these fees is coordinated within a standardized processing system that expedites approval and permit issuance. A schedule of development permit fees is attached to Appendix C. Significant among the DPW fees are those levied for creation of zones of benefit, County Service Areas, Private Road Divisions, and similar improvement district requests for provision of services such as sewer, water, lighting, and storm drainage. Capital improvement fees charged are consistent with the provisions of Government Code Sections 66000-66025.

Development Impacts and Permitting Fees

Impact fees, traffic fees, building permit fees and other fees are assessed with building permit applications to offset the impact of new construction on various services and infrastructure needs that Shasta County and other agencies provide. As shown by Table III-9, the total estimated building permit, school, traffic and development impact fees collected by the County and special districts operating in the County can range from $23,160 to $38,235 for a 1,600 sq. ft. home, and $18,097 to $31,793 for a 900 sq. ft. apartment, both on community water and sewer systems. Based on estimates for new home construction, these impact fees amount to between 7 and 12 percent of the total cost for construction of a 1,600 sq.ft. home and between 12 and 20 percent of the total cost of a 900 square foot apartment unit. These fees are dependent upon location. Building permit fees related to multiple-family construction would be exponentially less per unit as the unit numbers increase.

Depending upon the location, type, size, and design of the home, development fees could represent between 5 and 21 percent of the total sales price of a new home (assuming a sales price of between $150,000 and $250,000) provided with community water and sewer services. However, in those areas of Shasta County where these services are not provided by the County or other services districts, fees for the development of a single-family residence are reduced from $4,800 up to $17,000. Total fees for residential development in these areas are substantially lower

and represents between 4 and 10 percent of the total sales price of a new home. However, construction costs for on-site sewage disposal systems and private water wells would add to costs for residential construction in areas that are outside of community water and sewer service districts, though these costs would be offset to some degree since they would not be required to pay water and/or sewer connection fees.

As noted in Table III-9, a portion of total fees are payable to entities other than the County (i.e., fire districts, school districts, and community services districts). The County has no authority to change or waive fees assessed by non-County entities. County-levied fees for residential dwellings are based on costs to process applications (building permit and septic system fees) and costs to construct improvements. As noted in the previous section, developments may also have additional processing fees depending upon the type and size of the project (e.g., a large subdivision project may require preparation of an Environmental Impact Report pursuant to the California Environmental Quality Act, which would be funded by the applicant).

Periodically, all development fees are reviewed and recommended for adjustment to the Board of Supervisors. Fees are adjusted, as needed, based on the cost of providing staff services and related processing costs associated with the formation of a district and assessments for initial construction costs and annual maintenance. When fees are considered for modification, public hearing and noticing requirements are followed in accordance with the requirements of Government Code Section 66016-66018.5.

Table III-9. Residential Dwelling Public Facilities Impact Fees and Other Fees[1]

Fee Category	Single-Family Unit	Multi-Family Unit[2]
Development Impact Fee		
Main Fee[3]	$5,740	$5,497
Main Fee + Fire[4]	$7,552	$7,203
Main Fee + Traffic[5]	$7,021	$6,286
- Main Fee + Fire + Traffic	$8,803	$7,992
Building Permit		
Building Fee*	$2,005[6]	$1,403[6]
Plan Check*	$1,303[6]	$351[6]
Grading	$713	$713
Encroachment Permit	$80	$80
Other[7]	$551	$498
Traffic[8]		
County-wide[9]	$800	$563
24 South County TIF	$2,872[10]	$2,021[10]
37 South County TIF	$5,362[10]	$3,774[10]
Deschutes Interchange	$1,453	$1,023
Schools	$3.48/sq. ft.	$3.48/sq. ft.
Sewer Hook-up		
Burney	$6,131	$6,131
Cottonwood(CSA 17)[11, 12]	$4,815–$6,840[8]	$2,889–$4,104[8]
Fall River Valley CSD	$2,500	$1,500
Palo Cedro CSA	$5,400	$4,700
Water Hook-up		
Burney[13]	$3,488	$3,488
Clear Creek CSD[13]	$7,370	$7,370
Fall River Valley CSD[13]	$4,500	$4,500
Mountain Gate CSD[14, 15]	$7,380	$7,380
Palo Cedro CSA[16]	$1,000	$1,000
Shasta CSD[13]	$10,283	$10,283
Water Well, Permit to Drill	$293	n/a
Septic System	$640/($749)[17]	n/a

Notes:

1 Fees in effect as of 2017

2 Fees shown are per unit cost

3 Main fee is anywhere in the unincorporated area of the county (includes General Government, Public Protection, Public Health, Library, Sheriff, Animal Control, and Regional-Serving Park fees)

4 Fire Protection fee is added when the project is in County Fire Area, not in a local fire protection district (LFPD). Individual fire protection district fees range from approx. $150 to $1,600.

5 Traffic fee is added when the project is located in the South County Region (SCR) area.

6 Fees based on single-family unit valuation of $250,000 and multi-family unit valuation of $150,000

7 Includes Zoning Ordinance Plan Review ($52), Fire Department Review ($45-SFU, $21-MFU four-plex bldg.), Automatic Fire Sprinkler System Plan Review ($205), Addressing Fee ($182), Electrical Permit ($71-SFU, $38-MFU), Plumbing/Mechanical Permit ($38-SFU, $25-MFU). Estimates for Electrical, Plumbing, and Mechanical are based on 1,600 sq. ft. SFU and 900 sq. ft. MFU.

8 Fees vary based on location.

9 This traffic fee is not applied to outer areas of Shasta County.

10 These traffic fees include County-wide fee.

11 Per household equivalent (1 for SFU, .6 for MFU)

12 Shasta County Dept. of Public Works operates and maintains three separate sanitary sewer systems within the County. All are County Services Areas (CSAs). Cottonwood CSA has 68% of the miles of sewer pipe.

13 5/8 inch meter

14 3/4 inch meter

15 Includes installation fee

16 Meter only, no main line extension

17 Conventional system/(non-conventional system)

* Building permit and plan check fees are based on total valuation.

As noted previously, only a portion of the impact fees associated with residential development are established by the County. The combination of the County's fees and those of other agencies and service providers collectively pose a constraint to the development of affordable housing because developers can not as easily pass the cost on to the buyer or future homeowner. Implementation Program 22 is designed to be used to offset development fees for affordable housing construction.

B NONGOVERNMENTAL CONSTRAINTS

Governmental Code Section 65583(a)(5) requires a Housing Element to contain an analysis of potential and actual non-governmental constraints upon 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. The cost parameters of these elements fluctuate significantly in response to a wide variety of local, State, natural, and global economic and social events. The influence that Shasta County government has on these factors is negligible. As regional and State economic conditions change, the demand and supply of affordable housing is impacted. Historically, the cost of housing in general in Shasta County, relative to California Bay Area counties, has been considered low to moderate.

1 PRICE OF LAND

The price of residential building sites is influenced by fundamental factors such as location, topographical or geographical constraints, environmental amenities such as existing streams or lakes, tree cover, and the availability of services (i.e., road systems, public utilities, schools, shopping outlets, etc.). In the unincorporated areas, land prices are usually represented by cost per acre as there are relatively few parcels in the developed parcel inventory priced in the traditional urban small-lot manner (i.e., lots generally smaller than one-half acre). Generally, rural property is subdivided in two or more parcels ranging in size from one to two acres to ten acres or larger, although many parcels in excess of twenty acres are often favored for small ranch, farm, and estate development purposes. According to recent real estate data, the cost of purchasing a one- to three-acre residential building site in the unincorporated area for a detached single-family unit is typically between $30,000 and $90,000 per parcel. For those properties located in urban areas which are 1 acre or less in size, the cost is between $15,000 and $75,000 per lot (*Source: Shasta Association of Realtors, January, 2016*). Based on Loopnet.com, the cost of vacant property zoned for multiple-family units (which sold within the last five years) is roughly estimated at between $50,000 and $100,000 per acre.[1] Land costs in Shasta County are consistent with other counties in the region with similar characteristics.

2 INFRASTRUCTURE CONSTRAINTS

Perhaps the most significant limitation to providing a greater incentive for the development of an expanded supply of affordable housing is the limitation of public sewer and water services in the unincorporated area. Some areas of the unincorporated county have community water systems, and some have community sewer, but few have both. The lack of these combined systems inhibits multiple-family housing projects with densities high enough to warrant government-assisted funding for families in the lower income brackets.

In Shasta County, areas in which both water and sewer services are provided by either the County or non-County services districts exist only in the town centers of Cottonwood, Burney, Fall River Mills, and Palo Cedro. Currently,

[1] Loopnet.com, April 17, 2017 search for Shasta County multifamily land sold within the last five years, excluding high and low outliers.

service capacity in these areas is limited to planned densities of development under Shasta County's current General Plan within existing service district areas.

In reviewing water and sewer availability to those sites identified as having reasonable potential to be rezoned to accommodate high-density development within the current 2014–2019 Housing Element period, only those services districts located within the town centers of Cottonwood, Burney, and Fall River Mills were analyzed due to their more favorable proximity to services, transportation, and potential jobs.

COTTONWOOD

Sewer: County Service Area (CSA) #17 currently provides sewage treatment services to the Cottonwood area. Within CSA #17, any increase in the density of residential units to accommodate additional sites for low income housing would require the developer to pay for any needed improvements to their existing treatment facility and infrastructure. CSA #17 recently completed their 2013 Sewer Master Plan. The plant currently serves 1,425 Household Equivalents (HEs, the amount of wastewater generated by a single family household) and has the capacity to serve 393 additional HEs.

Water: The Cottonwood Water District made improvements in 2016 to their highest producing well, Well #1. There is now additional capacity to serve approximately 100 new customers. The District estimates they currently have 1,170 customers and their current service capacity is 1,270 customers. In the future, the District plans on adding a new well and one million gallons of water storage. The District states that they can accommodate additional residential development beyond their existing excess capacity provided the developer pay or share the cost for additional improvements (such as new well and water storage tanks) because their existing connection fees collected for new developments would not cover the entire cost of making these improvements.

BURNEY

Water and sewer services are provided to the Burney area by the Burney Water District. Capacity of the water system is currently limited by maximum day demands in both pressure zones. Additional effective source capacity will be required to serve new development. Some sewer pipelines within the system are currently at capacity, as well. Future developments may be required to pay for additional improvements to upgrade the water and sewer service depending upon the location and scale of the proposed development. The District is currently planning for improvements and upgrades to both the water and sewer systems to increase the efficiency of operating and maintaining both systems and improving existing deficiencies, but not currently to increase capacity.

FALL RIVER VALLEY

Water and Sewer services are provided by the Fall River Valley Community Services District (CSD) to the Fall River Mills Community. The District also provides water services only to the community of McArthur. The Fall River Valley CSD states that their sewer treatment system currently provides service to 260 customers and that they are operating at 41% of their potential capacity, which means they have the capacity to serve approximately 371 additional customers. For water, the Fall River Valley CSD states they currently provide service to 403 customers and that they are operating at 55% of their potential capacity, which means they have the capacity to serve approximately 329 additional customers. Although the District currently has capacity to provide both water and sewer services to approximately 329 additional customers, they state developers may be required to pay for additional improvements to upgrade either their water and sewage service systems depending upon the scale of the proposed residential development.

Other County Service Areas

Water Supply:

Maps H-1 and H-2 indicate the location of the ten County Service Areas (CSAs), Community Service Districts (CSDs), and Water Districts (WDs) administered by the Department of Public Works. Eight of these provide water service to the various unincorporated areas (see Table III-10). Combined, they serve approximately 1,162 Household Equivalents (HEs) with the combined current excess capacity to serve 444 additional HEs. They operate as enterprise funds with water usage charges and related fees used as the basis for financing service delivery and system operation and maintenance.

Wastewater Treatment:

In addition to CSA#17 discussed earlier, there are two CSAs which also provide sanitary sewer service to commercial development and residential communities in the unincorporated area (see Table III-10). These two CSAs, located in Palo Cedro and Alpine Meadows, currently serve 502 Household Equivalents (HEs) with the combined current excess capacity to serve 60 additional HEs. Customers pay monthly service and standby charges to finance system operation and maintenance. In addition, property owners may be subject to an assessment to meet the debt service requirements incurred when the system was constructed. Based on these estimated service capacities provided by these districts, they have the ability to accommodate their respective planned population increases through the period of this element.

Other Non – County Water Districts

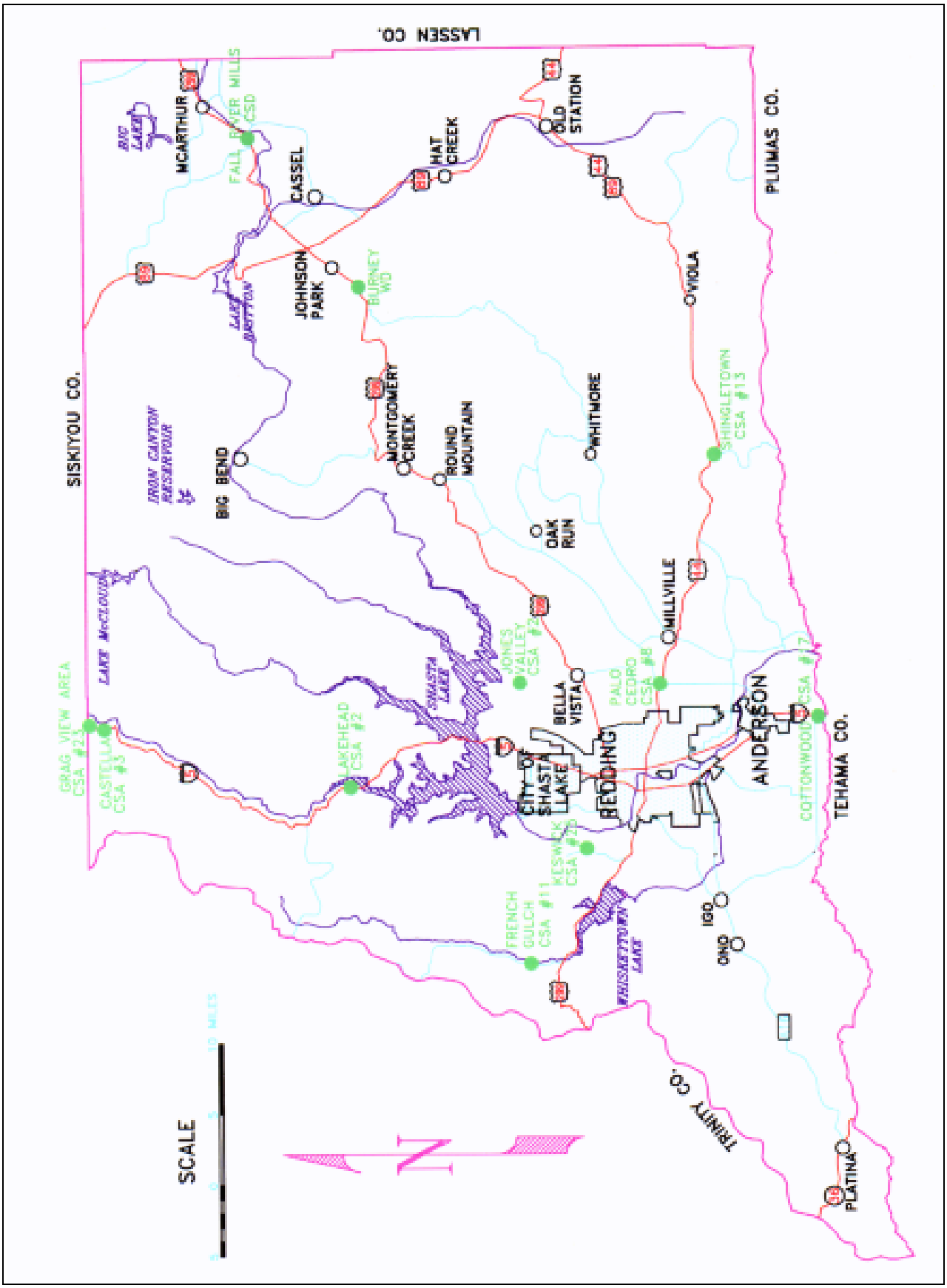
Water Supply:

Eight non-County operated WDs or CSDs serve rural residents in the greater Redding Basin area (aka South Central Region or SCR) and several communities located in the northeast portion of Shasta County. These districts are listed on Table III-10. Not counting the Cottonwood Water District, Burney Water District, and the Fall River Valley Community Services District discussed earlier, the five other WDs/CSDs currently serve approximately 10,828 customers and have an estimated combined current capacity to serve 8,296 additional customers.

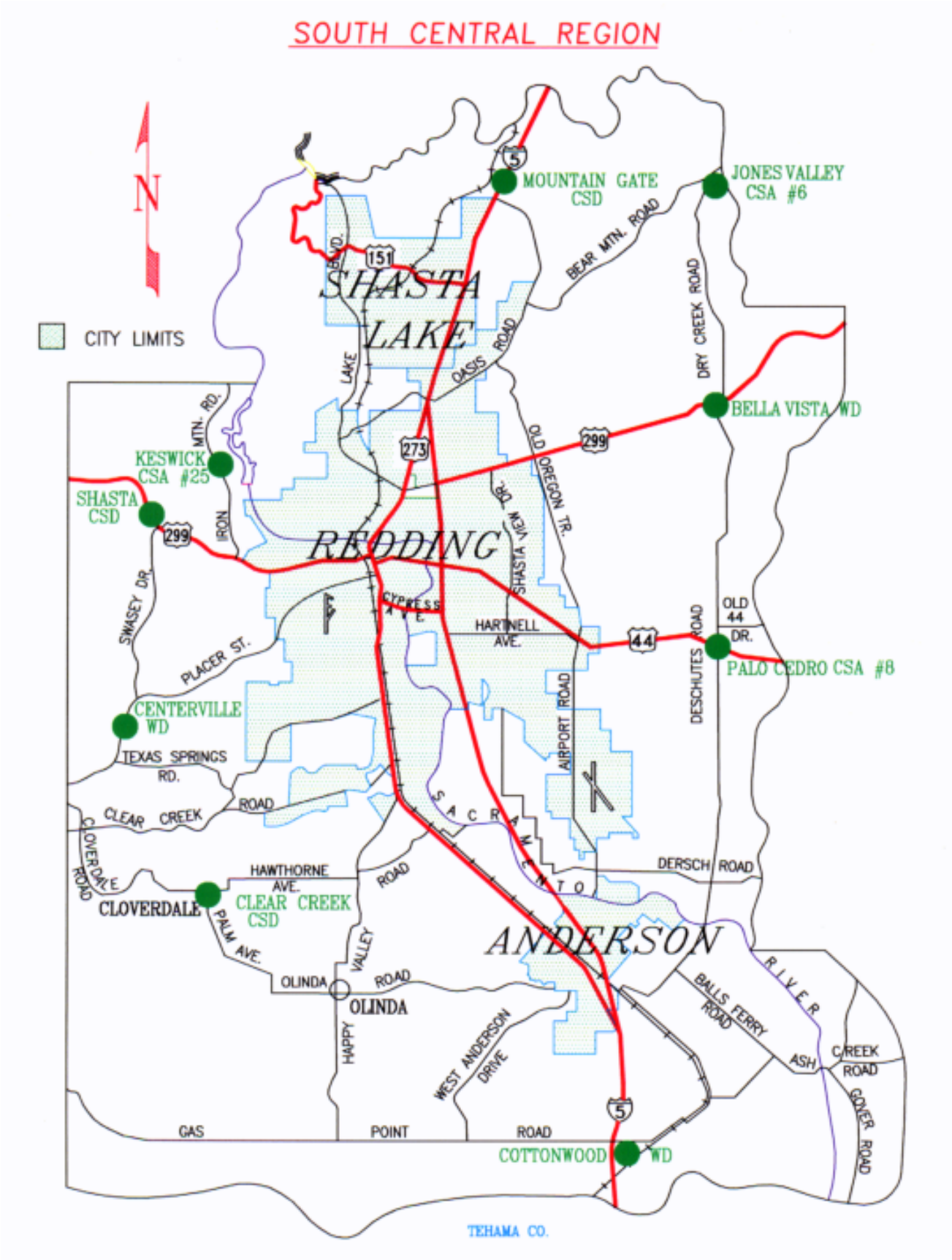
Summary

Based on the information provided by the Department of Public Works and the non-County service districts, infrastructure exists or is planned for the identified sites in Table B-2 as well as for future sites to be rezoned pursuant to Program H3-J. Furthermore, existing water and sewer service capacity within Cottonwood, Burney, Fall River Mills exists or can be increased to accommodate any additional residential development for low income housing allocated to the County provided the developer is willing to pay some or all of the cost of necessary improvements or upgrades to their systems. In addition, the Department of Public Works states that they will continue to seek State or Federal grants for upgrading their sewer and water systems to increase the service capacity. Program H1-E, also provides for all water and sewer districts to comply with Government Code Section 65589.7 (SB 1087), for reserving capacity for low income housing units in accordance with RHNA requirements for affordable units. Under this program the County will conduct an assessment of existing facility plans for County-controlled community water and sewer service areas to determine public service and infrastructure capacity and explore feasible alternatives for potential expansion to provide for a wider range of affordable housing options in rural communities.

Table III-10. Sewer and Water Service Providers within Shasta County – Unincorporated Area	
SEWER DISTRICTS	**PLANNING AREA**
County Sewer Districts	
CSA #8 Palo Cedro	South Central Urban Region
CSA #13 Alpine Meadows	Eastern Forest
CSA #17 Cottonwood	South Central Urban Region
Non-County Sewer Districts	
Burney Water District	North East Shasta
Fall River Valley	North East Shasta
WATER DISTRICTS	
County Water Districts	
CSA#2 Sugarloaf	Sacramento Canyon
CSA#3 Castella	Sacramento Canyon
CSA#6 Jones Valley	Eastern Upland
CSA#8 Palo Cedro	South Central Urban Region
CSA#11 French Gulch	French Gulch
CSA#13 Alpine Meadows	Eastern Forest
CSA#23 Castle (Crag View)	Sacramento Canyon
CSA#25 Keswick	South Central Urban Region
Non-County Water Districts	
Bella Vista WD	South Central Urban Region
Burney WD	North East Shasta
Cottonwood WD	South Central Urban Region
Clear Creek WD	South Central Urban Region
Centerville WD	South Central Urban Region
Fall River Valley CSD	North East Shasta
Mountain Gate CSD	South Central Urban Region
Shasta CSD	South Central Urban Region
Source: Planning Division	



Map H-1. Shasta County CSA, CSD, and WD Location Map



Map H-2. S.S.R. CSA, CSD, and WD Location Map

C TOTAL COST OF HOUSING CONSTRUCTION

Construction costs vary depending upon the type, size, and amenities of the development, the price of materials and labor, financing cost, development standards, and general market conditions. Multi-family residences such as apartments can generally be constructed for slightly less per square foot than single-family homes due to cost-efficient building methods. Wage rates for the Shasta County area historically have remained below the general index for the northern Sacramento Valley. The County has no influence over materials and labor costs, and the building codes and development standards in Shasta County are not substantially different than most other counties in northern California. These factors create a wide variation in construction costs, from as little as $110 per square foot for basic construction to well over $200 a square foot for high-quality custom construction. At that cost of construction a conventional stick built single family house ($301,812) or a 750 square foot apartment unit ($) would be outside affordability range for a low income family. (refer to Table III-11) However, after review of a reduced cost manufactured home, this development option can be affordable to a low income family. Table III-12 is a table that provides an estimate of the cost of improvements and installation of a manufactured house on a vacant lot.

TABLE III-11: Conventional House and Apartment Construction Costs		
SHASTA COUNTY 2014-02019 HOUSING ELEMENT		
Housing Cost Component	**Single Family Home 1,400 sq-ft**	**Mulit-Family Unit 750 sq-ft**
Land Cost Per Lot	Land Costs Vary	Land Costs Vary
Construction Costs	$240.000	$146,000
Fire Sprinklers	$7,500	$5,000
Permitting Fees		
a. Building Plan Check Fees	$313.26	$1,770.04
b. Impact Fees	$9,058.31	$8,201.12
c. Fire Department Plan Check	$20.00	$20.00
d. School Fees	$4,176.00	$2,842.5
e. Sewage Disposal Permit	$647.97	Sewer Connection Fees Vary
f. Private Well Permit	$295.86	Water Connection Fees Vary
g. General Plan Maintenance Fee	$167.91	$167.91
i Grading Review Fee	$168.01	$168.01
j. Planning Review Fee	$165.20	$165.20
Septic System	$8,500	$2,000
Well System	$8,000	$2,000
Marketing/Real Estate Com.	$6,000	$5,800
Builder's Salary/Profit	$16,800	$8,250
Total Cost	**$301,812.53**	**$186,654.78 (Excludes cost for land and utility connection)**

TABLE III-12: Manufactured Homes Construction Costs		
SHASTA COUNTY 2014-02019 HOUSING ELEMENT		
Housing Cost Component	**MANUFACTURED HOMES/MOBILES**	**MANUFACTURED HOME FDN WITH URBAN SERVICES**
Land Cost Per Lot	See Table B-5 (Appendix B)	See Table B-5 (Appendix B)
Unit Purchase Price	**$80,000**	**$80,000**
Permitting Fees		
a. Building Plan Check Fees	$313.26	$313.26
b. Mobile Home Plan Check Fees	$531.62	$551.62
b. Impact Fees	$9,058.31	$9,058.31
d. Fire Department Plan Check	$20.00	$20.00
e. School Fees	$4,176.00	$4,176.00
f. Sewage Disposal Permit	$647.97	-----
g. Private Well Permit	$295.86	-----
h. General Plan Maintenance Fee	$167.91	$167.91
i. Grading Review Fee	$168.01	$168.01
j. Planning Review Fee	$165.20	$165.20
TOTAL	**$15,544.14**	**$14,620.31**
Water District Connection Fees	> > > > > > > >	Location Dependent
Sewer District Connection Fees	> > > > > > > >	Location Dependent
Lender Fees	**$4,200.00**	**$4,200.00**
Hard Costs (Labor Included)		
a. Cost to Transport Unit	$3,000.00	$3,000.00
b. Cost to Setup and Finish Unit	$10,000.00	$10,000.00
c. Grading/Pad /Utilities/Trench	$12,500.00	$12,500.00
d. Electric (Pole & Hookup)	$5,000.00	$5,000.00
e. A/C or Swamp Cooler	$3,500.00	$3,500.00
f. Sewage Disposal System Install	$8,500.00	-----
g. Well Construction	$8,000.00	-----
TOTAL	**$50,500.00**	**$42,500.00**
***Fire Sprinklers**	$7,500	$7,500
Total Cost (without Fire Sprinklers or other location dependent factors)	**$150,244**	**$141,320 (Excludes cost for sewer and water connection).**

The maximum cost for a family of four for an affordable housing unit (unit for Low-income Household) based on 2018 HUD criteria is $187,300. As noted in Table III-13, conventional stick build housing, either as a single family or multiple family unit for sale would not be in reach for low income families. However, as noted in Table III-14, dependent on the cost of land, required fire safety improvements, and District connection fees, installation of a new manufactured housing could be considered affordable to a family of four in the low-income household category.

D FINANCE COSTS

For projects that meet lender's credit approval requirements, residential construction loan rates are competitive. However, since interest rates reflect deliberate monetary policy selected by the Federal Reserve Board, it is not possible to forecast what will happen to interest rates during the upcoming Housing Element planning period. If interest rates rise, not only will it make new construction more costly, but it will also raise the sales price reduce the affordability of housing. Since interest rates are currently at relatively low levels, it is easier for households to finance purchases of housing. However, due to the recent collapse of the "sub-prime" mortgage market, loan qualifications standards are considerably stricter and the availability of financing is considerably reduced.

Mortgage Lending Trends in California

A low income household of four can afford a home price of approximately $184,400 (see Appendix A of this Element). The median cost of a home on the MLS in Shasta County is approximately $320,000. Throughout the 2000s, interest rates were less than 8% on 30-year fixed-rate mortgages, and in 2005 through the first half of 2018 they have been lower than 4% and appear to be in the 4% range in 2018.

Table III-13 presents the monthly payment on a theoretical $320,000 house with a 10% down payment, 4% interest rate, and 30-year loan would be $1,375 per month. Assuming a 30% budget for housing, this monthly cost, with 21% of payment applied to taxes, utilities, mortgage insurance and homeowner's insurance, exceeds the cost of housing for low income family of 4, household. Therefore, without some form of subsidy, financing an average priced home in Shasta County is within reach only to moderate and above-moderate income families.

Table III-13. Typical Home Value and Loan Rate (2018)

Typical Loan	
Home Value	$320,000
Loan Amount	$288,000
Down Payment	10%* or more
Average Interest Rate	4.0%
Average Loan Fees	One and a half% plus one point. Loan fees and points are typically paid by the buyer.
Monthly Payment	$1,664 per month on a $320,000 house with 10% down, and a 30-year loan (including insurance and property tax).

**Assumes 10% down payment for a low and below income household.*

Table III-14 presents the monthly payment on a theoretical $180,000 house with a 10% down payment, 4% interest rate, and 30-year loan would be $935 per month. Assuming a 30% budget for housing, this monthly cost does not

exceed the cost of housing for very low and low income family of 4, households. As Referenced in Table II-23, Section II of this Element, a Very Low-Income Household with a family of 4 can afford a maximum purchase price of up to $133,826 and a Low-Income Household with a Family of 4 can afford a monthly payment $219,620.

Table III-14. Typical Home Value and Loan Rate for a New Manufactured Home (2018)

Typical Loan	
Home Value	$180,000
Loan Amount	$162,000
Down Payment	10%* or more
Average Interest Rate	4.0%
Average Loan Fees	One and a half% plus one point. Loan fees and points are typically paid by the buyer.
Monthly Payment	$935 per month on a $180,000 house with 10% down, and a 30-year loan (including insurance and property tax).

**Assumes 10% down payment for a low and below income household.*

Replacement of At-Risk Housing Units

California Government Code (Section 65583) requires that this element evaluates all low income rental-housing units, which may, at some future time, be lost to the affordable inventory by the expiration of some type of affordability restrictions, typically through government housing subsidy. As noted in Table III-15 below there are no housing units within the unincorporated portions of Shasta County with a medium or high risk of loss. However, there are 78 units that have affordable housing restrictions. Preservation options for these units typically include transfer of the project to non-profit ownership, provision of rental assistance to tenants using non-federal funding sources, as well as purchase of affordability covenants. The most direct option to pursue replacement of the affordable units is the development of new assisted multifamily housing. As noted in Table II-11, the cost of construction for a multiple family housing unit would far exceed the affordability range for a low-income family. Therefore, replacement would require financial subsidies. Program H2-A, Public Housing Assistance Program, in this Element consist of the County seeking funding for this type of housing.

Table III-15. Summary of at-Risk Subsidized Housing Units

Shasta County 2013

Project	Address	No. & Type of Units	Type of Subsidy	Current Owner	Earliest Date of Expiration	At-Risk
1. Burney Villa Apts.	20181 Hudson Street Burney, CA 96013	40 Family	USDA 515	Burney Villa Apts. Limited Partnership	2045	No
2. Cedar Wood Apts.	24845 Fort Crook Avenue Fall River Mills, CA 96028	38 Family & Disabled	USDA 515	Cedar Wood Apts. Limited Partnership	2038	No

Source: HCD Tables 20a through 20c

Market Rate Affordable Housing

Based on Department of Housing and Urban Development information there were 1,660 market rate low income apartments located in Shasta County (including incorporated cities) in 2018. The list indicates that most of the available units are vacant and available of occupancy, which are located in the City of Redding with only three available in Burney and Fall Rivers Mill (both unincorporated communities in the County). In considering constructing new units in the unincorporated areas of Shasta County at densities above 20 dwelling units per acre (the State default density for Shasta County), there are currently not examples. In order to economize on land costs (e.g., higher densities translate into the need to purchase less land per housing unit), residential developers have successfully constructed a number of affordable housing projects in Redding and Anderson at significantly lower densities. Affordable projects in the County are developed at densities ranging from approximately 6 units per acre to 11 units per acre. Many of these consist of manufactured houses on smaller lots of less than 15,000 square feet. However, the County has experienced an increase in the number of accessory units constructed over the last few years. Based on County Building Department information, 18 accessory and/or secondary units have been constructed during this housing cycle. Several programs have been established in the Housing Element to address the development of market rate affordable housing as follows (refer to Section V of this Element for details):

- Program H1-D, Affordable Housing Inventory Program
- Program H1-G, Public Outreach Housing Information Program
- Program H1-I, Developer Assistance Program I-Burney Falls Development Project
- Program H1-J, Developer Incentive Program-Multiple Family Housing
- Program H3-A, Housing Fast-Track Processing Program
- Program H3-D, Housing Fee Reduction Program:
- Program H3-J, Zoning Amendment Program
- Program H4-B, Density Bonus Implementation Program

Transfer of Ownership

One of the least costly ways to ensure that at-risk units remain affordable for the long term is through the transfer of ownership to a non-profit housing provider. By transferring property ownership to a non-profit organization, low income restrictions can be secured indefinitely and the project would become potentially eligible for a greater range of governmental assistance.

Rental Subsidies

Maintenance of affordable units can also be achieved through rental subsidies from non-federal sources such as State, local, or other funding mechanisms that can be structured to mirror the Section 8 assistance program. Under Section 8, HUD pays the difference between what tenants can pay, defined as 30% of the median household income, and what HUD estimates as the fair market rent (FMR) on the unit.

The Section 8 Housing Assistance Program for Shasta County is administered by the Shasta County Housing Authority. The Authority also administers this program for Modoc, Siskiyou, and Trinity Counties (including all communities and incorporated areas within these Counties). The average monthly tenant contribution to rent by Shasta County Housing Authority voucher holders in 2016 was $372 and the average monthly HUD expenditure per voucher holder was $535. The average utility allowance across all voucher recipients is $113. The Authority's voucher program has an annual turnover of 13% having issued approximately 900 vouchers in the 2018. The average voucher holder has received housing benefits for 6 years and 6 months.

E FUNDING AND ADMINISTRATIVE RESOURCES

A variety of resources are available to landowners and developers seeking to provide housing within Shasta County as listed here. Also refer to Table III-16.

Non-Profit Housing Agencies

The Community Housing Improvement Program (CHIP), is a non-profit housing agency that recently constructed 32 low income housing units during this housing cycle (2014-19). These consist of a housing subdivision for self-help construction located in Cottonwood. Under the self-help program, qualified families build their homes in groups of five or six under the supervision of CHIP's construction staff. Each household dedicates at least 30 hours per week in labor towards building their new homes and help each other during the process, which takes about nine months. All homes must be finished before anyone moves in. House plans included 3-5 bedrooms priced for affordability to low and very-low income families. USDA Rural Development provides funding assistance for these programs. Builders from this program must make at or below 80 percent median income for the county in which they build, have decent credit, and earn enough income to make monthly payments on the loan. The County has established a number of programs to encourage this type of development and collaboration with non-profit agencies:

- Program H2-A, Public Housing Assistance Program Program
- Program H1-D, Affordable Housing Inventory Program
- Program H1-G, Public Outreach Housing Information Program
- Program H1-I, Developer Assistance Program I-Burney Falls Development Project
- Program H1-J, Developer Incentive Program-Multiple Family Housing
- Program H4-B, Density Bonus Implementation Program
- Program H4-C. Special Housing Needs Feasibility Program
- Program H3-C. Housing Legislative Support Program:

Community Development Block Grant (CDBG) Program

The CDBG program provides funds for a range of community development activities. CDBG funds are administered by HCD through a variety of competitive and non-competitive programs. These programs can provide funding for a range of activities. The eligible activities include, but are not limited to, acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction of housing, homeownership assistance, and also clearance activities. Funding levels for individual programs can vary by year, and decisions to pursue funding for each program are made by the County based on potential projects and competitive factors.

HOME Investment Partnership Program Funds (HOME)

Federal HOME funds can be used for activities that promote affordable rental housing and homeownership for lower income households. HOME funds are administered by HCD, through a variety of competitive and non-competitive programs. Activities eligible to receive HOME funds include building acquisition, new construction, reconstruction, moderate/substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance. A federal priority for the use of HOME funds is preservation of the at-risk housing stock. As with CDBG funds,

funding levels for individual programs can vary by year, and decisions to pursue funding for each program are made by Shasta County based on potential projects and competitive factors.

Mortgage Credit Certificate (MCC) Program

Federally-funded program administered by the State offers MCCs through an annual application process, which provides first-time homebuyers a credit on their federal income taxes up to 20% of the mortgage interest paid for the year. The credit can be deducted from the income tax owed, while the remaining 80% of the interest paid on the mortgage remains available as an income tax deduction.

Cal Home Program

Authorized by SB 1656 in 2002, the Cal Home Program offers financial assistance to cities and non-profits for first-time homebuyer assistance, rehabilitation programs, or homeownership development projects. Specialized components of the Program assist owners of manufactured housing units and shared housing operators.

Housing Choice Voucher Program

The Housing Choice Voucher (formerly Section 8) Rental Assistance Program administered by the Shasta County Housing Authority constitutes the County's primary preservation program for affordable units for the Very-Low and Low-income households in the unincorporated area. Funding is used to address housing needs of those households on Housing Choice Voucher tenant-based assistance waiting lists. A key goal of the program is to maintain the Housing Authority's lease up rate at more than 98%. Annually, payments to landlords from the Housing Choice Voucher have amounted to more than $2.8 million dollars per year.

Local Housing Resources

The following non-profit developers have been active in the construction, rehabilitation, and management of affordable housing projects in Shasta and surrounding counties. While some of the non-profit organizations are active in Shasta County, others listed here are located in the region and may be useful in developing additional affordable housing opportunities in the County.

Self Help Home Improvement Projects

Self-help housing programs consist of non-profit housing agencies that develop housing using future residents toward construction. This results in development of housing affordable to low income families. The Community Housing Improvement Program, Inc. (CHIP) is a non-profit housing developer based in Chico. The agency has been involved in the construction of both single-family and multi-family housing for lower-income households throughout the Sacramento Valley and northeastern California region. Single-family developments sponsored by CHIP rely in part upon a "sweat equity" program, in which future residents are required to contribute a portion of the construction labor. CHIP has been active in Shasta County. During the previous Housing Element Period, a total of 21 Community Housing Improvement Program (CHIP) units were completed, which resulted in the construction of 76 homes for very low and low income people. Also, the Self Help Home Improvement Project (SHHIP) is a non-profit organization based in Redding. SHHIP assists in the development, repair, and rehabilitation of housing units for lower-income households. Within the unincorporated areas of Shasta County, SHHIP also manages a weatherization program for lower-income households.

Section 515

The USDA Rural Development administered direct mortgage program provides loans for rental housing in rural communities. Loans have terms of up to 50 years with an interest of 1%.

Section 202 Supportive Housing for the Elderly

This section helps expand the supply of affordable housing with supportive services for the elderly. It provides very-low income elderly with options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, transportation, etc. The program is similar to Supportive Housing for Persons with Disabilities (Section 811).

Section 811 Supportive Housing for Persons with Disabilities

This program allows persons with disabilities the opportunity to live as independently as possible by increasing the supply of rental housing with the availability of supportive services. The program also provides project rental assistance, which covers the difference between the HUD-approved operating costs of the project and the tenants' contribution toward rent. The program is similar to Supportive Housing for the Elderly (Section 202).

Low Income Housing Tax Credits

This program (LIHTC) encourages the construction and rehabilitation of low income rental housing by providing a federal income tax credit as an incentive to investors. Investors receive tax credits for a specified number of years in return for investing equity capital. This program requires a 55-year affordability period.

Table III-16: Financial Resources

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants available to Shasta County on a competitive basis for a variety of housing and community development activities. County competes for funds through the State's allocation process	- Acquisition - Rehabilitation - Home Buyer Assistance - Economic Development - Homeless Assistance - Public Services
HOME	Grant program available to Shasta County on a competitive basis for housing activities. County competes for funds through the State's allocation process.	- Acquisition - Rehabilitation - Home Buyer Assistance - Rental Assistance
Low income Housing Tax Credits (LIHTC)	Tax credits are available to persons and corporations that invest in low income rental housing. Proceeds from the sales are typically used to create housing.	- New Construction - Acquisition - Rehabilitation

Table III-16: Financial Resources		
Program Name	**Description**	**Eligible Activities**
Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. County Housing Authority does not currently participate in the Program, but would be the implementing agency.	- Home Buyer Assistance
Housing Choice Voucher Program	Rental assistance payments from County Housing Authority to owners of private market rate units on behalf of very-low income tenants.	- Rental Assistance - Home Buyer Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	- Acquisition - Rehabilitation - New Construction
Section 203(k)	Provides long-term, low interest loans at fixed rate to finance acquisition and rehabilitation of eligible property.	- Land Acquisition - Rehabilitation - Relocation of Unit - Refinance Existing Indebtedness
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	- Acquisition - Rehabilitation - New Construction - Rental Assistance
U.S. Department of Agriculture (USDA) Housing Programs (Sections 514/516)	Below market-rate loans and grants for farmworker rental housing.	- New Construction - Rehabilitation
2. State Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	- Home Buyer Assistance
Cal HOME	Provides grants to local governments and non-profit agencies for local homebuyer assistance and owner-occupied rehabilitation programs and new home development projects. Will finance the acquisition, rehabilitation, and replacement of manufactured homes.	- Home Buyer Assistance - Rehabilitation - New Construction
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CHFA first loans to give eligible buyers 100% financing.	- Home Buyer Assistance
California Self-Help Housing Program (CSHHP)	Provides grants for the administration of mutual self-help housing projects.	- Home Buyer Assistance - New Construction
Emergency Housing and Assistance Program (EHAP)	Provides grants to support emergency housing.	- Shelters and Transitional Housing

Table III-16: Financial Resources		
Program Name	**Description**	**Eligible Activities**
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services.	- Support Services
Farmworker Housing Assistance Program	Provides State tax credits for farmworker housing projects.	- New Construction - Rehabilitation
Joe Serna Jr. Farm-worker Housing Grant Program (FWHG)	Provides recoverable grants for the acquisition, development and financing of ownership and rental housing for farmworkers.	- Home Buyer Assistance - Rehabilitation - New Construction
3. Local Programs		
CDBG Revolving Loan Funds	Shasta County offers housing rehabilitation loans using program income from CDBG grants. This program also offers low income families to obtain low interest loans for down payment assistance when purchasing a home.	- Rehabilitation - Home Buyer Assistance
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	- Fixed rate mortgages issued by private mortgage insurers.	- Home Buyer Assistance
	- Mortgages, which fund the purchase and rehabilitation of a home.	- Home Buyer Assistance - Rehabilitation
	- Low Down-Payment Mortgages for Single-Family Homes in underserved low income and minority cities.	- Home Buyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	- Home Buyer Assistance

F ENERGY CONSERVATION

Government Code Section 65583(a)(7) requires that a housing element contain an analysis of opportunities for energy conservation with respect to residential development. The purpose of this analysis is to ensure the locality has considered how energy conservation can be achieved in residential development and how energy conservation requirements may contribute to reducing overall development costs and, therefore, increasing the supply and affordability of units.

Shasta County does not operate, nor is it responsible for producing or operating, any electrical or other power sources to provide energy supplies to residential customers. However, the Building Division of the Department of Resource Management is charged with the responsibility of enforcing State Energy Efficiency Standards for Residential and Non Residential Buildings (Government Code Title 24, Part 6) in addition to all sections of the Uniform Building Code.

The California Green Building Standards Code, Title 24, Part 11 of the California Code of Regulations (CALGreen) became effective January 1, 2014 and is California's first green building code. The purpose of CALGreen is to improve public health, safety, and general welfare through enhanced design and construction of buildings using concepts that reduce negative impacts and promote those principles which have a positive environmental impact and encourage sustainable construction practices. CALGreen addresses: planning and design, energy efficiency, water efficiency and conservation, and environmental quality. It is the responsibility of builders and homeowners to comply with Title 24 standards, and for the County to enforce those standards through plan check and code compliance inspections.

The Energy Element (updated in 1998) of the Shasta County General Plan contains an excellent summary discussion of key energy issues and renewable and/or alternative sources of energy available in Shasta County. This Element also contains a listing of Objectives and Policies, which guides the County in evaluating and implementing realistic programs that have the potential to maximize available technology to achieve higher levels of energy conservation. Noteworthy among these efforts is the County's recycling program, which has been given excellent ratings by the State Waste Management Board, and the County's promotion and approval of several large biomass, cogeneration plants.

The County's Subdivision Ordinance promotes the design of residential lots to capitalize on the potential of using, to the extent possible, future passive or natural heating or cooling opportunities in the subdivision. The County has adopted a new Small Wind Energy Systems Ordinance designed to accommodate and promote the development of wind-aided projects capable of generating low-cost electrical energy to reduce the on-site consumption of electrical power. The County also has a Small Hydro Power Facility Ordinance designed to promote privately-financed projects utilizing the potential of falling water to generate low-cost power that can augment the electrical power grid for customers in the region.

Since housing within mixed-use developments typically consists of high-density uses, which would result in lower Vehicle Miles Traveled (VMT), Shasta County will allow mixed-use development within commercial zone districts (see Implementation Program 1and 2). To the extent this program would reduce VMT, it would also reduce transportation energy demand. Implementation Programs 33-35 provide tools to encourage energy conservation in land use planning, new construction, and existing housing units.

Golden Umbrella administers a Power to Seniors program sponsored by the Older Adult Policy Council. This program was created in response to the 2001 energy crisis to aid lower-income seniors 62 years of age and older with paying their utility bills. Since 2001, this program has helped over 700 Shasta County seniors and has raised over $253,773.00 through contributions from the City of Redding SHARE program, Community Service Block Grant, Community Development Block Grants, Sierra Pacific Foundation, Win River Casino, local businesses, and many individual private donors. The program also distributes brochures to seniors with information on topics such as methods to prevent fire and avoid disaster, energy conservation recommendations, minor home repair options that are available, and suggestions on healthy living practices.

The Pacific Gas and Electric Company (PG&E) is the major supplier of electrical energy to residences in the unincorporated area. Given the relatively recent upsurge in residential electrical rates, PG&E's Low-Income Energy Management Department initiated a number of energy-saving programs for residential customers to use to help in controlling escalating electrical costs. Among the key financial assistance programs are:

CARE (California Alternate Rates for Energy) This program is designed to aid lower-income households and provides a 20% discount on monthly energy bills and ensures that these customers are not subject to surcharges.

REACH (Relief for Energy Assistance through Community Help) This program is oriented toward lower-income customers who cannot pay their PG&E bill due to a sudden, unexpected financial hardship. It is a one-time payment through the Salvation Army with the help of donations from the utility's shareholders, employees, and others.

Energy Partners is a free weatherization program involving local utility contractors who work with lower-income customers to make their homes more energy efficient.

LIHEAP (Low-Income Home Energy Assistance Program) Lower-income households may qualify for financial assistance with energy bills and weatherization projects through the Department of Health and Human Services.

Services for Medical Baseline and Life-Support Customers. Residential customers dependent on life-support equipment and/or with special heating needs due to certain medical conditions may receive approximately 500 kilowatt-hours of electricity and/or 25 therms of gas per month, in addition to regular baseline quantities.

Balanced Payment Plan. This plan is designed for customers with substantially larger heating or cooling costs during extreme-weather months. PG&E charges customers the same each month based on average energy use for one year.

PG&E also offers a variety of rebate programs for heating, cooling, appliances, home improvements, pools, and lighting installations for qualified projects. Pamphlets and other literature describing these programs and other programs are readily available at PG&E offices, as well as the permit counter at the Department of Resource Management.

Retrofit

There are a number of methods available to improve conditions of existing structures and to decrease their energy demand, all of which fall under the general label of "retrofit." Among the most common techniques for increasing building efficiency are: insulation of ceilings, heating-ventilating-air conditioning ducts and hot water heaters; weather stripping and caulking; night setback thermostats; spark ignited pilot lights; low-flow shower heads; window treatment to provide shade; and furnace efficiency modifications. The Shasta County Building Divisions monitors such modifications on substantial rehabilitation projects pursuant to the California Building Codes.

The U.S. Department of Housing and Urban Development (HUD) offers grants or subsidized loans to owners and tenants in residential, commercial and agricultural buildings for the purchase and installation of conservation and solar measures. These funds are disbursed through the state and provide financial assistance to consumers for solar and energy conservation improvements.

Weatherization in existing dwellings can greatly cut down heating and cooling costs. Weatherization is generally done by performing or improving attic insulation, caulking, weather stripping and storm windows, furnace

efficiency modifications, and certain mechanical measures to heating and cooling systems. The U.S. Department of Energy allocates money to States for disbursement to community-based organizations.

Other means of energy conservation in residential structures includes proper design and location of windows, window shades, orientation of the dwelling in relation to sun and wind direction, and roof overhang to let the winter sun in and block the summer sun out.

On September 6, 2000, the Legislature responded to the California Energy Crisis by passing AB 970. The statute known as the California Energy and Reliability Act of 2000, found that there has been significant growth in the demand for electricity and that new power plant construction and energy conservation have seriously lagged. The Act provides significant investment in conservation and demand-side management programs.

To support energy conservation for housing, the County has established several programs in this Element (refer to details of these programs in Section V):

- Program H5-A, Energy Efficient Landscaping Shading Program
- Program H5-B, Public Outreach Housing Information Program
- Program H5-C, Energy Efficient Housing Code Compliance Program
- Program H5-E, Energy Efficient Housing Weatherization Program

G FAIR HOUSING

Government Code Section 65583(c)(5) requires a housing element to do the following:

> "Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability."

Shasta County complies with all State and federal laws pertaining to the guarantee that persons shall be given equal opportunity to seek and find appropriate housing and to take advantage of available housing programs. Most application forms for various development permits within the Department of Resource Management or the Public Works Department contain language that acknowledges its commitment to implement non-discriminatory practices to ensure that all persons are treated fairly and in an unbiased fashion to promote equal opportunity and fair housing practices.

The Community Action Agency distributes literature to various County departments and displays pamphlets and related information in its office describing the County's policies regarding compliance with State and federal fair housing laws. All housing assistance programs administered by the County Department of Housing clearly state its intent to fully comply with actions necessary to promote fair housing opportunity. All County agencies involved with administering housing assistance programs and/or issuing residential development permits comply with the Americans with Disabilities Act. Shasta County participates with local landlord/tenant organizations as well as local lending institutions and housing assistance providers to create an awareness of the need to regularly monitor compliance with all fair housing laws. Additionally, the County, through programs sponsored by the Community Action Agency, works annually to improve the local network that facilitates action on claims of discriminatory practices in the sale or rental of housing units, financing, advertising, appraisal, or provision of real estate brokerage services. In those cases where alleged claims of housing discrimination complaints arise in the unincorporated area,

they are referred to the County's District Attorney's Office or the State Department of Fair Employment and Housing for investigation.

Shasta County regularly reviews its housing and development permit programs to ensure that it is in full compliance with all State and federal laws that prohibit discrimination against persons seeking housing assistance of all types or residential development permits on the basis of race, color, sex, gender, gender identity/gender expression, genetic information, religion, ancestry/national origin, marital status, age, sexual orientation, familial status, mental or physical disability, or source of income.

The County will implement Program H6-A, Fair Housing Public Outreach to seek grants or other sources of funding to establish effective local programs in conjunction with the Shasta County Board of Realtors that will provide information and education on fair housing law and practices to all persons involved with providing or constructing housing. The County will also implement Program H6-B to work with local organizations to encourage, expand, and publicize programs that provide rental assistance to lower income households.

IV ACHIEVING REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

This section consists of a summary of how the County will meet its 2014-19 RHNA, focusing on the lower income categories and the development potential of available land resources to support housing development in the County. California law requires each city and county to develop local programs within their housing element in order to meet their "fair share" of existing and future housing needs for all income groups, as determined by the California Department of Housing and Community Development. The Regional Housing Needs Allocation (RHNA) is a State-mandated process devised to distribute planning responsibility for housing need throughout California. The regional housing needs for the unincorporated portion of Shasta County is allocated by HCD and through a local agency distribution process currently covers a time period from January 1, 2014 to June 30, 2019. Table IV-1 shows the distribution of housing units by income level. The County's obligation is to accommodate the RHNA through planning policy and programs, but the County is not required to construct the housing units. As referenced in Section I of this Element, this table and the corresponding RHNA includes the unaccommodated need provisions as required under Government Code Section 65584.09 and the current RHNA. Because the County completed rezoning of the previously unaccommodated need of 783 and had a surplus from those rezones of an additional 67 lower income household units being accommodated, the RHNA for the 5th cycle was reduced. As shown by Table IV-1, Shasta County's RHNA for the 2014-2019 Housing Cycle is 688 new units, distributed among the four income categories. In order to accommodate the 2014-19 RHNA for the unincorporated portion of the County, the County has completed analysis (as shown in Table IV-2) and a number of programs to substantially achieve the allocation and through Program H3-J, Zoning Amendment Program, will complete rezoning of any remaining land for compliance of RHNA by the end of the 2014-2019 planning period. Program H3-J states:

> **Program H3-J. Zoning Amendment Program:** In accordance with Public Resource Code Section 65583 the County completed rezoning of approximately 42.52 acres to R-3(25), minimum 20 units per acres of multiple family housing to partially meet realistic capacity requirements to address the unmet need from the 2007-2014 housing cycle along with a portion of the existing need for the current cycle. However, additional rezoning of a minimum of 9.85 acres to produce at least 197 more low income housing units will be undertaken to fully address the housing needs for the 2014-2019 housing cycle. The County shall conduct further rezoning of properties for an additional minimum 9.85 acres of R-3 (25), minimum 20 units per acres of multiple family housing to assure meeting realistic capacity requirements to comply with RHNA. The County will also amend the zoning ordinance text to be consistent with Government Code Section 65583.2 to specifically clarify that the Multifamily Residential District will permit owner-occupied and rental multifamily residential use by right for developments in which at least 20 percent of the units are affordable to lower income households.

Table IV-1. Income Distribution of RHNA Units (2014–2019), Shasta County (Unincorporated Portion) Includes Identify Existing Need			
Income Group	**Income Range*(Family of Four)**	**Affordable Rent or Mortgage****	**Shasta County Regional Share (units)**
Very Low***	< $30,900	< $772	155
Low	$30,901 - $49,440	$773 - $1,236	84
Moderate	$49,441 - $74,150	$1,237 - $1,854	128
Above Moderate	$74,151+	$1,855+	321
Total			**688**

* HCD has established these income limits for Shasta County for 2018. The 2018 Area Median Income for a family of four in Shasta County is $61,800

** In determining how much families at each of these income levels should pay for housing, HCD considers housing "affordable" if the amount of rent or total ownership cost (principal, interest, taxes, and insurance) paid does not exceed 30% of gross household income.

*** 50% of the County's very low-income housing needs (95 units) are for extremely low-income households, which are defined as those families earning less than 30% of median income.

California Government Code Section 65583(a)(3) requires that the Housing Element contain 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." A detailed analysis of vacant land and potential redevelopment opportunities is provided in Appendix B. The results of this analysis are summarized in Table IV-2 below. This table shows that the County's land inventory, including units constructed and the potential development of vacant parcels identified on Table B-2, is sufficient to meet the RHNA (2014-2019) in the moderate-, and above moderate-income categories. Shasta County was unable to rezone the required number of adequate sites for the very low-income units required by the previous 2007-2014 RHNA.

The County recently completed rezoning of approximately 43.52 acres of vacant land to R-3(25) for a production capacity of approximately 1,063 very low- and low-income housing units if developed at the maximum density of 25 units per acre. Based on a development constraints analysis it was found that one acre of Parcel No. 076-060-018 has a slope exceeding 30 percent, so this one acre was excluded from the realistic development capacity count. At the realistic development capacity of 80 percent of the maximum density allowed, this 42.52 acres of vacant rezoned land would have the development capacity for production of 850 very low- and low-income housing units (refer to Table IV-3). Also, the Zoning District of R-3(25) requires that a minimum of 20 units per acre be constructed. 783 units, which were required to be rezoned pursuant to Government Code Section 65584.09 were accommodated in that 42.52 acres that were rezoned. The remaining 67 units of the rezoning effort are therefore allocated to the identified need in the current cycle (see Table IV-2).

Table IV-2 consists of a vacant land inventory, a projection of the number of Accessory Dwelling Units expected to be constructed for the remainder of the period, the projected need from the 2014-19 RHNA and provides a total remaining required number of housing units to be accommodated for the 2014-2019 Housing Element period. As noted in Table IV-2, the County has a total 2014-19 RHNA for 141 Very Low Income housing units and 56 Low Income housing units for a cumulative shortfall of 197 lower income units. This shortfall will be met by June, 2019, with implementation of Program H3-J, which will involve rezoning of a minimum of 9.85 acres to R-3 (25) resulting in the potential production of 249 more high density/multiple family affordable housing units.

Since there is an abundance of vacant residential land in the County to develop moderate and above moderate income housing, the County has excess capacity to accommodate the 449 moderate and above moderate housing units during this housing cycle, and therefore achieve RHNA (refer to Appendix B of this Element). With the surplus of vacant sites for moderate and above-moderate income levels and through the Housing Element rezone program and future rezoning (to be completed during the 2014-19 Housing Cycle) as part of Program H3-J, the County has met the 2014-2019 RHNA.

Table IV-2. Shasta County Housing Needs Assessment

4th Cycle (2009 - 2014) - Previously Unmet Need

		Very Low
1	4th Cycle (2009 - 2014) Unaccommodated Need for Lower Income Households	783
2	Rezoned Sites (Table IV-3) (Government Code Section 65584.09)	850
3	Surplus Sites for Lower Income Households (LIHH)	67

5th Cycle (2014 - 2019) - Identified Need

	RHNA	Very Low	Low	Moderate	Above Moderate	Total:
4	5th Cycle (2014 - 2019) RHNA	189	117	128	321	755
5	2017 Annual Progress Report[1]	4	9	132	1	146
6	Projected ADUs in 5th cycle[2]	8	14	5		27
7	Remaining RHNA	175	89	0	296	
8	Surplus Rezoned Sites (67 total)	34	33			67
9	Vacant Residential Land[3]			4,309	4,309	8,618
10	Remaining Need	141	56			197
11	Shortfall of Sites for LIHH	> > > > > > > > > > > > >				197

[1] Units included in this category account for issued permits for residential development from January 1, 2017 to December 31, 2017 as submitted in the 2017 Annual Progress Report.

[2] Projected ADUs were determined based on the rate of issued permits over a period of time, the trends in sizes of ADUs, and the market rate per square-foot for second units. (See Section 4 of Appendix B and Table B-7)

[3] Vacant Residential Land includes UR, SR, RA and RB Land Use Designations. Units were evenly distributed between Moderate and Above Moderate affordability levels.

Table IV-3. Vacant R-3 (25) Zoned Properties								
2014-2019 HOUSING ELEMENT UPDATE - REZONE PROGRAM								
SITE NO.	**APN**	**PARCEL ACRES**	**HE REZONE PORTION**	**WATER / SEWER**	**RIVERS/ CREEKS**	**OVER 30% SLOPE**	**FLOODWAY / F-2**	**REMAINING ACREAGE**
Area 1: East Redding Area: 299E Corridor/Collyer Drive & Old Oregon Trail (33.3 acres total)[1]								
1	076-070-012[2]	3.5	3.5	BVWD / COR	No	No	No	3.5
2	076-070-016	1.9	1.9	BVWD / COR	No	No	No	1.9
3	076-100-018	7.3	7.3	BVWD / COR	No	No	No	7.3
4*	076-060-018[2]	59.22	9.44	BVWD / COR	No	YES - 0.983	No	8.46
5*	076-060-018	59.22	9.37	BVWD / COR	No	No	No	9.37
6	076-100-011	1.8	1.8	BVWD / COR	No	No	No	1.8
Area 2: North Redding Area: Old Oasis Road/I-5 Corridor (10.2 acres total)[1]								
7*	073-010-006	51.85	2.4	COR / COR	No	No	No	2.4
8*	073-010-006	51.85	3.0	COR / COR	No	No	No	3.0
9*	073-010-006	51.85	3.1	COR / COR	No	No	No	3.1
10*	073-010-006	51.85	1.7	COR / COR	No	No	No	1.7
	Totals:	**125.55 Acres**	**43.51 Acres**					**42.52 Acres**

Realistic Development Capacity = 850 Dwelling Units

[1] Each identified property has a General Plan designation of Urban Residential – 25 dwelling units per acre (UR (25)). The proposed zone districts and General Plan designations were created to avoid existing constraints on the parcels. As a result, while some constraints may exist on the subject parcel, they may not show up in the table as they are being avoided through the delineation of the proposed zone district and General Plan designation boundaries within that subject parcel (See Figures B2-1 through B2-4).

[2] These properties are not vacant; with each lot having an existing single-family home. These parcels are included because it is the property owner's intent to develop them at the minimum default density of 20 units per acre, in which case, the existing homes would either be demolished or incorporated into the project. For those reasons, these residences do not constitute an impediment to future development that would be affordable to all income levels.

BVWD - Water service to be provided by Bella Vista Water District.

COR - Water and/or Sewer service to be provided by City of Redding.

CSA 8 - Sewer service to be provided by Community Service Area 8 - Shasta County

*Sites 4, 5, 7, 8, 9, and 10 have been identified on the General Plan and Zoning maps as portions of parcels to be developed with multiple-family housing at a density of 25 dwelling units per acre appropriately sized of having more than 0.5 acres and less than 10 acres. The locations and boundaries of these sites were specifically selected and designed to account for the avoidance of potential environmental constraints (topography, access and floodplain) that would otherwise limit development as provided in Government Code Section 65583.2(c)(1)(B). To further reduce constraints to high density residential housing development, in accordance with Program H3-L of this Housing Element, access to Sites 4, 5, 7, 8, 9 and 10, requires public road access be fully provided to all sites by June, 2019. The County has no regulations that would preclude partial development of these portions of property independently as high density residential housing. In each case, high density development could occur without the need to subdivide the parcels. In addition, each site has access to an adjacent public road and could be accessed by a driveway entrance across those portions of the parcels that are not designated for multiple-family housing, if necessary.

V HOUSING PLAN

Sections II, III, and IV of the Housing Element establish the housing needs, opportunities and constraints in Shasta County. This Plan sets forth the County's goals, policies and implementation programs to address identified housing needs.

A OBJECTIVES AND POLICIES

These policies are targeted towards supporting and increasing the supply of affordable housing to lower income and special needs groups by providing broad guidance in the development of future plans and programs.

1 HOUSING SUPPLY

OBJECTIVES H-1: Establish and implement policies and programs that will:

1. Contribute to the provision of an adequate supply and diversity of safe, healthy, and affordable housing in unincorporated areas of Shasta County for residents of all income levels and special needs.

2. Satisfy the requirements of the Regional Housing Needs Determination and Plan for Shasta County:

   a. The unaccommodated housing need of very low-income units for 2007 – 2014 Housing Element period along with the identified existing need (see Table IV-2).

   b. 2014–2019 Housing Element period, as follows: Very Low-income – 189 units; Low-income – 117 units; Moderate Income – 128 units; and Above Moderate Income – 321 units.

POLICIES:

HS-a. The County will identify and maintain an adequate supply of developable land in each residential land use designation and zoning category for both single-family and multiple-family units (including manufactured housing and mobile homes) to accommodate projected population increases and to minimize very low residential vacancy rates. Where feasible, potential development areas reasonably close to major employment and/or service centers, where existing infrastructure capacity exists or can be feasibly provided, will be emphasized.

HS-b. The County will strive to maintain a surplus of developable, accessible residential land throughout the next five years equivalent to at least a fifteen-year supply based on population projections in the General Plan. This inventory will provide additional capacity to accommodate housing and create an available and useable land supply should some urban and/or suburban land be left vacant due to ownership and/or development constraints. This policy is consistent with policy CO-c of the Community Organization and Development Pattern Element of the General Plan.

HS-c. The County will seek to provide suitable areas in which to develop and maintain all types of housing consistent with public health and safety standards and which conserve natural resources without significantly increasing the cost of housing.

HS-d. In accordance with Senate Bill 1087, the County will monitor residential land inventories and help coordinate wastewater/sewer and water capacity needs in an effort to maintain an adequate supply of developable areas, and an adequate reserve capacity for community wastewater/sewer and water services for use in developing sites for affordable multiple-family, second one-family units, and accessory dwelling units.

HS-e. The County will accommodate affordable housing projects in areas where public and private services are adequate or can be cost-effectively extended to serve allocated densities and the development is consistent with adopted General Plan policies and County development standards.

HS-f Consistent with Policy CO-t of the Community Organization and Development Pattern Element of the General Plan, the County will promote new and infill development in areas where public or private sewer and water services exist or can be provided or where plans have been approved for phased implementation of these and other services such as road systems, schools, fire protection, and law enforcement. HS-g. The County will annually review the General Plan to ensure that a sufficient supply of urban and suburban densities in appropriate areas is provided where public and/or private sewer and water services exist or can be reasonably provided and where surrounding land uses will not be adversely affected. As part of this effort, the County will evaluate its development regulations to improve and expand existing incentives that promote and encourage mixed use development in residential as well as areas of non-residentially designated land in an effort to maximize the amount of affordable housing within specified density ranges.

HS-h. The County will explore the feasibility of expanding existing Community Service Areas (CSA) providing public sewer and/or water service or establishing new CSA districts as a means to increase the potential for new affordable housing projects where a demonstrated need exists and property owners can pay their prorated share of development and annual maintenance costs.

HS-i. The County will support wastewater/sewer and water providers in pursuing State and federal funding programs that have the potential of providing assistance in upgrading, expanding, or developing new public sewer and/or water services to accommodate affordable housing projects in areas consistent with General Plan policies and adopted community plans.

HS-k. Consistent with policy CO-a of the Community Organization and Development Pattern Element of the General Plan, the County will coordinate its housing programs, where practical, with the Cities of Anderson, Redding, and Shasta Lake to help meet regional housing needs. .

HS-l. The County will cooperate with local private and non-profit agencies to promote a variety of low cost home ownership/rental options as a means to reduce overcrowding and the price of housing.

HS-m. The County will encourage and support new projects containing a mixture of housing types of the highest possible quality affordable to all income groups. Emphasis will be given to those projects featuring unique architectural and site design features compatible with adjacent residential uses.

HS-n. The County will continue to evaluate and implement a broad range of production incentives and bonuses for use by developers to encourage construction of a variety of housing projects featuring a mixture of housing types affordable to the Very Low, Low, and Moderate income households.

HS-o. The County will promote the use of manufactured housing as a viable method to help meet the County's housing needs and will designate appropriate development areas in sufficient quantities to maintain mobile homes and retain and expand manufactured housing.

2 CONSERVATION AND REHABILITATION

OBJECTIVE H-2: Conserve, improve, and expand the inventory of existing affordable housing stock in the County to enhance existing supply and expand affordable housing.

POLICIES:

HR-a. The County will explore the use of state and federal programs and support other agencies in obtaining funding (e.g., Enhanced Infrastructure Financing Districts, USDA Rural Utilities / Rural Development), and other sources to support enhancement of existing supply and expand affordable housing in the County.

HR-b. The County will actively pursue State and Federal funding, such as Community Development Block Grant (CDBG) and HOME Investment Partnerships Program funds to prioritize housing rehabilitation programs.

HR-c. The County will continue to expand Housing Choice Voucher Program opportunities to serve qualified households.

HR-d. To the extent that it is financially feasible, the County will coordinate its programs with local housing organizations to promote revitalization and private reinvestment in older residential neighborhoods, rural community centers, and to encourage private rehabilitation of housing. This will be done in conjunction with parallel efforts by the County to ensure that road systems, drainage, and similar community infrastructure is adequately maintained to enhance the living environment and improve property values.

HR-e. The County will continue to seek and support other agency's efforts to obtain State and federal technical assistance grants for development and/or improvement of community water and sewer facilities in order to accommodate and expand a range of affordable housing options.

HR-f. To the extent that it is financially feasible, the County will support new or expand existing Community Service Areas to help maintain or expand community wastewater/sewer, water, drainage, and road systems to conserve and expand housing development particularly in designated growth areas.

HR-g. To the extent financially feasible, the County will maintain its Code Enforcement programs to ensure that existing housing meets public health, safety, fire, and other applicable development codes and standards. As part of this effort, the County will encourage and, to the extent financially feasible, assist efforts by property owners and renters to conserve and improve the supply of safe housing.

HR-h. The County will promote public awareness of the range of available rehabilitation assistance and purchase programs to homeowners and landlords and distribute pertinent literature within those communities and rural areas where such programs would be suited or are needed.

HR-i. To the extent that it is financially feasible, the County will support efforts by local, State and federal agencies and private groups to identify and implement rehabilitation and purchase programs that have the greatest potential for addressing housing stock deficiencies.

HR-j. The County will continue its efforts to accommodate a variety of housing types and will encourage the use of alternative, innovative, and appropriate technology in new construction and rehabilitation work.

3 HOUSING DEVELOPMENT CONSTRAINTS

OBJECTIVE H-3: To continue to reduce, and where financially feasible and practical, remove County constraints, which hinder or impede the development of affordable housing.

POLICIES:

HC-a. The County will periodically evaluate and update its policies, regulations, standards, and procedures related to housing development to reduce or eliminate those practices or processing requirements that have the potential to add to housing costs but do not compromise other community development objectives.

HC-b. The County will work to ensure, promote, and facilitate efficient processing of housing projects that are consistent with General Plan policies and County development standards.

HC-c. The County will continually evaluate the need to combine and/or reorganize departmental functions as part of an ongoing effort to monitor and modify, as needed, the central permit processing system to maximize its efficiency.

HC-d. The County will evaluate the need to revise current development standards, including Zoning Plan provisions, as part of an ongoing effort to expand the choice and locations of affordable residential housing types and designs.

HC-e. The County will monitor regulations which govern the conversion of rental housing (i.e., apartments and mobile home parks, etc.,) to condominiums and revise regulations as needed to preserve affordable housing stock.

HC-f. The County will continue to accommodate manufactured housing on permanent foundations and mobile homes, both subject to residential design and safety standards, to ensure that those units are compatible with surrounding neighborhood character.

HC-g. The County will promote and implement programs to preserve and protect architecturally and historically significant residential structures and areas, particularly when developing community plans.

HC-h. The County will continue providing public information to help identify prime locations for new housing development.

HC-i. The County will maintain information on State and federal programs that can be used to finance and operate housing developments, particularly those that support the conservation and expansion of affordable housing.

HC-j. The County will maintain population, housing costs, household income, employment, or other data which may useful in completing applications for government housing grants.

HC-k. Where financially feasible, the County will support the Cities of Redding, Anderson, and Shasta Lake in expanding affordable housing such as efforts by non-profit housing agencies, cooperative regional housing projects and/or programs for below-market-rate financing and tax incentive programs. HC-12. The Housing Element shall be periodically updated in accordance with State law. Progress in meeting housing program targets shall regularly reported to decision makers, such as the Planning Commission and Board of Supervisors.

HC-l The County shall encourage the preservation of existing mobilehome parks as an affordable housing resource when these parks are safe for human occupancy and require owners to mitigate impacts of any mobile home park conversions.

4 Special Needs

OBJECTIVE H-4: Continue to work collectively with local agencies to enhance and expand the outreach of programs designed to provide accessible and affordable housing, including supportive services, for those persons with special needs including the elderly, large families, single mothers, children, developmentally and physically disabled persons, the mentally ill, farmworkers, and the homeless.

POLICIES:

HN-a. To the extent it is economically feasible, the County will continue to support the needs of special groups, including the physically and mentally disabled, large families, the elderly, and families and individuals with lower incomes in all housing programs it sponsors.

HN-b. Where financially feasible, the County will encourage and support public and private agencies in their efforts to develop new or expand existing services and facilities that accommodate the diverse requirements of special needs households and persons.

HN-c. To the extent that it is economically feasible, the County will continue to evaluate and identify potential sites for development of second one-family residences, accessory dwelling units, senior citizen housing, and family care mobile homes that supply temporary housing for the elderly and those requiring special medical attention.

HN-d. Where financially feasible, the County will actively seek suitable programs and funding support for current and new programs, including effective counseling services, designed to address the specific needs of the homeless population in the County.

HN-e. The County will continue to work with surrounding jurisdictions to actively participate in and support regional programs that address the needs of the homeless, including emergency and transitional housing.

HN-f. Where financially feasible and practical, the County will continue to participate in and assist community-based organizations which provide services or information regarding the availability of services to the homeless.

HN-g The County will continue its support of and participation in the City of Redding/County of Shasta Homeless Continuum of Care program as one of the most effective mechanisms to address the homeless and transitional housing needs in Shasta County.

HN-h. The County will support and work actively to identify the housing needs of farmworkers in Shasta County and cooperate with public and private agencies to seek the most appropriate programs and funding support to implement strategies leading to the rehabilitation of existing and/or the construction of new housing units.

HN-i. The County will evaluate the merits of revising existing development regulations to allow the use of "Single Room Occupancy" (SRO) units such as older motel units and rentals units above retail uses in appropriate locations where incompatible land uses will not be created and supportive community facilities such as sewer, water, and fire prevention can or will be provided. If found feasible, the County will proceed with developing and implementing new development standards that would encourage development of this special type of housing as one alternative to the demand for transitional, emergency, and/or homeless housing.

5 ENERGY AND WATER CONSERVATION

OBJECTIVE H-5: Explore, implement, and promote energy conservation practices in all eligible existing and new housing projects.

POLICIES:

HE-a. The County will continue to require that the design of all new residential developments take advantage of solar access

HE-b. The County will promote energy conservation measures in new and existing units to help minimize the impact of utility bills on household income.

HE-c. The County will require that new units constructed in Shasta County comply with State energy conservation (or manufactured home construction) standards and the CalGreen Code for water conservation.

HE-d. The County will continue to enforce Title 24 of the California Administrative Code which requires energy conservation devices or features to be incorporated in all new housing development.

HE-e. The County will seek and promote programs each year to assist the Very Low and Low-income groups to rehabilitate, repair, and weatherize their housing through Community Development Block Grant and USDA Rural Development Administration Funds.

HE-f. Where economically feasible, the County will encourage innovative land use designs as an effective measure to improve energy conservation.

HE-g. The County will evaluate the feasibility of initiating developer incentives, to the extent that it is economically feasible, for greater use of active and passive energy conservation features in new and rehabilitation residential projects.

HE-h. To the extent that it is economically feasible, the County will explore alternatives to enhance public education regarding the benefits of implementing energy conservation in all residential buildings through cooperative programs with other public, private, and non-profit organizations.

HE-i. The County will continue to encourage participation in Pacific Gas and Electric Company programs to increase awareness and education regarding energy conservation measures.

6 FAIR HOUSING

OBJECTIVE H-6: Continue to utilize all feasible means to promote, expand, and ensure equal access to available safe, decent, affordable housing opportunities in the unincorporated area without bias or prejudice for any reason for all economic segments of the County.

POLICIES:

HF-a. The County will strive to prohibit and eliminate all forms of discrimination in housing within its jurisdiction.

HF-b. All County housing programs shall require equal access to every housing project for all persons in compliance with California's Fair Employment and Housing Act.

HF-c. The County will continue to promote and comply with and make information available on the enforcement practices of the California Department of Fair Employment and Housing available to the public at convenient and accessible locations.

HF-d. The County will assist victims of discrimination in equal housing disputes in seeking appropriate redress.

HF-e. The County will explore feasible options for initiating additional programs that expand the range of affordable housing choices for minorities and lower-income households.

HF-f. The County will promote greater access to affordable housing for all disabled persons by enforcing disabled adaptability requirements of Title 24 of the California Code of Regulations and will encourage developers to provide new housing units equipped with structural or equipment features that will accommodate special disabled access needs.

HFg. The County will periodically evaluate its development codes and standards to eliminate those practices or requirements that have the effect of impeding the housing opportunities or increasing housing costs for lower income households.

7 OTHER GENERAL PLAN HOUSING RELATED POLICIES

As referenced in Appendix E, the County completed amendments to other sections of the Zoning Plan related to this update to the Housing Element to achieve internal consistency within the General Plan in accordance with Section 65300.5 of the Government Code. Various housing related policies were amended or added to supplement this Housing Element update program as follows:

Amend section 7.1.3 "Objectives" to read in its entirety as follows:

CO-1 To promote a development pattern consistent with the other objectives of the Plan, that will accommodate the growth which will be experienced by Shasta County during the planning period (2005-2025), and/or such periods as may be extended by future revisions of the Plan.

CO-2 To guide development in a pattern that will provide opportunities for present and future County residents and families of all income levels to enjoy the variety of living environments which currently exist within the County, including:

- Incorporated communities served by the full range of urban services.
- Unincorporated communities served by most but not all urban services.
- Unincorporated rural communities provided with very limited or no urban services.
- Rural home sites located outside of community centers on relatively large lots or in clustered development accompanied by open space areas within the project provided that the clustering does not create an adverse impact on neighboring properties.

CO-6 To fashion a development pattern whose implementation mechanisms such as zoning, subdivision, and other regulations, explicitly define a relationship between public and private expectations and responsibilities concerning land use that is based on the following principles:

- Public programs shall recognize both the expectations of individual property owners to be able to use their lands as they desire, and the responsibility of government to provide a regulatory climate that enables fulfilment of its obligations while not impeding reasonable private expectations.
- Property owners shall recognize public programs emphasizing that land be used in a responsible manner that considers adjacent land uses property owners, and the County's fiscal ability to provide services.
- Periodic review of the relationship between public and private land use expectations is necessary to reflect changing community values.

CO-8 To contribute to the provision of an adequate, diverse supply of safe, healthy, and affordable housing in unincorporated areas of Shasta County for residents of all income levels and special needs.

CO-9 To satisfy the requirements of the Regional Housing Needs Allocation Plan for Shasta County.

CO-10 To maximize the efficient use of land adjoining incorporated Urban Centers and within unincorporated Town Centers and Rural Community Centers by promoting higher density development within these areas of the County.

CO-c In 2010 and at least every five years thereafter (and as required by state law for housing element updates), the County shall examine the results of the monitoring process for the previous period. By amendment of this Plan, appropriate adjustments shall be made in the inventory of developable land so that it will accommodate the growth projected for the subsequent 20-year period. The intent of this policy is that the developable land inventory shall never have less than a 15-year supply. Five-year adjustments in the developable land inventory may include either additions to, or subtractions from, this inventory, but the latter will occur only when new information reveals this land is ill-suited for development and it is replaced in the inventory by other developable lands

CO-g The density limitations described in Table CO-7 do not preclude development on pre-existing legal lots. Such lots would be permitted to develop at a density of at least one dwelling unit per lot, and up to the density assigned to the lot by the general plan or zoning, provided that the applicable County Development Standards are satisfied.

CO-h A land capability analysis demonstrating that criteria in the County Development Standards and the state mandated Regional Housing Needs Allocation will be met shall be used to establish actual residential densities and parcel sizes for all development projects including lands proposed for General Plan or zone amendments which increases the residential density. The development standards should be periodically reviewed and revised to further refine the application of the land capability analysis concept.

CO-i Where existing parcels of land are located in areas that permit residential development and contain two or more detached legally constructed or installed residences or mobile or manufactured homes, residential land divisions may be allowed to exceed the General Plan land use density provided that:

- All such residences or mobile or manufactured homes were constructed or installed before January 10, 1984, and must meet the current minimum housing code requirements as set forth in the Health and Safety Code;
- Each newly-created parcel is occupied by at least one of these residences, and
- Each newly created parcel meets applicable County development standards in effect when the land division application is deemed complete.

CO-j For any development project requiring discretionary approval that is determined to have the potential to reduce overall services or create a negative cost-revenue imbalance, the County may require a fiscal impact analysis to be prepared or financed by the project proponent prior to or concurrently with the project's environmental assessment to determine its cumulative and long-term fiscal impacts on County-provided public services.

CO-k The County, at its discretion, may also develop and/or utilize a fiscal impact system to determine the impact of a project requiring discretionary approval on related public service costs. Projects determined to have a negative cost-revenue impact on the provision of public services may be required to provide acceptable offsets for those negative fiscal impacts before the project can be approved.

CO-l Infill development is encouraged for those areas served by community water and sewer service to maintain and improve air quality, conserve energy, maximize use of the transportation network and other existing infrastructure, and to fulfil the County's housing obligations under state housing law and local policies.

CO-m The County will identify and maintain an adequate supply of developable land in each residential land use designation and zoning category for both single-family and multiple-family units (including manufactured housing and mobile homes) to accommodate projected population increases and off-set very low residential vacancy rates, with emphasis on potential development areas within or reasonably close to employment and/or service centers, where existing infrastructure capacity exists or can be feasibly provided.

CO-n The County will seek to provide suitable areas in which to develop and maintain all types of housing consistent with public health and safety standards and which conserve natural resources without significantly increasing the cost of housing.

CO-o The County will accommodate affordable housing projects in areas where public and private services are adequate or can be cost-effectively extended to serve allocated densities and the development is consistent with adopted General Plan policies and County development standards.

Amend section 7.5.3 "Objectives" to read as follows:

PF-5 Encourage wastewater treatment and public water agencies to plan, prioritize and reserve future capacity for affordable and special needs households in accordance with the County's Regional Housing Needs Allocation (RHNA) Obligations.

B IMPLEMENTATION PROGRAMS

1 HOUSING SUPPLY

PROGRAMS

Program H1-A. General Plan Consistency Annual Review Program: In accordance with Government Code Section 65400, the County will prepare and timely submit the State an annual report describing the achievements and shortfalls of the Housing Element. Included in this report will be an analysis of the effectiveness of the County's Housing Policies and Programs in meeting housing targets for new housing as well as accomplishments in realizing rehabilitation and conservation targets. As part of this program the County will also review its vacant and underutilized residential and commercial land use inventory to assess the need to add new properties via General Plan amendments, zone changes, specific plans, or other actions to maintain an adequate supply of developable sites. This effort is designed to ensure that adequate areas exist to meet the County's regional housing goals for development of affordable housing for the Very Low, Low, and Moderate income groups. The focus of this effort will be directed primarily toward town centers and rural community centers with existing or the potential of public sewer and water services. Included in this analysis will be a focus on the amount of developable land designated as Urban Residential (UR) and Suburban Residential (SR) by the General Plan. This program will include consistency review of all related elements of the General Plan.

Responsibility:	Planning Division
Timing:	Annually
Funding:	General Fund
Objective:	Maintain an adequate supply of land to comply with RHNA

Program H1-B. Land Inventory Maintenance Program: The County will continue to develop and utilize its Geographic Information System (GIS) to facilitate accurate tabulation of its available residential land use inventory and work to develop a system that provides this information online to interested housing developers and financing organizations. The vacant residential land inventory, for marketing new housing development areas, will be posted and maintained on the County's Website.

Responsibility:	Planning Division
Timing:	Posted on Website in November 2018 with maintenance ongoing
Funding:	General Fund and federal and State grants
Objective:	Marketing to 300 development interests

Program H1-C. Public Property Conversion to Housing Program: The County will work with non-profits and other public agencies to evaluate the feasibility of transferring surplus County-owned lands for use in the development of affordable housing by the private sector. As noted in Appendix I of this document, this feasibility Study was conducted and did not identify any suitable property at that time, but this may change over time. An inventory of lands deemed feasible for conversion to affordable housing, and not committed to other county purposes, will be posted on the County's Website and updated every six months. Through updates of the inventory, when the County does identify one or more County-owned sites that are potentially suitable for housing projects affordable to lower-income households, County staff will commence a process to evaluate and present its findings to the Board of Supervisors to determine whether the site(s) are suitable to donate to a developer who will commit to develop the site for housing affordable to Very-Low and/or Extremely Low-Income Households and/or special needs populations. Upon the Board of Supervisors' determination identifying a site that is suitable to donate, as permitted by law, to a developer for the development of housing affordable to Very-Low and/or Extremely Low-Income households, the County will initiate a process to enter into a development agreement, or other similar agreement with the developer that requires the parcel to be developed as housing affordable to Very-Low and/or Extremely Low Income households. This subsection shall not apply to property owned for a specific County purpose. The County will expand its efforts for outreach programs to solicit suggestions from developers, real estate professionals, and public organizations regarding the use of unused or underutilized lands suited to development for special needs housing for Very Low and Low-income households.

Responsibility:	Planning Division
Timing:	Semi-annually
Funding:	General Fund and federal and State technical assistance grants

Program H1-D. Affordable Housing Inventory Program: The County will re-examine the adequacy of existing General Plan policies and Zoning Plan requirements to ensure that they accommodate a variety of accessory dwelling, second one-family homes (attached or detached), senior citizen residences, family care residences, and temporary guest houses. Continuing efforts will be made to ensure that such units can be accommodated in appropriate zone districts to help meet the demand for affordable housing, particularly for the Very-Low and Low-income households.

Responsibility:	Planning Division
Timing:	Conducted periodically at least during each Housing Element Update Planning Cycle
Funding:	Application fees
Objective:	Maintain an adequate supply of land to comply with RHNA

Program H1-E. Water and Sewer Provider Housing Collaboration Program: The County will conduct an assessment of existing facility plans for County-controlled community water and

sewer service areas to determine public service and infrastructure capacity and explore feasible alternatives for potential expansion to provide for a wider range of affordable housing options in rural communities. The County will advise special districts and other wastewater and water providers regarding needed compliance with Government Code Section 65589.7 (SB 1087), for reserving capacity for low income housing units in accordance with RHNA required number of potential affordable units. Efforts will be made to include information from similar plans of independent service providers such as the Bella Vista Water District, the Burney Water District, the Clear Creek Water District, Centerville, Cottonwood Community Services District, and the Fall River Valley Community Service District to facilitate identification of potential areas where medium to higher-density residential housing projects could be developed. This information should be incorporated into the County's General Plan through use of new policies and strategies as appropriate.

This work can also be coordinated with applicable programs of the Shasta County Local Agency Formation Commission (LAFCO) when adopted spheres of influence for County special districts are evaluated for potential expansion to their service areas.

Responsibility:	Planning Division/Department of Public Works
Timing:	February, 2019
Funding:	General Fund
Objective:	Increase awareness of Wastewater and Water Service providers to insure reservation of Equivalent Dwelling Units for Low Income housing unit development in accordance with Shasta County RHNA.

Program H1-F. Annexation RHNA Evaluation Program: The County will establish a procedure whereby the proposed annexation of land designated for residential use will trigger an alert for a revision of the County's Housing Element, adjusting where appropriate, the addition and/or deletion of estimated housing units by income category in the adopted Regional Housing Needs Plan (RHNP) to be constructed in the area to be annexed. The County will catalog the number of annexations each year and include them as part of a subsequent update of its Housing Element. Also, the County and Cities shall develop procedures on re-allocating their RHNA housing targets after property is annexed to a city.

Responsibility:	Planning Division, in coordination with cities and LAFCO.
Timing:	Establish procedure June, 2019 and monitor ongoing
Funding:	General Fund
Objective:	Assurance that RHNA housing targets are feasible for unincorporated areas of the County.

Program H1-G. Public Outreach Housing Information Program (I-Housing Supply): As funding becomes available, the County will work with local agencies and businesses to develop programs, to expand the dissemination of information, and when funding is available will sponsor workshops on housing assistance programs regarding home ownership, rehabilitation, and rental assistance. Through the County's Community Action Agency, a working group will be established with various housing interests, such as non-profit housing developers (Community Housing Improvement Program), private developers, partner cities, banks, to further develop

programs with recommendations to the County for implementation. As part of this effort, the County will actively promote partnerships between private developers, mortgage and banking institutions, and other interested housing development groups to increase the availability of capital needed to expand the number of affordable owner-occupied and rental housing units. Also see Programs H1-B and H1-C which provides marketing of vacant residentially zoned land and potential use of public property for conversion of housing in the County.

Responsibility:	Community Action Agency in conjunction with private sector
Timing:	Establish public housing outreach committee by January, 2019. Develop recommended outreach programs for implementation by March, 2019. Coordinate information brochure with Community Action Agency and establish County Website Posting by June, 2019. Outreach to the development community by June, 2019.
Funding:	Federal/State housing grants, other agency funds, private sector
Objective:	Expand outreach efforts on County housing programs 10 developers and respond to interests, including 15 home purchasers, 20 completed rehabilitations, and 275 tenants with rental service each year upon program development and Website posting.

Program H1-H. Homeless Continuum of Care Program (1): Due to the complexity and overlap of many housing programs and projects administered in Shasta County, to the extent financially feasible, the County will work with City and County housing departments; local private, non-profit, State, and federal agencies, and developers/builders to:

A. Evaluate the results of local housing programs,
B. Establish greater coordination and communication among housing providers, managers, finance/mortgage companies, and builders/developers in the administration of housing programs,
C. Ensure housing programs and policies are mutually reinforcing to achieve regional housing goals and objectives,
D. Determine if housing policies and programs are being implemented as efficiently and effectively as possible to maximize resources to achieve the highest possible return that results in new and expanded affordable housing programs for all income groups, and
E. Recommend new goals, policies, and programs that have the effect of increasing the amount of affordable housing for all County residents, including those with special needs.

Responsibility:	Shasta County Housing Authority/Community Action Agency/Planning Division in conjunction with other County agencies and housing affiliated organizations in the private sector
Timing:	A-January, 2019 B-March, 2019 C-March, 2019 D-June, 2019

E-June, 2019
Periodic

Funding: Agency funds; local, State, and federal funding programs

Objectives: A-Complete evaluation
B-Coordinate with 5 housing providers and 5 finance companies.
C-Complete review of regional goals and objective
D-Complete evaluation.
E-Assemble new goals, policies, and programs for creating opportunities for development of ten (10) housing units for special needs.

Program H1-I. Developer Assistance Program--Burney Development Project: The County will provide assistance to Northern Valley Catholic Social Service to develop an affordable multiple family housing project in Burney of between 10 and 20 new very low income units that will include at least 5 units for support services for persons with mental illness. Assistance will include:

A. Assist with site selection, including facilitating contacts with private owners;
B. Sponsor any rezone and general plan amendment entitlements, if required;
C. Sponsor the application and administration of a HOME grant application, or other similar grant funding opportunity;
D. Provide Community Development Block Grant funding to the project as available;
E. Provide project based vouchers for the project, if available;
F. Provide mental health services assistance after construction, if feasible.

Responsibility: Planning Division/ Health and Human Services/Community Action Agency/Board of Supervisors

Timing: A. Through June, 2019 (end of housing cycle)
B. Through June, 2019 (end of housing cycle)
C. Through June, 2019 (end of housing cycle)
D. Through June, 2019 (end of housing cycle)
E. Through June, 2019 (end of housing cycle)
F. Post Construction (or end of housing cycle)

Funding: Federal housing grants, General Fund

Objective: 10 to 20 new very low income housing units, 5 of which would be reserved for special needs.

Program H1-J. Developer Incentive Program-Multiple Family Housing: The County will encourage development interests of housing projects that results in 10 or more dwellings to encourage them to provide at least 15 percent of the dwellings for low income households, as defined in Section 50093 of the Health and Safety Code,. The County shall establish a list of incentive options for the production of low income housing units for the production of at least 10 low and very low income units and make these incentives available. Possible incentive may include, but not be limited to, assisting with density bonus programs, reduced fees, and expedited application processing, The County will then notify development interest of this incentive program.

Responsibility:	Planning and Building Divisions
Timing:	Establish list of housing incentive options by March, 2019. Noticing of development interests shall be made within 30 days of establishing the incentive option list.
Funding:	General Fund
Objective:	Improve the potential for development of more low income housing units in the County.

2 CONSERVATION AND REHABILITATION

PROGRAMS

Program H2-A. Public Housing Assistance Program: The County will apply for Department of Housing and Urban Development (HUD) and/or other appropriate State and federal grants to be used to provide funding adequate housing, suitable living environments, and expanded economic opportunities for persons of extremely low, low, and moderate income. This will include maintaining existing and expanding Housing Choice Housing Vouchers for residents. The Housing Authority shall make requests to appropriate federal and state agencies for additional housing vouchers.

Responsibility:	Shasta County Housing Authority
Timing:	Annually, starting January 1, 2019.
Funding:	Federal housing grants
Objective:	350 new vouchers during planning period

Program H2-B. Homeowner Buyer Assistance Program: The County shall explore opportunities to expand home ownership among lower income households by increasing the distribution of grant funds such as the County's Home Buyer Program and the Federal HOME Investment Partnership Program. This will include seeking increased annual funding by $250,000 during this planning period.

Responsibility:	Community Action Agency
Timing:	Apply for funding in 2019 and annually thereafter
Funding:	Federal housing grants
Objective:	If awarded funding, provide assistance to 15 low income units.

Program H2-C. Public Housing Preservation Program: The County will work with non-profit organizations and/or other appropriate housing sponsors, to establish a priority to protect and perpetuate federally or State assisted or other types of affordable units at risk of potential conversion to market rate during the planning period. Possible strategies could include the purchase of such units by local non-profits, securing new financing to sustain existing subsidized housing rates, or notification of potential market rate conversion to State and federal agencies for possible sources of below-market financing. The County's Community Action Agency shall annually monitor the status of any public housing that is at risk. When projects become at risk, the Community Action Agency shall contact the project owners, review options for retaining contract status and look at measures the County can take collaboratively with the project owner to extend their contracts.

Responsibility:	Community Action Agency
Timing:	Monitor starting January 1, 2019 and reach out to projects at risk as needed.
Funding:	Federal and State housing grants

Program H2-D. Housing Conditions Survey Program: To the extent that it is financially feasible, prepare an updated report on the condition of housing stock in the unincorporated areas of Shasta County, with a focus on more populated communities. Conditions of housing stock shall be rated in accordance with HCD criteria. Use the information in the inventory to revise the Housing Element as appropriate to address conservation or replacement of housing stock.

Responsibility:	Planning Division
Timing:	Fiscal Year 2018/2019
Funding:	General Fund and/or CDBG
Objective:	Identify 30 low income housing units targeted for housing rehabilitation financing and market program to these homeowners.

3 HOUSING DEVELOPMENT CONSTRAINTS

PROGRAMS

Program H3-A. Housing Fast-Track Processing Program: The County will continue to monitor and update current policies for the fast-track processing of Very Low and Low-income housing projects including those designed for special-needs housing as described in Section II-C Special Needs Populations. This fast-track processing is applied to all multiple family residential development located in the R-3, Multiple Family Residential Zone District which allows this type of development by right. This fast-track processing also applies to all owner-occupied and rental multifamily residential in R-3 Zones in which at least 25 percent of the units are affordable to lower income households, 10 percent Very Low Income, or 5 percent Extremely Low Income.. In accordance with SB 35 the County will expand this fast-track process to all qualifying affordable housing projects providing for a minimum three year approval period (with one year extension criteria). "Fast tracking" means providing highest priority for review of applications of eligible projects and allocating Shasta County staff for prompt review in all applicable County departments, and shall be done by dedicated staff on a priority basis ahead of all other applications as a concession over and above those currently provided for under County and State Law. Fast tracking shall be available as an incentive for housing affordable to lower income households and other special needs housing, including but not limited to emergency shelters, transitional housing, supportive housing, and housing for persons with disabilities and farmworkers.

Responsibility:	Department of Resource Management, Public Works, Shasta County Fire
Timing:	Expand fast-track processing program to qualifying residential project in compliance with SB 35 by June, 2019 and continue monitoring
Funding:	Limited General Fund/building administrative fees
Objective:	16 Very Low-income units and 35 Low income units in 2019

Program H3-C. Housing Legislative Support Program: The County will continue to evaluate support of legislative changes that provide local control over improving the development review process that encourages greater production of affordable housing.

Responsibility:	Department of Resource Management, Planning Division/Community Action Agency/Board of Supervisors
Timing:	Annually
Funding:	General Fund
Objective:	Reduced constraints to housing development in the County.

Program H3-D. Housing Fee Reduction Program: The County will analyze the feasibility of revising the fee schedule to provide reduced fees for qualifying affordable housing projects. If adopted by Board of Supervisors, the County shall promote the benefits of this program to the development community by posting information on its web site and creating a handout to be distributed with land development applications.

Responsibility:	Planning, CAO, Board of Supervisors
Timing:	Develop program recommendations to the Board of Supervisors in conjunction with Board-directed fee review starting June, 2019 and annually thereafter.
Funding:	General Fund
Objective:	Reduced constraints to development of affordable housing in the County.

Program H3-F. Flood Hazards Program: In accordance with AB 162 the County will amend the Resource, Safety and Community Development Group of the General Plan to include analysis and policies regarding flood hazards and flood management to address flood-related constraints to housing development in the County.

Responsibility:	Department of Resource Management, Planning Division
Timing:	Continuous
Funding:	General Fund
Objective:	Complete update of General Plan by February, 2019

Program H3-G. Fire Safety Program: In accordance with SB 1241 the County will amend the Resource, Safety and Community Development Group of the General Plan to include analysis and policies regarding fire hazards and impacts and mitigation for housing in the County.

Responsibility:	Department of Resource Management, Planning Division
Timing:	Continuous
Funding:	General Fund
Objective:	Complete update of General Plan by February, 2019

Program H3-H. Climate Adaption Program: In accordance with SB 379 the County will amend the Resource, Safety and Community Development Group of the General Plan to include analysis and policies regarding fire hazards and impacts and mitigation for housing in the County.

Responsibility: Department of Resource Management, Planning Division
Timing: Continuous
Funding: General Fund
Objective: Complete update of General Plan by February, 2019

Program H3-I. Disadvantaged Unincorporated Communities Program: In accordance with SB 244 the County shall prepare an analysis of disadvantaged unincorporated communities (DUCs) that are located adjacent to incorporated jurisdictions. This will also include an analysis of all disadvantaged communities in the County. "Disadvantaged," communities, are those communities that have median household incomes of less than 80% of the statewide median income.

Responsibility: Planning Division
Timing: Continuous
Funding: General Fund
Objective: Complete update of General Plan by February, 2019

Program H3-J. Zoning Amendment Program: In accordance with Public Resource Code Section 65583 the County completed rezoning of approximately 42.52 acres to R-3(25), minimum 20 units per acres of multiple family housing to partially meet realistic capacity requirements to address the unmet need from the 2007-2014 housing cycle along with a portion of the existing need for the current cycle. However, additional rezoning of a minimum of 9.85 acres to produce at least 197 more low income housing units will be undertaken to fully address the housing needs for the 2014-2019 housing cycle. The County shall conduct further rezoning of properties for an additional minimum 9.85 acres of R-3 (25), minimum 20 units per acres of multiple family housing to assure meeting realistic capacity requirements to comply with RHNA. The County will also amend the zoning ordinance text to be consistent with Government Code Section 65583.2 to specifically clarify that the Multifamily Residential District will permit owner-occupied and rental multifamily residential use by right for developments in which at least 20 percent of the units are affordable to lower income households.

Responsibility: Planning Division
Timing: Adopt by June, 2019
Funding: General Fund
Objective: Increase potential development of 197 - 246 more affordable housing units in the County

Program H3-K. Lot Split Incentive Program: The County shall encourage the development of high density residential housing within all properties zoned R-3 (25) and will prioritize incentivize development of these sites by facilitating expediting building permit review and lot split applications.

Responsibility: Planning Division
Timing: Upon adoption of the 2014-19 Housing Element.

Funding: General Fund
Objective: Increase potential development of affordable housing units in the County

Program H3-L. Lot Access Program: The County shall work with property owners and developers to assure adequate public road access to future high density residential development is provided to Sites 7, 8, 9, and 10 (Zoned R-3 (25) of the rezoned sites identified in Table IV-3 of Section IV of this Housing Element in accordance with Government Code, Section 65583.2.

Responsibility: Planning Division
Timing: Complete by June, 2019
Funding: General Fund
Objective: Increase potential development of affordable housing units in the County

4 SPECIAL NEEDS

PROGRAMS

Program H4-A. California Accessibility Standards Compliance Program: The County will continue to ensure that all construction projects requiring building permits comply with the State of California accessibility standards. The County will assist property owners and contractors in understanding this law and related requirements applied to new development and/or retrofit or rehabilitation projects for public, residential or commercial structures.

Responsibility: Building Division
Timing: Continuous
Funding: Building permit fees
Objective: Maintain and assure future housing units accommodate residents of special needs.

Program H4-B. Density Bonus Implementation Program: The County will continue to implement density bonuses (per the most recently updated Density Bonus regulations –See Section Chapter 17.83 from Appendix E)

Responsibility: Planning Division
Timing: Analysis and recommendations prepared by June, 2019. Any changes to the Zoning Plan to accommodate these changes in the next housing cycle.
Funding: General Fund and planning and technical assistance grants
Objective: Reduction of constraints to the development of low income and related special needs housing in the County.

Program H4-C. Special Housing Needs Feasibility Program: The County will explore feasible cooperative strategies with the USDA Rural Development Agency to develop successful applications that can provide additional funding assistance for expanding the range of affordable housing options, both home ownership and rental housing, seniors, farmworker housing and/or Very Low and Low-income households in the County.

Responsibility: USDA Rural Development and the Community Action Agency
Timing: Develop strategy and if found feasible, upon grant funding start administering program.
Funding: Applicable Federal funding
Objective: Complete feasibility analysis by June, 2019. If grant funding is made available begin administering the program within six months after completion of analysis.

Program H4-D. Farmworker Housing Program: To the extent financially feasible, the County will continue to support agencies that provide the existing and future agriculture worker housing needs in the County. If new construction of agriculture worker housing is needed and funding becomes available, the County will assist these agencies with identifying sites for the construction of this type of housing and streamline the permits and entitlements process.

Responsibility: HHSA Regional Services
Timing: Ongoing
Funding: USDA and other available grant programs
Objective: Improve housing and health services to farmworkers in the region

Program H4-E. Homeless Support Program I: The County shall amend the Zoning Plan to permit emergency shelter uses as an ancillary use in places of worship, including churches as defined by Section 17.02.145 of the Code as allowed by right if the emergency shelter use complies with applicable development standards.

Responsibility: Planning Division
Timing: Adopt by December 2018
Funding: General Fund and other grant programs
Objective: Improve housing opportunities for special needs.

Program H4-F. Homeless Support Program II: To the extent the County has financial capability, it will participate in the Homeless Continuum of Care for outreach, housing and shelter, homelessness prevention activities and related data management. This may include assisting with the Homeless Management Information System. Collaborative effort objective would be to secure financing for development of permanent supportive housing during this planning period.

Responsibility: Community Action Agency
Timing: Ongoing
Funding: Multiple grant programs
Objective: Objective is to secure financing in 2019 and to provide for programs for the homeless for no fewer than 100 clients in the region.

5 ENERGY CONSERVATION

PROGRAMS

Program H5-A. Energy Efficient Landscaping Shading Program: Through its Zoning and Subdivision Ordinances, the County will continue to require that streets and parking lots in new projects be landscaped with trees capable of providing shade to the street and parking surfaces and surrounding buildings.

Responsibility:	Department of Resource Management, Planning & Building Divisions/Board of Supervisors
Timing:	Continuous
Funding:	General Fund
Objective:	Improve shading to reduce energy consumption

Program H5-B. Public Outreach Housing Information Program: To the extent the County has financial capability; the County will work with local agencies and businesses to develop programs to expand the dissemination of information to the public and to homebuilders regarding the efficient use of energy in the home and ways to improve the energy efficiency of new construction. The County shall promote this program by posting information on their web site and creating a handout to be distributed with land development and building permit applications.

Responsibility:	Building Division/Community Action Agency in conjunction with private and public agencies
Timing:	Commence information development December 2018. Post on website and provide handouts at the public counter by February, 2019
Funding:	Community Services Block Grant
Objective:	Improve energy efficiency for new housing construction in the County.

Program H5-C. Energy Efficient Housing Code Compliance Program: The County will continue to implement energy conservation standards under Title 24 of the California Code of Regulations, as required by state law. The County will continue to provide information at the permit counter from the California Energy Commission on compliance with Title 24 and other energy conservation techniques.

Responsibility:	Building Division
Timing:	Ongoing
Funding:	General Fund
Objective:	Improve energy efficiency for new housing construction in the County.

Program H5-E. Energy Efficient Housing Weatherization Program: To the extent the County has financial capability it will cooperate with and support non-profit groups offering home weatherization programs by assisting in publicizing their programs and by endorsing grant applications.

Responsibility:	Self Help Improvement Program/Building Division
Timing:	Ongoing
Funding:	Community Services Block Grant Program
Objective:	Improve energy efficiency for new housing construction in the County.

6 FAIR HOUSING

PROGRAMS

Program H6-A. Fair Housing Public Outreach Housing Information Program: To the extent the County has financial capability, the County will seek grants or other sources of funding to establish effective local programs in conjunction with the Shasta County Board of Realtors that will provide information and education on fair housing law and practices to all persons involved with providing or constructing housing. Reasonable Accommodation regulations the County were adopted as part of the new Zoning Plan update (refer to Appendix E). Information may include, but may not be limited to:

A. Public information on the enforcement activities of the State Fair Employment and Housing Commission.
B. Programs and implementation techniques regarding equal access to housing.
C. Assistance to aid alleged victims of violence for obtaining access to appropriate State or federal agency programs.
D. Fair housing posters and other literature that can be used to be distributed to
E. Schools, libraries, post offices, and local media.
F. Posting of equal housing opportunity information and distribution of literature at County buildings

The County will continue to work with local organizations to encourage, expand, and publicize programs that provide rental assistance to lower income households.

Responsibility:	Shasta County Housing Authority
Timing:	Commence assembling program information October 2018. Disseminate information starting January, 2019
Funding:	Community Action Agency grant funds
Objective:	Improve response to complaints on fair housing by publishing procedures on County Website, posting information, and having 200 copies of the material provided to the general public.

Program H6-B. Fair Housing Coordination Program: County will continue to serve as liaison between the public and appropriate agencies in matters concerning housing discrimination within the unincorporated areas of Shasta County. The County will refer discrimination complaints to the State Fair Employment and Housing Commission and other applicable local housing advocacy agencies. To the extent the County has financial capacity, it shall work with local housing advocacy groups to train County staff on how to receive and refer fair housing complaints.

Responsibility:	Shasta County Housing Authority
Timing:	On-going.
Funding:	Community Action Agency grant funds/agency budget
Objective:	Improve response to complaints

C QUANTIFIED OBJECTIVES

Table V-1 summarizes the quantified housing objectives for the construction of new housing units, the rehabilitation of existing units, and the preservation of special needs housing units resulting from implementation of the previously discussed programs during the 2014–2019 planning period.

Table V-1. Quantified Housing Objectives, Shasta County

Income Group	New Construction[1]	Rehabilitation[2]	Preservation[3]	Total
Extremely Low	30	7	80	**117**
Very Low	30	8	80	**118**
Low	230	15	160	**405**
Moderate	320			**320**
Above Moderate	750			**750**
Total	**1,360**	**30**	**320**	**1,710**

Notes:
1. Units built from July 1, 2014 to June 30, 2018 plus projected to be built to June 30, 2019.
2. This quantitative objective is based on the number of USDA-RD 504 Loans and Grants administered in the County between 2009 and 2014. These units are being distributed equally between the Very Low and Low-income groups.
3. This quantitative objective is based on the number of rental assisted units preserved through the Housing Choice Voucher program during the previous planning period.

APPENDIX A
EVALUATION OF THE 2009–2014 HOUSING ELEMENT

A. INTRODUCTION

California Government Code 65588(a) requires each jurisdiction to evaluate the effectiveness of the existing Housing Element, the appropriateness of the goals, objectives, and policies, and the progress in implementing the programs over the planning period of the 2009–2014 Housing Element. This appendix contains a review of the programs of the previous Housing Element, and evaluates the degree to which these programs have been implemented during the previous planning period. This section also includes a detailed review of the County's progress toward facilitating the production of its share of the regional housing need. The findings from this evaluation have been instrumental in determining Shasta County's 2014–2019 Housing Implementation Program.

B. SUMMARY OF ACHIEVEMENTS

Since the adoption of the last Housing Element update, Shasta County implemented a number of actions to plan for, accommodate, and facilitate the construction, rehabilitation, and preservation of affordable housing. An overall net increase in housing was experienced during the 2007-14 period with most of the housing attributed to construction of above-moderate income housing. Table 1 identifies all residential units that have been approved and/or constructed to date in Shasta County that contribute to meeting the regional housing needs allocation.

Table A-1: Progress in Meeting RHNA for 2007 to 2014

Income Level	Number	Actual Built
*Extremely-Low	485	62
*Very-Low	485	61
Low	666	146
Moderate	729	332
Above-Moderate	1,593	722
Total	3,958	1,323

*50% of the County's very low-income housing needs (485) are for extremely low-income households defined as those families earning less than 30% of the County's median income.

C. REVIEW OF GOALS, OBJECTIVES, AND POLICIES

Since the adoption of the last Housing Element update, Shasta County implemented a number of programs that have helped to achieve the goals, objectives and policies of the 2007-14 Housing Element and other more recent statutes from State housing law, which are described in detail in Table 2. Table 2 also refers to new programs in the 2014-19 Housing Element, several of which were either modified, consolidated into new programs or omitted because they were implemented, redundant to other programs, or determined ineffective. Section V of this document includes a complete list of the new and/or revised programs for the 2014-19 Housing Cycle.

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements

Action Program	Programs	Accomplishments / Results / Status
1	Annually, as part of its General Plan report to the Office of Planning and Research, the County will review its vacant residential land use inventory to assess the need to add new properties via General Plan amendments, zone changes, specific plans, or other actions to maintain an adequate supply of developable sites. This effort is designed to ensure that adequate areas exist to meet the County's regional housing goals for development of affordable housing for the Very Low, Low, and Moderate income groups. The focus of this effort will be directed primarily toward town centers and rural community centers with existing or the potential of public sewer and water services. Included in this analysis will be a focus on the amount of developable land designated as Urban Residential (UR) and Suburban Residential (SR) by the General Plan. *Responsibility: Planning Divisions* *Timeframe: Ongoing, 2009-2014*	***Accomplishments:*** A complete inventory of residentially zoned properties was prepared (refer to Appendix B of this document). This included an analysis of properties that can serve development of affordable housing. Also, significant rezoning occurred to address RHNA. Program Also, During this Housing Element period, ***Results:*** Program replaced by Program H1-A which includes annual review of General Plan for internal consistency. Also, Program H3-J was introduced to address any further shortfalls to comply with RHNA in 2019. ***Status:*** Program 1 has been replaced with Program H1-A which expands this program to include review the relevant elements of the General Plan for internal consistency annually.
2	As part of Program No. 1, the County will establish an implementation program designed to maintain an adequate supply of developable land designated or zoned for two-family (R-2) and multiple-family (R-3) uses. This effort will address the need for a reasonable supply of developable lands provided with public sewer and water services to accommodate apartments, condominiums, manufactured housing projects, and mobile home	***Accomplishments:*** A complete inventory of residentially zoned properties was prepared (refer to Appendix B of this document. This included an analysis of properties that can serve development of affordable housing. During this Housing Element period, requests for the development of multiple-family housing did not exceed the supply of vacant land designated for high-density residential development. Currently, the County's

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	parks/subdivisions as well a wide range of second units. *Responsibility: Planning Division/Board of Supervisors* *Timeframe: Ongoing, 2009-2014*	Urban Residential (UR) land use designation, allows for development of residential housing densities up to 16 units per acre, but allows densities of 20 to 25 units per acre (minimum 20 units per acre) on lands identified in the Housing Element or otherwise identified by the County for lower income housing. ***Results:*** Program 2 replaced with Program H1-A ***Status:*** Consolidated Program with Program 1 and then replaced with Program H1-A
3	As part of Shasta County's update of the General Plan and Community Plans, the County will review land use patterns, existing densities, the location of employment centers, and the availability of public water and sewer services to identify areas within the county that could be suitable for higher density residential development to ensure that a sufficient supply of residentially designated land is available for the development of affordable housing for Very Low, Low, and Moderate income groups. *Responsibility: Planning Division/Board of Supervisors* *Timeframe: Beginning Fiscal Year 2010/2011*	**Accomplishments:** The General Plan and Zoning Plan have been amended to address this (refer to Appendix D of this document). Also, Program H3-J was introduced to address any further shortfalls to comply with RHNA. ***Results:*** Expanded opportunities to develop over 1,000 higher density residential units at a minimum of 20 units per acre. ***Status:*** Program 3 omitted. It has been partially implemented with any remaining shortfall rezoning of property to occur in 2019 per program H3-J.
4	As part of the regular General Plan update and periodic Zoning Plan revisions, in suitable areas where adequate water, sewer and fire protection services are or can be made available, the County shall endeavor to rezone a total of 20 acres over the Housing Element planning period to a zoning designation to accommodate higher density residential use with minimal land use permit requirements at a density of up to 20 units per acre. These sites will be targeted where new residential development could occur with a minimum of delay in complying with environmental regulations and permitting.	**Accomplishments:** The General Plan and Zoning Plan has been amended to address this (refer to Appendix D of this document). Also, Program H3-J was introduced to address any further shortfalls to comply with RHNA. The County has rezoned over 42.52 acres to R3 (25). ***Results:*** Expanded opportunities to develop over 850 higher density residential units at a minimum of 20 units per acre. ***Status:*** Program 4 omitted. It has been partially implemented with any remaining shortfall rezoning of property to occur in

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	Responsibility: Planning Division *Timeframe: Beginning Fiscal Year 2010/2011*	2019 per Program H3-J.
5	To facilitate the construction of high-density housing, the County will consider amending the Zoning Plan to permit multi-family dwellings, up to 20 units/acre as a permitted use by right in acres some commercial zoning districts where the **full** range of urban services are or will be available. *Responsibility: Planning Division* *Timeframe: Beginning Fiscal Year 2010/2011*	**Accomplishments:** The General Plan and Zoning Plan has been amended to address this (refer to Appendix D of this document). The County rezoned over 42.52 acres to R3(25) without the need to include commercial properties. ***Results:*** Expanded opportunities to develop over 850 higher density residential units at a minimum of 20 units per acre. ***Status:*** Program 5 omitted. It has been partially.
6	The County shall create a mixed-use zoning overlay district totaling a minimum of 20 acres in area and prepare related design guidelines. The County shall also adopt incentives for residential development that is part of a mixed-use project or high density, stand-alone residential projects in commercial zones, including but not limited to reduced parking requirements, and expedited development review procedures. Additionally, the County shall maintain an inventory of potential sites for mixed-use and residential development in commercial zones and promote the inventory and incentives to the development community and property owners. The County shall produce promotional materials such as brochures and fliers, website postings, and/or electronic mailings as funding allows. *Responsibility: Planning Division* *Timeframe: Beginning Fiscal Year 2010/2011*	**Accomplishments:** The Zoning Plan was amended to create a high density zone, R-3(25), minimum 20 units per acre to comply with RHNA. As part of this rezoning program, parking requirements were reduced and fast-track processing of affordable housing was established without the need to create a separate mixed use zoning overlay district. Also, Program H3-3 provides for enhancing the County's fast-track housing program. ***Results:*** Expanded opportunities to develop over 850 higher density residential units at a minimum of 20 units per acre. Program no longer needed. ***Status:*** Program 6 omitted.
7	To maximize the potential for high density residential development in multi-family districts, the County shall adopt a Zoning Ordinance amendment to require that future development plans show how the density allowed within the Multi-Family Residential (R-3) zoning district will be met	**Accomplishments:** The Zoning Plan was amended to create a high density zone, R-3(25), minimum 20 units per acre to comply with RHNA. As part of this rezoning program, parking requirements were reduced and fast-track processing of affordable housing was established without

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	unless a lesser density is shown to be warranted due to environmental constraints. *Responsibility: Planning Division* *Timeframe: Beginning Fiscal Year 2010/2011*	the need to create a separate mixed use zoning overlay district. ***Results:*** Expanded opportunities to develop over 850 higher density residential units at a minimum of 20 units per acre. (refer to Appendix D of this document). Program no longer needed. ***Status:*** Program 7 omitted.
8	As part of the General Plan update, Shasta County shall identify adequate sites with appropriate land use designations to accommodate 800 housing units for lower income households. Each site selected will require a minimum density of 20 units per acre and must be capable of supporting at least 16 units per site (i.e., each site must have at least 0.80 acres of developable land) based on parcel size, configuration, development standards, water and sewer service and other factors. Each site must allow for rent and owner-occupied multi-family housing without the need for a conditional use permit. At least 50 percent of the total housing units will be accommodated by sites in which the zoning does not allow for non-residential uses. Sites Shasta County will consider for rezoning to accommodate the lower-income portion of the RHNA consists of the following specific parcels. Approximately 40 acres of land, at 20 units per acre, is required. As shown by the above list, the County has identified substantially more land than would be required to accommodate for the extremely low and very low income household portion of the RHNA. All identified sites are vacant and (in order to reduce the costs of development) located within water and sewer districts with existing service lines either on or adjacent to the property. Most of the identified sites are either free of major environmental constraints or, where they do exist, only the developable portion of the property will be considered. The selected sites will be rezoned to the existing	**Accomplishments:** The Zoning Plan was amended to create a high density zone, R-3(25), minimum 20 units per acre to comply with RHNA and over 42.52 acres have been rezoned to R3(25). ***Results:*** Expanded opportunities to develop over 850 higher density residential units at a minimum of 20 units per acre. Program omitted. ***Status:*** Program 8 has been implemented. Program no longer needed. .

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	Multiple-Family Residential (R-3) district, which allows only residential and residential accessory uses, with a modification to allow 20 units per acre. Parcels currently zoned for commercial use, may be rezoned to Mixed Use with a modification to allow 20 units per acre. To assist the development of housing for lower income households on larger sites, the County will facilitate land divisions or lot line adjustments resulting in parcel sizes that allow multi-family developments affordable to lower income households in light of state, federal and local financing programs (i.e., parcels of 2 to 10 acres). The County will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development. In addition, the County will offer information and assistance related to all incentives adopted by the County for the development of affordable housing. *Responsibility: Planning Division* *Timeframe: Continuous*	
9	Maintain and update the established database of vacant land suitable for residential development. Include information such as zoning, acreage, major environmental constraints and the availability of infrastructure. Use the information in the inventory as a basis to revise the Housing Element, Zoning Plan and General Plan as appropriate to ensure that adequate residential land is available to meet the County's Regional Housing Need Allocation targets. *Responsibility: Planning Division* *Timeframe: Ongoing*	**Accomplishments:** A complete inventory of residentially zoned properties was prepared (refer to Appendix B of this document). This included an analysis of properties that can serve development of affordable housing. Also, significant rezoning occurred to address RHNA. Program Also, During this Housing Element period. ***Results:*** Program no longer needed. ***Status:*** Program 9 omitted and replaced with Program H1-A, General Plan Consistency Annual Review Program.
10	The County will continue to develop and utilize its Geographic Information System (GIS) to facilitate more accurate tabulation of its available residential land use in inventory and work to develop a system that	**Accomplishments:** A complete inventory of residentially zoned properties was prepared (refer to Appendix B of this document). This included an analysis of properties that can serve development of affordable housing. Also, significant

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	provides this information available online to interested housing developers and financing organizations. *Responsibility: Planning Division* *Timeframe: Ongoing*	rezoning occurred to address RHNA. Program Also, During this Housing Element period, ***Results:*** Program no longer needed. ***Status:*** Program 10 omitted and replaced with Program H1-A, General Plan Consistency Annual Review Program.
11	Where feasible, the County will work with non-profit and other public agencies to evaluate the merits of acquiring surplus public lands for possible use in the development of various types of affordable housing for Very Low, Low, and Moderate income groups by the private sector. The County will expand its efforts for outreach programs to solicit suggestions from developers, real estate professionals, and public organizations regarding the use of unused or underutilized lands suited to development for special needs housing for Very Low and Low-income households. *Responsibility: Community Action Agency* *Timeframe: Annually as needed.*	**Accomplishments:** The County has had ongoing meetings and dialog with developers and other public agencies regarding the use of unused or underutilized land suited for development. ***Results:*** Achieved development of the four Very Low and 17 Low Income housing units as a result of coordination with Community Housing Program developers during this cycle. ***Status:*** Program 11 revised and replaced with Program H1-H, Continuum of Care Program (1).
12	The County will re-examine the adequacy of existing General Plan policies and zoning plan requirements to ensure that they accommodate a variety of second residential units such as conventional second single-family homes (attached or detached), senior citizen residences, family care residences, and temporary guest houses. Continuing efforts will be made to ensure that such units can be accommodated in appropriate zone districts	**Accomplishments:** General Plan and Zoning Plan updated to comply with state housing laws and to address this program. ***Results:*** Program no longer needed but this review of the general plan and zoning will continue to be monitored for additional related housing opportunities. ***Status:*** Program 12 omitted and replaced with Program H1-A, General Plan Consistency Annual Review Program and many others.

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	to help meet the demand for affordable housing, particularly for the Very-Low and Low-income households. *Responsibility: Planning Division* *Timeframe: Ongoing*	
13	The County will identify areas near major employment centers and along or at the intersections of major arterials and collectors that could be developed for a mixture of affordable housing types and densities to help achieve a reasonable balance between job creation and housing demand. This effort can be coordinated with the Cities of Redding, Anderson, and Shasta Lake in order to maximize the efficiency of this program. Residual benefits of successful efforts in this regard can accrue to air quality improvement, reduce traffic congestion, and reduce energy use. As part of this effort, the County will investigate the merits of allowing housing units comprising mixed residential types and densities within and above existing commercial uses. If found to be practical, the County will initiate the necessary process to develop and implement appropriate development standards to provide specific development guidelines for new projects in such locations.	**Accomplishments:** Review of jobs and housing demands in relation to housing through a coordinated effort with Cities did not occur due to budget constraints. However, a complete inventory of residentially zoned properties was prepared (refer to Appendix B of this document). This included an analysis of properties that can serve development of affordable housing. ***Results:*** Program no longer needed. ***Status:*** Program 13 omitted and replaced with Program H1-A, General Plan Consistency Annual Review Program.
14	The County will conduct an assessment of existing facility plans for community water and sewer service areas to determine public service and infrastructure capacity and explore feasible alternatives for potential expansion to provide for a wider range of affordable housing options in rural communities. Efforts will be made to include information from similar plans of	**Accomplishments:** This program has not been implemented due to a lack of resources. However, the Cottonwood Water District made improvements in 2016 to their highest producing well, Well #1. There is now additional capacity to serve approximately 100 new customers. In the future, the District plans on adding a new well and one million gallons of water storage. The County will be reaching out to water and sewer providers to implement

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	independent service providers such as the Bella Vista Water District, the Burney Water District, the Clear Creek Water District, the Cottonwood Community Services District, and the Fall River Valley Community Service District to facilitate identification of potential areas where medium to higher-density residential housing projects could be developed. This work can also be coordinated with applicable programs of the Shasta County Local Agency Formation Commission (LAFCO) when adopted spheres of influence for County special districts are evaluated for potential expansion to their service areas.	Government Code Section 65589.7 (SB 1087), for reserving capacity for low income housing units in accordance with RHNA required number of potential affordable units. Efforts will be made to facilitate identification of potential areas where medium to higher-density residential housing projects could be developed. ***Results:*** Program no longer needed. ***Status:*** Program 14 omitted and replaced with Program H1-E, Water and Sewer Provider Housing Collaboration Program.
15	The County shall review and update the Public Facilities Element of the General Plan to develop strategies for expanding service capacity to allow for additional development and extending services to areas that are designated for urban and suburban residential development but do not have access to public services.	**Accomplishments:** This program has not been implemented due to a lack of resources. The County will be reaching out to water and sewer providers to implement Government Code Section 65589.7 (SB 1087), for reserving capacity for low income housing units in accordance with RHNA required number of potential affordable units. Efforts will be made to facilitate identification of potential areas where medium to higher-density residential housing projects could be developed. ***Results:*** Program no longer needed. ***Status:*** Program 15 omitted and replaced with Program H1-E, Water and Sewer Provider Housing Collaboration Program.
16	The County will establish a procedure whereby the proposed annexation of land designated for residential use will trigger an alert for a revision of the County's Housing Element, adjusting where appropriate, the addition and/or deletion of estimated housing units by income category in the adopted Regional Housing Needs Plan	**Accomplishments:** The County implemented this program during the Housing Element period. ***Results:*** No additional units developed, but the program should be continued. ***Status:*** Program 16 replaced with Program H1-F, Annexation RHNA Evaluation Program.

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	(RHNP) to be constructed in the area to be annexed. The County will catalog the number of annexations each year and include them as part of a subsequent update of its Housing Element.	
17	The County will continue to explore the need to expand the range of density bonus provisions in its development codes to allow a mixture of home types and designs within planned unit developments in order to provide affordable housing for Very-Low, Low, and Moderate income households. This program can help contribute to improve job-housing balances and to increase residential densities along and at the intersection of major arterials and collectors in urban areas. Presently, the maximum density bonus is 25% and alternatives will be evaluated that could extend this limit depending on benefits that might favor increased production of affordable housing to Very-Low and Low-income households.	**Accomplishments:** The County did not experience any projects involving density bonuses during this housing cycle. Density Bonus regulations were updated to comply with the maximum allowed density bonus permitted by Government Code section 65915 (Refer to Appendix E). The County will continue implementing density bonus provisions. ***Results:*** Continue modified version of this program. ***Status:*** Program 17 replaced with Program H4-B, Density Bonus Implementation Program.
18	The County will periodically evaluate its development codes to ensure that provisions exist to award density bonuses for qualified housing projects located where existing sewer and water services can be provided and alternate modes of travel, including non-motorized vehicles and walking can be utilized.	**Accomplishments:** The County amended the Zoning Plan to enhance affordable housing development opportunities including revisions to the Density Bonus regulations to comply with the maximum allowed density bonus permitted by Government Code Sections 65915-65918 and revised the Planning Development regulations to encourage more design flexibility and to allow density bonuses (Refer to Appendix E). The County will continue implementing density bonus provisions. ***Results:*** Continue modified version of this program. ***Status:*** Program 18 replaced with Program H1-A, General Plan Consistency Annual

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
		Review.
19	The County will provide a density bonus whenever an employer proposes to provide financing for Low and Moderate income employee housing in an employer-sponsored housing project located close to the place of employment.	**Accomplishments:** The County did not experience any projects involving density bonuses during this housing cycle. Density Bonus regulations were updated to comply with the maximum allowed density bonus permitted by Government Code section 65915 (Refer to Appendix E). The Planned Development Regulations of the Zoning Plan were also amended to allow greater flexibility to accommodate low and moderate income housing for employer-sponsored housing projects. In addition, the Zoning Plan was amended to address employee housing as an allowed use in all zones that allow other residential uses. ***Results:*** Program no longer needed, ***Status:*** Program 19 replaced with Program H4-B, Density Bonus Implementation Program.
20	The County will amend the existing density bonus ordinance to be consistent with changes made to California Density Bonus law with the passage of SB1818 in 2004 (effective January 1, 2005). The new ordinance will specify that the County will grant a density bonus to developers that include a minimum specified percentage of low and moderate income units within residential developments, in accordance with Government Code Section 65915. The County will promote the benefits of this program to the development community by posting information on the County's website and creating a handout to be distributed with land development applications.	**Accomplishments:** The County did not experience any projects involving density bonuses during this housing cycle. Density Bonus regulations were updated to comply with the maximum allowed density bonus permitted by Government Code section 65915 (Refer to Appendix E). The County will continue implementing density bonus provisions. ***Results:*** Continue encouraging density bonuses. Also Program H1-J also addresses the County's efforts to promote development of affordable housing. This program requires the County to provide information to development interests of multiple family project that results in 10 or more dwellings to encourage them to seek incentives from the County, such as obtaining grant funding deferred fees, sponsoring general plan and zoning amendments, development agreements and density bonuses when the projects provide at least 15 percent of the dwellings are reserved for low income households, ***Status:*** Program 20 replaced with Program H1-J, Developer Incentive Program-

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
		Multiple Family Housing and Program H4-B, Density Bonus Implementation Program.
21	The County will continue to work cooperatively with local non-profit groups and other agencies to support and publicize the use of limited equity multi-family conventional and manufactured housing projects sponsored by private non-profit development corporations and/or other housing sponsors.	**Accomplishments:** The County meets regularly with the City of Redding, City of Anderson, City of Shasta Lake, HCD and the Shasta Builder's Exchange to support the development of affordable housing in the County. ***Results:*** Have not determined whether or not these meetings have resulted in the development of affordable housing in the County. Several programs have been added to the new Housing Element to continue this program, however. ***Status:*** Program 21 replaced with Program H1-G, Public Outreach Program I (Housing Supply), which provides for inter-agency collaboration for expanding affordable housing, H1-I, Developer Assistance I (Burney Falls Development Project) to bring 20 units of affordable multiple family units to the County, H1-I, Continuum of Care Program (1), bringing housing providers together to support and publicizes the need for multiple family affordable housing.
22	The County will continue to work with local agencies and businesses to develop programs, to expand the dissemination of information, and when funding is available will sponsor workshops on housing assistance programs regarding home ownership, rehabilitation, and rental assistance. As part of this effort, the County will actively promote partnerships between private developers, mortgage and banking institutions, and other interested housing development groups to increase the availability of capital needed to expand the number of affordable owner-occupied and rental housing units.	**Accomplishments:** The County conducts annual workshops on homeownership and regularly markets affordable housing programs by distributing flyers and brochures, advertising, and providing informational presentations and workshops. ***Results:*** Have not determined whether or not these meetings have resulted in the development rehabilitation and rental assistance to low income families. Several programs have been added to the new Housing Element to continue this program, however. ***Status:*** Program 22 replaced with Program H2-C, Public Housing Preservation Program and Program H6-A, Public Outreach Housing Information Program II (Fair Housing).

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
23	Due to the complexity and overlap of many housing programs administered in Shasta County, the County will work with City and County housing departments; local private, State, and federal agencies, and developers/builders to: *evaluate the results of local housing programs, *establish greater coordination and communication among housing providers, managers, finance/mortgage companies, and builders/developers in the administration of housing programs, *ensure housing programs and policies are mutually reinforcing to achieve regional housing goals and objectives, *determine if housing policies and programs are being implemented as efficiently and effectively as possible to maximize resources to achieve the highest possible return that results in new and expanded affordable housing programs for all income groups, and; *recommend new goals, policies, and programs that have the effect of increasing the amount of affordable housing for all County residents.	**Accomplishments:** The County meets regularly with the City of Redding, City of Anderson, City of Shasta Lake, HCD and the Shasta Builder's Exchange. ***Results:*** Have not determined whether or not these meetings have resulted in the development or preservation of affordable housing in the County. ***Status:*** Program 23 should be retained and has been replaced with Program H1-H, Continuum of Care Program (1), which brings housing providers together to support and publicize the need for multiple family affordable housing.
24	Amend zoning and regulations, where appropriate, to encourage new mobile home park development. This may include rescinding the requirement for special MHP (Mobile Home Park) district zoning or applying the MHP zone as a combining	**Accomplishments:** Zoning Plan amended to encourage development of manufactured housing, allowing them by right the same as other residential uses and new chapter 17.39 was added to address mobile home park conversions. ***Results:*** It was determined that the current MHP Zone does not discourage

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	district in some existing residential areas.	development of mobile home parks and that making the development code more flexible to allow these uses would be more effective in meeting this objective. ***Status:*** Program 24 no longer needed.
25	Shasta County will publicize and promote its development standards for affordable housing types, such as second units, family care units, senior citizen residences, along with older and used mobile homes installed on parcels 3 acres or less in size located within the (T) Mobile Home combining district, through printed literature at the permit counter and the County's website. Printed literature and information on the County's website will include permit applications, the application process, and any adopted incentives to promote development of affordable housing. Shasta County will also provide this information to community and senior centers and may include such information with utility bills as funding allows. The County will update its building permit tracking system in order to monitor and record the number of these units to ensure the effectiveness of this program. This program will also be used to track the number and types of affordable housing units permitted (e.g. second dwellings, mobile homes).	**Accomplishments:** Zoning Plan amended to encourage development of manufactured housing, allowing them by right the same as other residential uses and new chapter 17.39 was added to address mobile home park conversions. It was also amended to allow accessory dwellings by right. The County also updated its building permit tracking system to improve effectiveness and efficiency. Due to limited resources, literature was not prepared. ***Results:*** Have not determined whether or not these meetings have resulted in the development or preservation of affordable housing in the County. ***Status:*** Much of this program has been implemented. This program should not be continued. The County seeks to focus its housing resources on a limited number of programs.
26	The County will consider initiating a program for ultimate use of tax increment funds generated by the Redevelopment Agency. These funds are estimated at $1,269,500 in which at least 20% of the total amount shall be set aside and used for development and implementation of programs devoted to expand the range of affordable housing options, both for home	**Accomplishments:** The Redevelopment Agency was abolished in accordance with changes to state law ***Results:*** The County did not receive any tax increment financing or redevelopment projects during this housing cycle. ***Status:*** Redevelopment funds are no longer available based on changes to state law. This program no longer applicable.

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	ownership and rental purposes, for Very Low, Low, and Moderate income households. Such programs will be integrated with existing strategies targeted to help achieve conservation and rehabilitation goals.	
27	The County will apply for Department of Housing and Urban Development (HUD) and/or other appropriate State and federal grants to be used to provide funding adequate housing, suitable living environments, and expanded economic opportunities for persons of low and moderate income.	**Accomplishments:** The County continues to apply for State and federal grant funding. Housing Choice Voucher program continues to preserve approximately 900 rental assisted units per year countywide. Approximately 21% of the units are located in the unincorporated areas of Shasta County, which had the result of preserving rental assistance units to more than 320 families during the term of the current Housing Element in the unincorporated areas. ***Results:*** The County applied for and received 36 additional HUD-Veterans Affairs Supportive Housing (VASH) vouchers in 2014. Retain this program. ***Status:*** Replace Program 27 with Program H2-C, Public Housing Preservation Program and Program Public Housing Assistance Program.
28	The Community Action Agency will apply for CDBG planning and technical assistance grants designed to provide funds for technical support in developing supporting data for CDBG applications.	**Accomplishments:** The County continues to apply for State and federal grant funding, ***Results:*** Since the Housing Element has not been timely updated, the County has been precluded the opportunity to apply for CDBG funding during much of this housing cycle. Also, the CDBG program has been changed over the years so that CDBG planning and technical assistance grants are not attractive as compared to larger funding applications. The County will apply for CDBG finding for housing projects potentially in 2018, and definitely in the next housing cycle. ***Status:*** Replace this program with Program H2-A, Public Housing Assistance Program, Program H, Program H2-B, Homeowner Buyer Assistance Program, and Program

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
		H2-C, Public Housing Preservation Program.
29	The County will explore programs that can lead to the expansion, rehabilitation, and conservation of all forms of housing in Shasta County as well as provide a variety of housing types by utilizing programs, to the extent funding is available including, but not limited to: Community Development Block Grants U.S. Department of Housing and Urban Development Section 8 rental assistance programs Community Reinvestment Act (will work in conjunction with private financial institutions) California Self-Help Housing Program HOME grants for purchase programs As part of this program, the goal is to maintain the annual rehabilitation total of approximately 19 units (95 units total) improved through the USDA-RD 504 Loans and Grants Program. These units will be distributed equally between the Very Low and Low-income groups.	**Accomplishments:** The County continues to apply for State and federal grant funding. ***Results:*** The County is making progress towards the objective of this program. Expand program if funded. ***Status:*** Replace Program 29 with Program H2-A, Public Housing Assistance Program and Program H2-C, Public Housing Preservation Program.
30	The County shall explore opportunities to expand home ownership among lower income households by increasing the distribution of grant funds such as the County's First Time Home Buyer Program and the Federal HOME Investment Partnership Program.	**Accomplishments:** The County continues to apply for State and federal grant funding. ***Results:*** The County assisted 13 first-time homebuyers with the purchase of a home during this housing cycle. This program has been highly effective and will be maintained in the updated Housing Element. Retain this program. ***Status:*** Replace Program 30 with Program H2-B, Homeowner Buyer Assistance Program.
31	The County, through its Department of Housing, will work with non-profit organizations and/or other appropriate housing sponsors, to establish a priority to	**Accomplishments:** No known units were at risk during this time period. ***Results:*** This program has been effective in the past and will be maintained in the

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	protect and perpetuate federally or State assisted or other types of affordable units at risk of potential conversion to market rate during the planning period. Possible strategies could include the purchase of such units by local non-profits, securing new financing to sustain existing subsidized housing rates, or notification of potential market rate conversion to State and federal agencies for possible sources of below-market financing.	updated Housing. This program should be retained. ***Status:*** Program 31 replaced with Program H2-C, Public Housing Preservation Program.
32	The County, in conjunction with local non-profits and other housing providers, will work to establish effective community awareness programs publicizing the availability of federal and State funds for the rehabilitation of single-family, mobile homes, and multi-family units. Informational material will be distributed throughout the County describing available programs and offering County assistance to qualified applicants in obtaining program funds.	**Accomplishments:** The County conducts annual workshops on homeownership, regularly markets affordable housing programs by distributing flyers, brochures, and advertising. ***Results:*** This program should be continued. The County should reduce the number of programs it seeks to implement, and will devote resources to this more focused effort. This program should be retained. ***Status:*** Replace Program 32 with Program H1-G, Public Outreach Housing Information Program I-Housing Supply.
33	The County will use as its basis for Best Practices the current guidelines as accepted by the County and HUD when older homes are being rehabilitated for Low and Moderate income households. Cost-effective rehabilitation, compatible with applicable public health, safety, and code requirements, in conjunction with HUD's Housing Quality Standards (HQS) may be used in certain instances to allow rehabilitation of older homes and, thus, maintain the housing stock.	**Accomplishments:** This program has not been implemented due to lack of resources. ***Results:*** The County should reduce the number of programs it seeks to implement, and will devote resources to this more focused effort. This program should be retained. ***Status:*** Program 33 replaced with Program H2-D, Housing Conditions Survey Program.
34	Prepare an updated report on the condition of housing stock in the unincorporated areas of Shasta County, with focus on more	**Accomplishments:** The County continues to implement its rehabilitation guidelines. ***Results:*** The County is meeting the

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	populated communities. Conditions of housing stock shall be rated in accordance with HCD criteria. Use the information in the inventory to revise the Housing Element as appropriate to address conservation or replacement of housing stock.	objective of this program. This program is descriptive of ongoing standard County policy and should not be continued. ***Status:*** Program 33 no longer needed.
35	The County will continue to monitor and update current policies for the fast-track processing of Very Low and Low-income housing projects including those designed for special-needs housing as described in Section H- 4 Special Needs. As a part of this program, the County establishes a target of 2,400 units for new construction. This total will be divided as follows: Very Low-income – 300 units; Low-income – 255 units; Moderate Income – 1,035 units; and Above Moderate Income – 810 units. Additionally, a goal is to maintain the annual home ownership total of approximately 26 units (130 units total) generated through the USDA-RD 502 Loan Program. These units will be distributed among the Very Low, Low, and Moderate Income groups.	**Accomplishments:** During the 2007-14 Housing Cycle, 123 very low and 146 low-income units were constructed. ***Results:*** This program has been updated with new quantified objectives and will continue to be maintained in the updated Housing Element. ***Status:*** Program 35 replaced with Program H1-B, Land Inventory Maintenance Program and Program H1-C, Public Property Conversion to Housing Program
36	The County will evaluate the need for an ordinance to govern the conversion of apartments and mobile home parks to condominiums as a means to preserve affordable housing stock.	**Accomplishments:** The new Zoning Plan includes a new section on mobile home park conversions to address affordable housing stock (refer to Appendix E). There are very few condominiums in the County so there is no need for condo conversion regulations. ***Results:*** Program was achieved. ***Status:*** Program 36 no longer needed.
37	The County will continue to provide the public with information on State and federal programs that can be used by Low and Moderate income households.	**Accomplishments:** The County provided information to the public through brochures, flyers, and department website on an ongoing basis. ***Results:*** Program should be maintained. ***Status:*** Program 37 replaced with Program

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
		H2-C. Public Housing Preservation Program
38	The Planning Division will prepare an annual report describing the achievements and shortfalls of the Housing Element. Included in this report will be an analysis of the effectiveness of the County's Housing Policies and Programs in meeting housing targets for new housing as well as accomplishments in realizing rehabilitation and conservation targets. The report shall include recommendations for amendments to the Housing Element and/or the General Plan to improve their effectiveness in achieving housing and community development goals.	**Accomplishments:** This program has not been fully implemented due to a lack of resources, but the annual progress report was submitted for 2017. ***Results:*** Program will be retained and implemented for 2019. Program should be retained. ***Status:*** Program 38 has been replaced with Program H1-A. General Plan Consistency Annual Review Program
39	The County will work with the three cities in the County to initiate a program to promote a greater harmony among the County's land use and housing programs with economic stimulus programs of the Economic Development Corporation, local Chambers of Commerce groups, and other business and non-profit groups to unify and strengthen housing and economic development goals and to eliminate conflicts that serve as impediments to the expansion of affordable housing construction.	**Accomplishments:** The County Department of Housing meets regularly with the City of Redding, City of Anderson, the City of Shasta Lake, but has not pursued this program separately. ***Results:*** Due to limited resources, the County should focus on implementing a less exhaustive set of programs, but some collaboration with other agencies, such as Cities and water and sewer providers should be implemented to replace this Program. Portions of this program should be retained. ***Status:*** Omit Program 39, but provide additional collaboration with other local agencies through implementation of new Programs H1-H. Housing Agency Collaboration Program (I) H1-E and Program Water and Sewer Provider Housing Collaboration Program.
40	The County will continue to support legislative changes that have the effect of streamlining the development review process, and encourages greater production of affordable housing.	**Accomplishments:** The County Community Action Agency continues to support legislative changes regarding increased production of affordable housing. ***Results:*** This program is still necessary and will continue to be implemented during the upcoming Housing Element planning period.

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
		Status: Program 40 replaced with Program H3-C, Housing Legislative Support Program
41	The County shall create an infill development overlay district and prepare related guidelines that allow flexibility in lot sizes, building height, setbacks, site planning, parking requirements, and other development standards to encourage high-density and affordable housing in proximity to employment centers and/or transit services.	**Accomplishments:** This program was implemented with recent amendments to the Zoning Plan to create more residential flexibility, particularly for affordable housing development. ***Results:*** New provisions to the Zoning Plan include revising the Planned Development Zone to encourage the production of lower income house, complete revisions to the Density Bonus regulations to allow a greater percentage of density bonus than was permitted, and introduction of the R-3(25) Zone District, requiring a minimum of 20 units per acre in areas in proximity to employment centers and/or transit services. Also, emergency housing is now allowed by right in locations close to these centers and services. ***Status:*** Program 41 no longer needed.
42	The County shall provide flexibility in some land use regulations and development standards (e.g., Department of Public Works) where feasible to reduce impediments to and reduce the cost of the production of lower-income and special housing.	**Accomplishments:** This program was implemented with recent amendments to the Zoning Plan to create more residential flexibility, particularly for affordable housing development. ***Results:*** New provisions to the Zoning Plan include revising the Planned Development Zone to encourage the production of lower income house, complete revisions to the Density Bonus regulations to allow a greater percentage of density bonus than was permitted, and introduction of the R-3 (20) Zone District, requiring a minimum of 20 units per acre in areas in proximity to employment centers and/or transit services. Also, emergency housing is now allowed by right in many locations of the County. ***Status:*** Program 41 no longer needed.
43	The County will work with the Cities of Redding, Anderson, and Shasta Lake to develop policies facilitating annexation and orderly expansion of high-density	**Accomplishments:** This program has partially been implemented with more recent meetings with the City of Redding regarding collaborative approaches to providing high density housing in areas

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	residential development in areas adjacent to the cities that are planned for such uses, pursuant to applicable City and County policies, thereby facilitating residential development with access to municipal services. Also, the County and Cities shall develop procedures on re-allocating their RHNA housing targets after property is annexed to a city.	close to the City where there are urban services. ***Results:*** County should continue program to meet regularly with partner cities to address RHNA. ***Status:*** Program 43 replaced with Program H1-F, Annexation RHNA Evaluation Program and Program H1-H, Continuum of Care Program (I).
44	Within one year, the County will analyze the potential for deferring or reducing application processing fees applicable to developments in which 5% of units are affordable to extremely low-income households, 10% of the units are affordable to very low-income households, or 20% of the units are affordable to low-income households. To be eligible for a fee exception, the units shall be affordable by affordability covenant. Within two years, the Planning Division shall make their recommendation on the program, along with its potential costs, to the Planning Commission. If adopted by Board of Supervisors, the County shall promote the benefits of this program to the development community by posting information on its web site and creating a handout to be distributed with land development applications.	**Accomplishments:** Program has been partially implemented by the County sponsoring property owners and developer for rezoning properties to R-3(25), minimum 20 units per acre to accommodate development of more affordable housing. This will result in accommodation of the potential production of over 1,000 additional low and very low income housing units in this housing cycle. ***Results:*** Maintain a similar program that reduces costs to the production of affordable housing. ***Status:*** Program 44 has been replaced with Program H1-I, Developer Assistance Program I-Burney Development Project, Program H1-J, Developer Incentive Program-Multiple Family Housing, Program H3-D, Housing Fee Reduction Program and Program H3-J, Rezoning Program.
45	As part of the Zoning Plan update, the County shall revise the off-street parking requirements (Chapter 17.86) to more easily accommodate higher densities on multi-family and mixed use sites. Further study of these revisions shall be conducted before changes to the Zoning Plan are made: • Reductions in the number of spaces	**Accomplishments:** Program implemented as part of the recent Zoning Plan Update Program (refer to Appendix E). ***Results:*** Program implemented. ***Status:*** Program 45 no longer needed.

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	required for affordable or senior housing projects, if it can be demonstrated that the expected tenants will own fewer cars than the regular standards anticipate – or if spaces will not be "pre-assigned" to specific units in the project. • Reductions to the space requirements for studio apartments (presently 1.5 spaces per unit).	
46	According to County Service Area #17, their wastewater treatment plant must be expanded in order to accommodate additional residential development densities greater than what is currently allowed within the existing zoning districts. CSA #17 states they are able to expand their wastewater collection and treatment infrastructure provided that any necessary improvements are paid by the developer. CSA #17 recently received grant funding to develop a Capital Improvements Plan for their sewage treatment system. This plan will evaluate the build out of their existing system to a 1 million gallon/day average dry weather flow which would approximately double their existing capacity. The Cottonwood Water District states they presently do not have any planned improvements or upgrades to their existing water system. The district currently has capacity to serve approximately 100 additional customers. Any proposed residential development beyond this amount would require the developer to pay for additional improvements, such as new well and water storage tank.	**Accomplishments:** The Cottonwood Water District made improvements in 2016 to their highest producing well, Well #1. There is now additional capacity to serve approximately 100 new customers. In the future, the District plans on adding a new well and one million gallons of water storage. CSA #17 recently completed their 2013 Sewer Master Plan. This plan considers the build out of their existing system to a 1 million gallon/day average dry weather flow, which would approximately double their existing capacity. The plant currently serves 4,431 Household Equivalents (HEs, the amount of wastewater generated by a single family household) and has the capacity to serve 617 additional HEs. ***Results:*** Specific program not needed, but further collaboration with water and sewer providers is needed in accordance with AB 1087. ***Status:*** Replace Program 46 with Program H1-E, Water and Sewer Provider Housing Collaboration Program.

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	The Burney Water District does not presently have any planned improvements or upgrades to their existing water and sewer systems. Although the District currently has capacity to serve approximately 700 additional customers, they state developers may be required to pay for additional improvements to upgrade either their water and sewage service systems depending upon the scale of the proposed residential development. The Fall River Valley Community Services District is currently planning to add a secondary/emergency source of water to their system to ensure continued water services to their customers since they presently rely on one water well. They do not have any other planned improvements or upgrades to their existing water and sewer systems. Although the District currently has capacity to serve both water and sewer services to approximately 329 additional customers, they state developers may be required to pay for additional improvements to upgrade either their water and sewage service systems depending upon the scale of the proposed residential development. Within County Service Areas, the County will continue to work towards finding possible sources of funding for making improvements to their water and sewage treatment systems to increase their capacity to serve new residential development within these areas. Where upgrades to systems in non-County service districts are necessary to serve new residential development, the County will be available to assist the districts in finding possible sources of	

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	funding for needed improvements.	
47	In accordance with Government Code Section 65589.7, the County will distribute the adopted Housing Element to water and sewer service providers and request a copy of their policies and procedures demonstrating compliance with this code section regarding the provision of services to proposed developments involving housing units affordable to lower income households.	**Accomplishments:** This program was implemented during the planning period. ***Results:*** Further collaboration in accordance with SB 1087 is needed. ***Status:*** Program 47 replaced with Program H1-E, Water and Sewer Provider Housing Collaboration Program.
48	The County will continue to enforce the adaptability requirements of Title 24 of the California Administrative Code and Chapter 11 of the California Code to ensure that new and rehabilitation units, including multiple-family housing, satisfactorily accommodate the needs of elderly persons and other individuals with special physical limitations.	**Accomplishments:** This program was active during the planning period. The County did not receive any multiple-family housing development applications, and no multiple-family housing units were built during this planning period. ***Results:*** Continue program. ***Status:*** Program 48 replaced with Program H4-A, ADA Compliance Program
49	The County will continue to implement density bonuses and fast track application processing in addition to evaluating other feasible options that provide incentives for development of Single Room Occupancy housing, special-needs housing projects, including those with a mix of lifestyle options, independent living, and congregate care facilities.	**Accomplishments:** This program was implemented with the recent update of the Zoning Plan which included new density bonus and reasonable accommodation regulations and the expansion of the zones allowing boardinghouses (refer to Appendix E). ***Results:*** Program has been implemented. The County does not see the need to provide regulations for additional larger-scale single room occupancies. ***Status:*** Program 49 no longer needed.
50	The County will continue to work with contractors and developers to assist in incorporating new interior housing designs that respond to lifestyle changes and demands of disabled and senior citizens.	**Accomplishments:** County continues working with contractors and developers to develop housing designs that more economically accommodates affordable housing, but the County does not have any architects on staff to provide a professional level of advice for redesigning house interiors so this program is not practical.

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
		Results: This program is not practical for County implementation. ***Status:*** Program 50 no longer needed.
51	The County, in conjunction with the three Cities, local non-profit agencies, and other interested organizations, will address regional issues associated with providing affordable housing and supportive services for the elderly, large families, single mothers, children, developmentally and physically disabled persons, the mentally ill, farmworkers, and the homeless. Information gained from this effort will be used to formulate new regional strategies to improve and expand housing programs and funding for these groups.	**Accomplishments:** The County meets regularly with the City of Redding, City of Anderson, City of Shasta Lake, HCD and the Shasta Builder's Exchange. ***Results:*** It is unknown whether or not this program helped expand or preserve affordable housing in the County. Other programs have been developed to address the purpose of this program. Program should be incorporated into other housing assistance collaborative programs. ***Status:*** Program 51 replaced with Program H1-H, Continuum of Care Program, Program H1-F, Annexation RHNA Evaluation Program, Program H4-C, Homeless Support Program, and Program H4-G, Farmworker Housing Program.
52	The County will work jointly with the Cities of Redding, Anderson, and Shasta Lake plus local non-profit agencies to explore and develop feasible options to expand the area's ability to accommodate emergency housing needs.	**Accomplishments:** The County continually works with the Continuum of Care to promote better understanding of the community's needs for affordable housing. However, no emergency shelters were built during this housing cycle. Zoning Plan was recently amended to allow emergency housing by right in some areas with urban services to reduce constraints to emergency housing in the County. ***Results:*** This program continues to evolve but more effort is needed to address this need. New programs have been created to address the purpose and objectives of this program. ***Status:*** Program 52 replaced with Program H4-C, Homeless Support Program (I-Agency Collaboration) and Program H4-H, Homeless Support Program (II-Use of Churches for Emergency Shelters).
53	The County will continue to support and take an active role with efforts of community-based organizations in seeking new and improved strategies that will be	**Accomplishments:** The County continually works with the Continuum of Care to promote better understanding of the community's needs for affordable housing.

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	successful in addressing the needs of the homeless through financial contributions and active participation on local and regional advisory boards. This commitment includes sustaining its current financial support of the local Continuum of Care organization to provide emergency assistance and transitional housing to individuals who are homeless. Emphasis will be given to the Very Low and Low-income households more self-sufficient and responsible renters and homeowners.	***Results:*** No new emergency shelters were developed during this housing cycle. However, efforts are underway to create a regional center. ***Status:*** Program 53 replaced with Program H4-C, Continuum of Care Program and Program and Program H4-E, Homeless Support Program.
54	The County will explore feasible cooperative strategies with the USDA Rural Development Agency to develop successful applications that can provide additional funding assistance for expanding the range of affordable housing options, both home ownership and rental housing, for farmworkers and/or Very Low and Low-income households in Shasta County.	**Accomplishments:** The USDA Rural Development Agency administered 50 grants in the total amount of $5,663,745 and 1,042 loans in the total amount of $140,641,252 between 2009 and 2014 in unincorporated Shasta County and the cities of Shasta Lake and Anderson. These grant and loan programs included: Homeownership Direct Loan and Loan Guarantee Programs (Section 502), Home Repair Loan and Grant Programs (Section 504), and Rural Housing Site Loans (Section 523). ***Results:*** This program has been successful and should be continued. ***Status:*** Program 52 replaced with Program H2-A, Public Housing Assistance Program and Program H2-C, Public Housing Preservation Program
55	As part of the Zoning Plan update, the County shall define "emergency shelters," "transitional housing," and "permanent supportive housing." The Zoning Plan shall allow emergency shelters in the following zone by right (i.e., without a conditional use permit or other discretionary approval): Commercial-Light Industrial (C-M). Currently, Shasta County has 86 parcels over 1 acre in size and 1607 acres of vacant	**Accomplishments:** Program was implemented as part of the recent Zoning Plan Update (refer to Appendix E) ***Results:*** Reduced constraints to the production of affordable housing. ***Status:*** Program 55 no longer needed.

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	land zoned C-M. All of these parcels are located in developed portions of the County near where these services would be needed. The County shall also establish development standards for emergency shelters that are consistent with State law and encourage and facilitate the development of emergency shelters. The Zoning Plan will be amended to permit transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. In addition, the update will identify zoning districts where Single Room Occupancy (SRO) housing may be permitted, either by right or as a conditional use.	
56	As part of the Zoning Plan update, the County will ensure that the permit processing procedures for agricultural employee housing do not conflict with Health and Safety Code Section 17021.6 which states that *"no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves 12 or fewer employees and is not required of any other agricultural activity in the same zone."* The County shall also ensure that such procedures encourage and facilitate the development of housing for agricultural employees.	**Accomplishments:** Program was implemented as part of the recent Zoning Plan Update (refer to Appendix E) and has resulted in reduced constraints to the production of affordable housing. ***Results:*** Program has been implemented. ***Status:*** Program 56 no longer needed.
57	As part of the Zoning Plan update, the County shall amend the Zoning Plan to provide individuals, family members, caregivers, and/or anyone acting on behalf of the persons with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to	**Accomplishments:** Program was implemented as part of the recent Zoning Plan Update. See new Section 17.109, Reasonable Accommodation regulations (refer to Appendix E) and has resulted in reduced constraints to the production of affordable housing. ***Results:*** Program has been implemented.

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	ensure equal access to housing.	***Status:*** Program 57 no longer needed.
58	The County shall investigate the feasibility of adopting specific universal design standards for all new construction to encourage accessibility to the greatest extent possible.	**Accomplishments:** This program is currently being implemented through the Shasta County Zoning Plan, Title 16, "Buildings and Construction," and Title 24 of the California Building Code. Also, the Zoning Plan includes a number of new provisions to encourage accessibility. ***Results:*** This program should not be continued. Instead, the County should apply new Zoning Plan and continue implementing Title 16, "Buildings and Construction," and Title 24 of the California Building Code. ***Status:*** Program 59 no longer needed.
59	Shasta County shall ensure that the needs of extremely lower-income households are specifically considered in the County's housing programs. Within this Housing Element, Implementation Programs such as Program #42 (reduction of application processing fees) Program #44 (density bonus incentives, fast tracking applications) encourage the production of housing commonly associated with extremely low income households. Other Implementation Programs such as Program #29 (at-risk rental units) and Program #34 (protection of apartment units and mobile home park from conversion to other uses) work to preserve existing affordable housing for this income group. As noted in Implementation Program #27, Shasta County continues to explore programs and resources that lead to the expansion, rehabilitation, and conservation of all forms of housing, including housing for extremely low-income households. The	**Accomplishments:** Many of these objectives have been met or are ongoing. ***Results:*** The County will continue to implement these objectives through other Programs in the next housing cycle. ***Status:*** Program 59 replaced with a number of Programs including, Program H1-D, Affordable Housing Inventory Program, Program H1-F, Annexation RHNA Evaluation Program, Program H2-A, Public Housing Assistance Program, Program H2-C, Public Housing Preservation Program, H3-A, Housing Fast-Track Processing Program, Program, Program H4-B, Density Bonus Implementation Program, Program H4-G, Farmworker Housing Program, Program H4-C, Continuum of Care Program (I-Agency Collaboration), Program H4-H, Homeless Support Program III-Use of Churches for Emergency Shelters, and Program H5-E, Energy Efficient Housing Weatherization Program, Program.

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	County will also apply for, and use available housing resources, such as local Housing Choice Vouchers and federal Housing Assistance Payment vouchers, and other resources for the provision of housing for extremely low income households The County will coordinate with affordable and special needs housing providers to track the number of extremely low-income units produced and preserved and to maintain the affordability of existing housing affordable to extremely low-income households. In addition, the County will work with housing providers and seek funding for acquiring and rehabilitating and/or converting rental properties or motels to create housing units for extremely low-income households.	
60	The County will continue to enforce Title 24 of the California Administrative Code which requires energy conservation devices or features to be incorporated into all new housing development.	**Accomplishments:** This program is currently being implemented through the Zoning Plan, Title 16, "Buildings and Construction," and Title 24 of the California Building Code. ***Results:*** Project should continue. ***Status:*** Program 60 replaced by Program H5-C, Energy Efficient Housing Code Compliance Program.
61	The Zoning Ordinance and Subdivision Ordinance will be evaluated periodically to require new residential developments to take advantage of solar access as required by the Subdivision Map Act.	**Accomplishments:** The County continues to implement the requirements of the Subdivision Map Act. ***Results:*** This program should not be continued as it is covered under the Subdivision Map Act. ***Status:*** Program 61 no longer needed.
62	The County General Plan should be amended to require, where applicable, all community plans to have a density infill policy, particularly those featuring	**Accomplishments:** This program was implemented with recent amendments to the General Plan and Zoning Plan to create more residential flexibility, particularly for affordable housing development.

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	community sewer and water services, as one method to conserve energy.	***Results:*** New provisions to the Zoning Plan include revising the Planned Development Zone to encourage the production of lower income house, complete revisions to the Density Bonus regulations to allow a greater percentage of density bonus than was permitted, and introduction of the R-3(25) Zone District, requiring a minimum of 20 units per acre in areas in proximity to employment centers and/or transit services. Also, emergency housing is now allowed by right in many locations of the County. ***Status:*** Program 64 no longer needed.
63	Through its Zoning and Subdivision Ordinances, the County will continue to require that streets and parking lots in new projects be landscaped with trees capable of providing shade to the street and parking surfaces and surrounding buildings.	**Accomplishments:** The County implemented this program during this housing cycle. ***Results:*** This program should be continued. ***Status:*** Program 63 replaced with Program H5-A, Energy Efficient Landscaping Shading Program.
64	The Zoning and Subdivision Ordinances will continue to be enforced to require energy conservation retrofitting of multi-family units and conversions of apartments and mobile home parks to condominiums.	**Accomplishments:** This program was not implemented and there were no condominium conversions during the Housing Element period. ***Results:*** This program should not be continued. Energy conservation requirements for retrofitting are required by the California Green Building Standards Code (CALGreen). ***Status:*** Program 64 no longer needed.
65	The County Housing Department will explore opportunities to apply for a CDBG technical assistance grant and other Federal and State grants to establish continuing programs to provide information and assistance to property owners seeking to obtain funding for construction related to energy conservation programs available in Shasta County, including, but not limited to: a. CDBG funds	**Accomplishments:** The County was not able to apply for a technical assistance grant for this program. Other programs were determined by the County to have a higher priority for technical assistance funding. ***Results:*** This program should be discontinued as an individual program and will be combined with other Programs. ***Status:*** Program 65 replaced with Program H5-B, Public Outreach Housing Information Program II-(Energy Efficient Housing) and H5-E, Energy Efficient Housing Weatherization Program.

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	b. USDA Rural Development-Farmers Home Administration funds c. Energy Commission funds d. Self-Help Home Repair Program e. Heat pump energy savers.	
66	The County will continue to seek appropriate Federal and State grants for energy conservation to combine with other programs financing Low and Moderate income housing projects.	**Accomplishments:** The County successfully applied for a CalHOME Housing Rehabilitation grant in 2011 which included energy conservation elements. ***Results:*** This program was moderately successful to help identify energy conservation needs with 25 low income houses weatherized during this housing cycle. ***Status:*** Replace program with Program H5-E, Energy Efficient Housing Weatherization Program.
67	The County will consider flexible alternatives in its land development ordinances to allow reductions of street width standards in energy-conserving Planned Unit Developments only, especially when Low and Moderate income housing projects are involved.	**Accomplishments:** This program was active during this housing cycle however, no new developments occurred using this program during this housing cycle. ***Results:*** The County will continue to implement this program in accordance with the California Department of Forestry and Fire Protection (CAL FIRE) requirements. ***Status:*** Program 67 no longer needed.
68	The County shall provide information to the public and to homebuilders regarding the efficient use of energy in the home and ways to improve the energy efficiency of new construction. The County shall promote this program by posting information on their web site and creating a handout to be distributed with land development and building permit applications.	**Accomplishments:** The County streamlined the permitting process for Solar Photovoltaic Systems during this Housing Element planning period. ***Results:*** This program should be continued. ***Status:*** Program 68 replaced with Program H5-B, Public Outreach Housing Information Program II-(Energy Efficient Housing).
69	The County shall encourage efficient energy use in new development, such as	**Accomplishments:** This program has been implemented in the General Plan and

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	compact urban form, access to non-auto transit, use of traffic demand management, water-efficient landscaping, among other possibilities. The County shall promote this program by incorporating policies that encourage efficient energy use into the updated General Plan.	incorporated into development review. ***Results:*** Program has been implemented ***Status:*** Program 69 no longer needed.
70	The County shall develop a green building incentive program to promote the provision of green building practices in new residential development. The "green incentive" program shall establish a point system that rates new residential development by assigning value to certain green building practices including, but not limited to: Installation of photovoltaic and "cool" roofs; Solar water heating; Use of recycled and renewable building materials; Energy Star appliances; Energy-efficient lighting; Location near public transportation and other services; Shade trees; Low or no-VOC finishes; and Water-efficient landscaping. Based on the rating, the County shall award incentives to developers of green residential buildings, including, but not limited to:	**Accomplishments:** The County relied on the California Green Building Standards Code (CALGreen) during this housing cycle. ***Results:*** This program will not be continued. Green building practices for residential development are required by the California Green Building Standards Code (CALGreen). ***Status:*** Program 70 no longer needed.

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	Density bonuses; and Reduced parking requirements. The County shall promote this program by posting information on their web site and creating a handout to be distributed with land development applications.	
71	The County will seek grants or other sources of funding to establish effective local programs in conjunction with the Shasta County Board of Realtors that will provide information and education on fair housing law and practices to all persons involved with providing or constructing housing. Information may include, but may not be limited to: f. Public information on the enforcement activities of the State Fair Employment and Housing Commission. g. Programs and implementation techniques regarding equal access to housing. h. Assistance to aid alleged victims of violence for obtaining access to appropriate State or federal agency programs. i. Fair housing posters and other literature that can be used to be distributed to schools, libraries, post offices, and local media.	**Accomplishments:** The County participates in a Fair Housing Workshop annually for real estate professionals, landlords, and tenants. Each year a different fair housing topic is highlighted. The Community Action Agency maintains a Fair Housing webpage. ***Results:*** This Program is effective and should be retained. ***Status:*** Program 71 replaced with Program H6-A, Public Outreach Housing Information Program II and Program H6-B, Fair Housing Coordination Program.
72	The County will evaluate its existing community outreach programs to improve their effectiveness in providing public information designed to promote a better understanding of the critical need for affordable housing and the broad range of household incomes, especially Very Low,	**Accomplishments:** The County continually works with the Continuum of Care to promote better understanding of the community's needs for affordable housing. ***Results:*** This program should not be continued. Community outreach programs will continue to be implemented as a component of other programs, and by the

Table A-2: Description of Achievements from Previous 2007-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	Low, and Moderate income households that can benefit from assisted housing programs. This effort is designed to reduce the level of resistance to new housing projects oriented to these groups.	Continuum of Care. ***Status:*** Refer to Program H4-C, Continuum of Care Program.
73	The County will continue to work with the Board of Realtors and local property management services to promote and encourage Fair Housing by maintaining information at various public and private offices and cooperating to sponsor educational seminars involving active participants who are in the business of providing rental housing to local residents.	**Accomplishments:** The information specified in this program is routinely provided to the public by County staff. Each year, the Board of Supervisors has declared April as Fair Housing Month. In addition, Shasta County Department of Housing participates in an annual Fair Housing Workshop. ***Results:*** This is a redundant program to others and should be incorporated into other programs. ***Status:*** Program 74 has been replace with Program H6-A, Public Outreach Housing Information Program (II-Fair Housing).
74	The County will continue to work with local organizations to encourage, expand, and publicize programs that provide rental assistance to lower income households.	**Accomplishments:** The County routinely works with non-profits and the local Continuum of Care for the purposes specified in the program. ***Results:*** Program should be maintained. ***Status:*** Program replaced with Program H6-A, Public Outreach Housing Information Program (II-Fair Housing).

APPENDIX B
HOUSING CAPACITY ANALYSIS BACKGROUND INFORMATION AND RESIDENTIAL LAND INVENTORY

1 Units Built in 2017

Table B-1 summarizes residential projects completed since the beginning of January 2017 to the end of 2018 as were included in the 2017 Annual Progress Report (APR). These units are counted towards the RHNA for the 5th Cycle.

Table B-1. Residential Development by Income Category

APN	January 1, 2017 – December 31, 2017 (Annual Progress Report)					Total
	EL	VL	L	Mod	Above Mod	
Secondary Units[1]		1	4			5
Mobile Home Installation[2]				21	0	21
Duplexes						0
Single-Family Residences[3]		3	5	111	1	141
Total Units		**4**	**9**	**132**	**1**	**146**

1. Accessory Dwelling Units (ADUs) were prohibited at the beginning of the cycle but were made legal on September 19th, 2017. ADUs are now permitted by right and permits for their construction since their legalization have increased exponentially (See Section 4 of this Appendix). In total, 5 permits for secondary units were issued during the 2017 reporting year.
2. No sales price information was obtained for Mobile home installations constructed during the time period. Therefore, no affordability level below moderate was projected for the units.
3. Single-family residences constructed during the period were considered affordable to moderate income households unless it was demonstrated otherwise through financing in the CHIP Housing program. The rate of affordability of units constructed during the period as verified by CHIP financing is shown in Table I-1 in Appendix I.

2 Vacant Land Analysis

Table B-2, B-3 and B-4 summarizes vacant parcels that can accommodate various types of residential development. Vacant parcels with zoning that permits residential uses will accommodate potential development of 1,608 lower-income units and 12,130 moderate and above moderate-income units. This potential capacity includes the 42.52 acres rezoned to 20-25 dwelling units per acre (Table B-2) along with the existing inventory of vacant parcels in the mobile-home (T) combining district which amounts to 545 parcels (Table B-3). Figures B1-1 through 4 and Figures B2-1 through 8 are maps which show where these parcels are located within the County.

Potential residential capacity is development at the maximum allowed density based on the General Plan and Zoning criteria and considering development characteristics of each lot and limitations to development within the particular community or area. Tables B-2, B-3 and B-4 also provide for a more realistic development capacity of 1,395 lower-income units and 8,618 moderate

and above–moderate income units. The low-income units for realistic capacity are made up by an 80% calculation of the 42.52 acres of rezoned sites (850 units) along with the demonstrated affordability of the existing inventory of vacant lots in the mobile-home combining district where fees for services or other requirements were not too high (545 units shown through analysis in Table B-5 and B-6). Figure B2-1 through 8 includes these lots and shows where they are located within the County. In addition to rezoned properties, 12.5 acres are proposed to be rezoned at the default density as part of Program H3-J to address the remaining housing needs.

Realistic capacity is generally 80% of the potential development capacity of each lot analyzed, except in some instances, where the lower density areas are referenced, lower densities are applied more in keeping with the demonstrated characteristics of develop in these more rural areas. Based on realistic capacity, Shasta County has the ability to produce 10,163 additional dwelling units at build out. Assumptions used in the development of these development capacities are noted below. For lower-income housing development, a complete analysis of lots is provided in Figures B1-1 through 4, and B2-1 through 8 and Tables B-2 and B-3 in this appendix which includes a complete analysis of potential site constraints, such as infrastructure, topography, drainage limitations, access and other environmental constraints that could result in reduced development density. Table B-4 consists of a list of all remaining vacant residentially zoned parcels in unincorporated areas of Shasta County. Figure B3-1 through 26 are maps that show where these parcels are located within the County.

The reference tables incorporate the following methodology and assumptions for calculating housing capacity on vacant sites in the unincorporated area of the County, based on the following five criteria: 1) General Plan designation, 2) availability of services, 3) zoning, 4) capacity expressed as dwelling units per acre (du/ac), 5) Community. In addition, lot by lot characteristics were evaluated for the Urban – U1 category as well as mobile home (T) district vacant lots (see Table B-3) to determine realistic capacity of units that are considered affordable at the low-income level, whereas, for all other categories realistic capacity was calculated at eighty (80) percent of the maximum capacity.

I. Urban (consists of vacant (or otherwise identified in Table B-2) parcels with the full range of urban services, located within an identified Town Center or adjacent to and within the sphere of influence of an identified Urban Center, within an Urban Residential General Plan land use designation, includes the R1, R2, R3 or IR zones with an assigned density from 4 to 25 du/ac). There are four such Urban categories as follows:

<u>Category U1</u>
Vacant, or otherwise identified, sites (defined as that portion of a parcel or parcels identified in the County Housing Element or otherwise identified by the County to accommodate lower income housing), upon which the Urban Residential (UR) General Plan land use designation and the Multifamily Residential zone with a density of 20 to 25 du/ac (R3-25) is or will be applied to accommodate the County's lower income housing needs obligations.

Communities:	To be Determined
Criteria:	Provides for a minimum of 20 du/ac and a maximum of 25 du/ac with public water and sewer; sites of 0.5 acres to 10 acres.

Potential capacity: 25 du/ac
Realistic capacity: 20 du/ac

Conclusions: Approximately 42.52 acres have been designated UR and rezoned to R3-25 in these locations with the capacity to accommodate 850 to 1,063 dwelling units at the County's "default density" that will comply with the Regional Housing Needs Allocation of very low income units.

Category U2
Vacant lots within the Multifamily Residential zone with a density of 13 to 16 du/ac (R3-16).

Communities: Burney/Johnson Park Town Center
Potential Capacity: 16 du/ac
Realistic Capacity: 13 du/ac

Conclusions: Approximately 3.23 acres with just over 1 acre within the Floodway (F1) zone, and therefore not eligible for development, with the capacity to accommodate 29 to 35 high density dwelling units on 2.2 acres that will comply with the Regional Housing Needs Allocation of low or moderate income units.

Category U3
Vacant lots currently zoned Interim Residential (IR) with the potential to be rezoned to Two-Family Residential (R2) with a density of 15 du/ac (R2-15) with public water and sewer.

Communities: Burney/Johnson Park Town Center
Potential Capacity: 15 du/ac
Realistic Capacity: 12 du/ac

Conclusions: Approximately 10.17 acres with the capacity to accommodate 122 to 153 medium density dwellings that will comply with the Regional Housing Needs Allocation of moderate income units.

Category U4
Vacant lots zoned One-Family Residential (R1) with a density ranging from of 4 to 8 du/ac (R1, R1-4, R1-5, R1-6).

Communities: Burney/Johnson Park and Cottonwood Town Centers
Potential Capacity: 8 du/ac
Realistic Capacity: 4 du/ac

Conclusions: Approximately 65.29 acres, with just over 11 acres ineligible for development due to Floodway and Commercial zoning, with the combined capacity to accommodate 257 to 319 low density dwellings on 54.19 acres that will comply with the Regional Housing Needs Allocation of moderate income units.

II. Suburban (consists of vacant parcels with some, but not all urban services, located within or adjacent to an identified Town Center or Rural Community Center, and characterized by lower

population densities than urban. Includes the R1, R2, R3, RM, IR, TL, RR, PD and U zones and the Mobile Home (T) combining district which allows mobile homes older than 10 years old and does not require a permanent foundation, with wide-ranging densities of 0.17 du/ac to 3.5 du/ac.

Communities: Sacramento Canyon (Lakeshore, Lakehead, Castella, South Dunsmuir), Big Bend (Round Mountain, Montgomery Creek, Big Bend), Northeast Shasta (Cassel, Hat Creek), Lassen (Old Station, Eastern Forest (Shingletown, Viola), Eastern Upland (Millville, Oak Run, Whitmore), South Central Region (Mountain Gate, Jones Valley, Bella Vista, Happy Valley, Centerville, Shasta /Keswick), Western Upland (Igo, Ono, Platina), and French Gulch.

Potential Capacity: 3.5 du/ac
Realistic Capacity: 3 du/ac

Conclusions: Approximately 2,865 acres with a combined capacity to accommodate 3,080 to 7,603 low density dwelling units with up to 15 affordable mobile homes in the "T" combining district that will comply with the Regional Housing Needs Allocation of low income and the remainder that will comply with the RHNA of moderate and above moderate income units.

III. Rural Residential A (consists of vacant lots with no, or only some, urban services, located within or near a Rural Community Center. Includes the Rural Residential (RR) and Unclassified (U) zones, and the Mobile Home (T) combining district which allows mobile homes older than 10 years old and does not require a permanent foundation, with allowed density of 0.5 du/ac, and actual density determined by land capability analysis and currently averaging less than 0.1 du/ac.

Communities: In and around Sacramento Canyon (Lakeshore, Lakehead, Castella, South Dunsmuir), Big Bend (Round Mountain, Montgomery Creek, Big Bend), Northeast Shasta (Cassel, Hat Creek), Lassen (Old Station, Eastern Forest (Shingletown, Viola), Eastern Upland (Millville, Oak Run, Whitmore), South Central Region (Mountain Gate, Jones Valley, Bella Vista, Happy Valley, Centerville, Shasta /Keswick), Western Upland (Igo, Ono, Platina), and French Gulch.

Potential Capacity: 0.5 du/ac
Realistic Capacity: 0.1 du/ac

Conclusions: Approximately 33,134 acres with a combined capacity to accommodate 2,886 to 8,359 low density dwelling units including up to 250 affordable mobile homes in the "T" combining district that will comply with the Regional Housing Needs Allocation of low income units and the remainder that will comply with the RHNA of moderate or above moderate income units.

IV. Rural Residential B (consists of vacant lots receiving no urban services and located in areas of the County characterized by potentially severe limitations on septic tank use, uncertain long-term availability of water, proximity to lands designated as timber, grazing, or croplands, remoteness from Urban, Town Centers and Rural Community Centers, extreme wildland fire hazard, and/or inaccessibility via County maintained roads, with a wide range of zones predominated by RL, U and EA, and the Mobile Home (T) combining district which allows mobile

homes older than 10 years old and does not require a permanent foundation, with allowed density of 0.2 du/ac, and actual density determined by land capability analysis and currently averaging 0.025 du/ac.

Communities: Outside identified Town Centers and Rural Community Centers.

Potential Capacity: 0.2 du/ac
Realistic Capacity: 0.025 du/ac

Conclusions: Approximately 94,950 acres with a combined capacity to accommodate 2,370 to 3,620 low density dwelling units including up to 93 affordable mobile homes in the "T" Combining district that will comply with the Regional Housing Needs Allocation of low income units and the remainder that will comply with the RHNA of moderate and above moderate income units.

TABLE B-2

Table B-2. Vacant R-3 (25) Zoned Properties								
2014-2019 HOUSING ELEMENT UPDATE - REZONE PROGRAM								
SITE NO.	APN	PARCEL ACRES	HE REZONE PORTION	WATER / SEWER	RIVERS/ CREEKS	OVER 30% SLOPE	FLOODWAY / F-2	REMAINING ACREAGE
Area 1: East Redding Area: 299E Corridor/Collyer Drive & Old Oregon Trail (33.3 acres total)[1]								
1	076-070-012[2]	3.5	3.5	BVWD / COR	No	No	No	3.5
2	076-070-016	1.9	1.9	BVWD / COR	No	No	No	1.9
3	076-100-018	7.3	7.3	BVWD / COR	No	No	No	7.3
4*	076-060-018[2]	59.22	9.44	BVWD / COR	No	YES - 0.983	No	8.46
5*	076-060-018	59.22	9.37	BVWD / COR	No	No	No	9.37
6	076-100-011	1.8	1.8	BVWD / COR	No	No	No	1.8
Area 2: North Redding Area: Old Oasis Road/I-5 Corridor (10.2 acres total)[1]								
7*	073-010-006	51.85	2.4	COR / COR	No	No	No	2.4
8*	073-010-006	51.85	3.0	COR / COR	No	No	No	3.0
9*	073-010-006	51.85	3.1	COR / COR	No	No	No	3.1
10*	073-010-006	51.85	1.7	COR / COR	No	No	No	1.7
	Totals:	**125.55 Acres**	**43.51 Acres**					**42.52 Acres**

Realistic Development Capacity = 850 Dwelling Units

[1] Each identified property has a General Plan designation of Urban Residential – 25 dwelling units per acre (UR (25)). The proposed zone districts and General Plan designations were created to avoid existing constraints on the parcels. As a result, while some constraints may exist on the subject parcel, they may not show up in the table because they are being avoided through the delineation of the proposed zone district and General Plan designation boundaries within that subject parcel (See Figures B2-1 through B2-4).

[2] These properties are not vacant; with each lot having an existing single-family home. These parcels are included because it is the property owner's intent to develop them at the minimum default density of 20 units per acre, in which case, the existing homes would either be demolished or incorporated into the project. For those reasons, these residences do not constitute an impediment to future development that would be affordable to all income levels.

BVWD - Water service to be provided by Bella Vista Water District.
COR - Water and/or Sewer service to be provided by City of Redding.
CSA 8 - Sewer service to be provided by Community Service Area 8 - Shasta County

*Sites 4, 5, 7, 8, 9, and 10 have been identified on the General Plan and Zoning maps as portions of parcels to be developed with multiple-family housing at a density of 25 dwelling units per acre appropriately sized of having more than 0.5 acres and less than 10 acres. The locations and boundaries of these sites were specifically selected and designed to account for the avoidance of potential environmental constraints (topography, access and floodplain) that would otherwise limit development as provided in Government Code Section 65583.2(c)(1)(B). To further reduce

constraints to high density residential housing development, in accordance with Program H3-L of this Housing Element, access to Sites 4, 5, 7, 8, 9 and 10, requires public road access be fully provided to all sites by June, 2019. The County has no regulations that would preclude partial development of these portions of property independently as high density residential housing. In each case, high density development could occur without the need to subdivide the parcels. In addition, each site has access to an adjacent public road and could be accessed by a driveway entrance across those portions of the parcels that are not designated for multiple-family housing, if necessary.

FIGURE B2-1

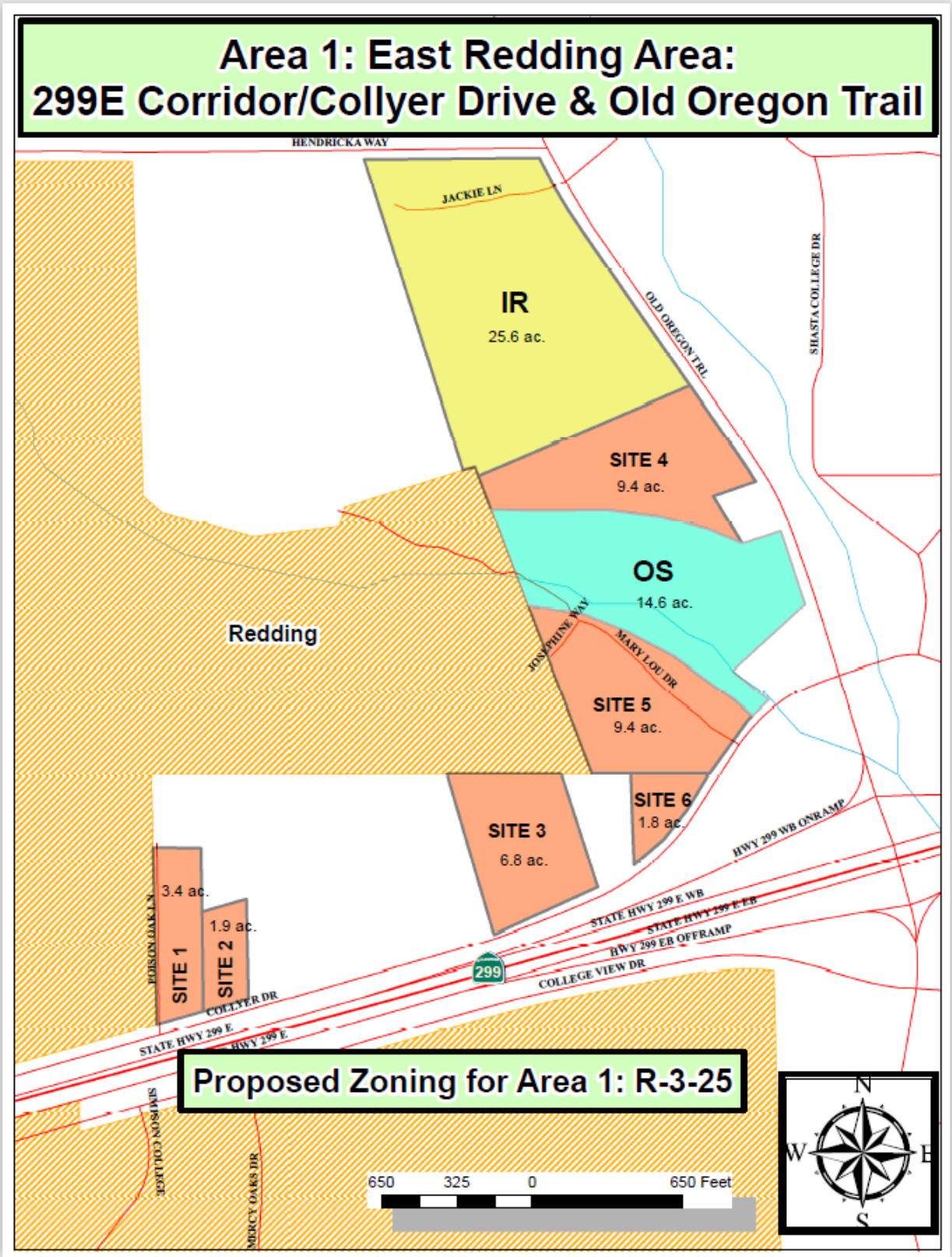


FIGURE B2-2

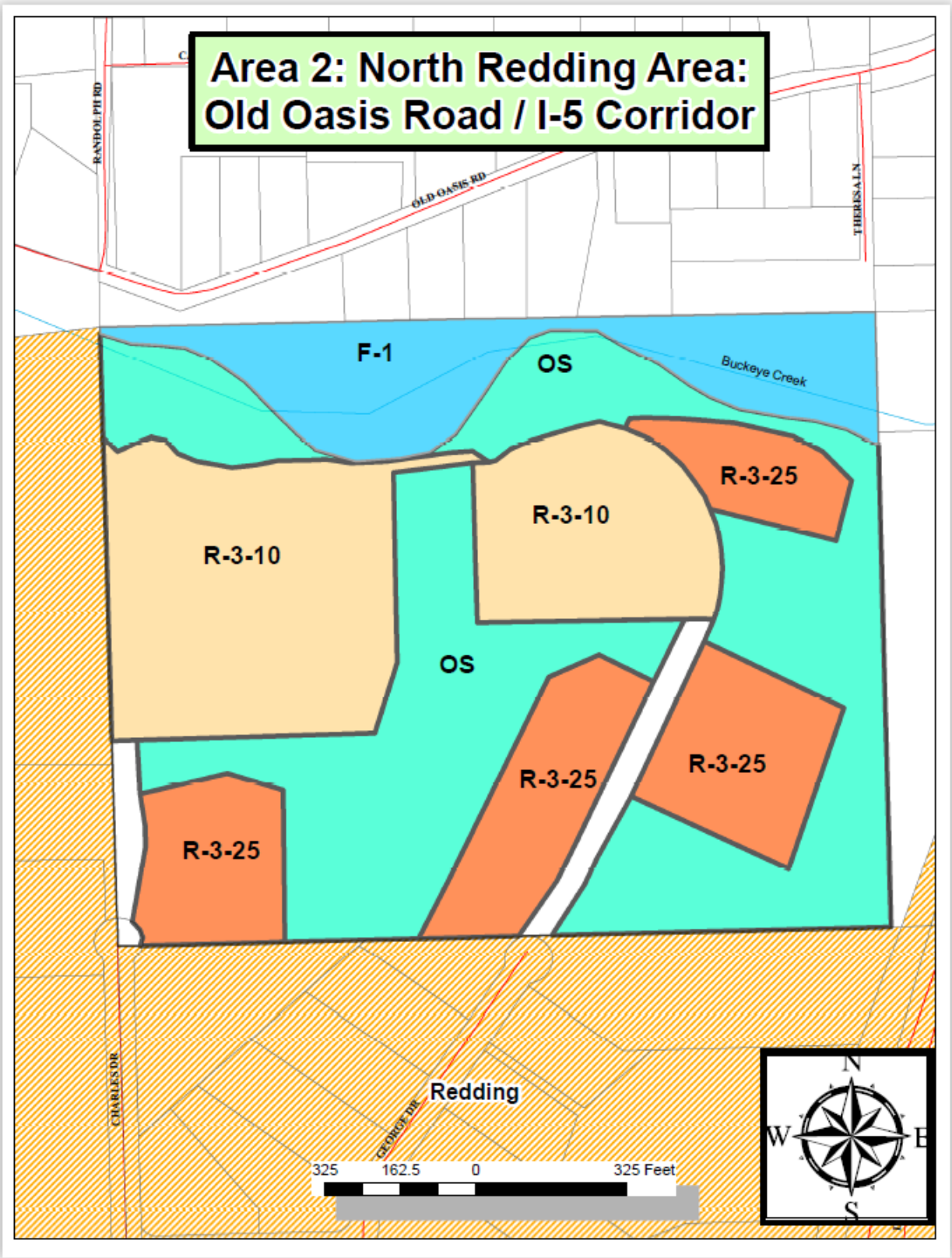

Area 2: North Redding Area:
Old Oasis Road / I-5 Corridor
RANDOLPH RD
OLD OASIS RD
THERESA LN
F-1
OS
Buckeye Creek
R-3-25
R-3-10
R-3-10
OS
R-3-25
R-3-25
R-3-25
CHARLES DR
GEORGE DR
Redding
325
162.5
0
325 Feet
N
W
E
S

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TABLE B-3

Table B-3. Mobile-Home District Vacant Land Inventory and Constraints Analysis									
APN	Acres	General Plan	Zoning	Flood Plain	Wetlands/ Creeks	Slope Over 30%	Remaining Acreage	CSA	CSD
007460009000	2.02	RA	R-R-T	No	No	No	2.02		MOUNTAIN GATE
007470022000	2.05	RA	R-R-T	No	No	No	2.05		MOUNTAIN GATE
014970009000	3.03	RA	R-R-T	No	No	Yes	2.94		
016300003000	2.99	RB	R-L-T	No	No	No	2.99		
016300020000	0.88	RB	R-L-T	No	No	No	0.88		
016490007000	1.54	RA	R-R-T	No	No	No	1.54		
018540027000	2.70	RA	R-R-T	No	No	Yes	2.44		
019450025000	0.85	RA	R-R-T	No	No	No	0.85		
023450002000	1.01	RB	R-L-T	No	No	No	1.01		
023450003000	1.24	RB	R-L-T	No	No	No	1.24		
023450004000	1.53	RB	R-L-T	No	No	No	1.53		
023450006000	1.34	RB	R-L-T	No	No	No	1.34		
023450009000	0.96	RB	R-L-T	No	No	No	0.96		
023450010000	1.04	RB	R-L-T	No	No	No	1.04		
023450011000	0.98	RB	R-L-T	No	No	No	0.98		
023450012000	0.93	RB	R-L-T	No	No	No	0.93		
023450014000	1.04	RB	R-L-T	No	No	No	1.04		
023450018000	0.99	RB	R-L-T	No	No	No	0.99		
023450019000	0.99	RB	R-L-T	No	No	No	0.99		
023450020000	0.99	RB	R-L-T	No	No	No	0.99		
023450021000	0.98	RB	R-L-T	No	No	No	0.98		
023450023000	1.03	RB	R-L-T	No	No	No	1.03		
023450026000	1.03	RB	R-L-T	No	No	No	1.03		
023450027000	0.99	RB	R-L-T	No	No	No	0.99		
023460004000	1.05	RB	R-L-T	No	No	No	1.05		
023460005000	1.14	RB	R-L-T	No	No	No	1.14		
023460006000	2.13	RB	R-L-T	No	No	No	2.13		
023460010000	1.00	RB	R-L-T	No	No	No	1.00		

023460011000	0.99	RB	R-L-T	No	No	No	0.99		
023460012000	1.00	RB	R-L-T	No	No	No	1.00		
023460013000	2.19	RB	R-L-T	No	No	No	2.19		
023460014000	1.51	RB	R-L-T	No	No	No	1.51		
023460015000	1.73	RB	R-L-T	No	No	No	1.73		
023460016000	0.98	RB	R-L-T	No	No	No	0.98		
023460017000	0.99	RB	R-L-T	No	No	No	0.99		
023460018000	0.99	RB	R-L-T	No	No	No	0.99		
023460019000	2.23	RB	R-L-T	No	No	No	2.23		
023460020000	1.04	RB	R-L-T	No	No	No	1.04		
023460022000	1.62	RB	R-L-T	No	No	No	1.62		
023460023000	1.60	RB	R-L-T	No	No	No	1.60		
023460024000	1.32	RB	R-L-T	No	No	No	1.32		
023460025000	1.33	RB	R-L-T	No	No	No	1.33		
023460028000	1.97	RB	R-L-T	No	No	No	1.97		
027360004000	1.94	RA	R-R-T	No	No	Yes	1.66		
029370012000	2.04	RA	R-R-T	No	No	No	2.04		
029370014000	2.02	RA	R-R-T	No	No	No	2.02		
029370015000	2.05	RA	R-R-T	No	No	No	2.05		
029460047000	2.22	RB	R-L-T	No	No	No	2.22		
031440019000	0.98	RA	R-R-T	No	No	No	0.98		
031440027000	1.02	RA	R-R-T	No	No	No	1.02		
031460021000	0.96	RA	R-R-T	No	No	No	0.96		
031500023000	0.95	RA	R-R-T	No	No	No	0.95		
031510008000	1.00	RA	R-R-T	No	No	No	1.00		
031510010000	1.03	RA	R-R-T	No	No	No	1.03		
031510017000	0.95	RA	R-R-T	No	No	No	0.95		
035440009000	0.99	RB	R-L-T	No	No	No	0.99		
035440016000	1.04	RB	R-L-T	No	No	No	1.04		
035440019000	1.11	RB	R-L-T	No	No	No	1.11		
035440036000	1.08	RB	R-L-T	No	No	No	1.08		
035440037000	1.00	RB	R-L-T	No	No	No	1.00		
035440041000	1.07	RB	R-L-T	No	No	No	1.07		
035440049000	1.00	RB	R-L-T	No	No	No	1.00		
035440050000	1.00	RB	R-L-T	No	No	No	1.00		

035440052000	0.99	RB	R-L-T	No	No	No	0.99		
035440055000	0.99	RB	R-L-T	No	No	No	0.99		
035440056000	1.01	RB	R-L-T	No	No	No	1.01		
050140009000	1.00	SR	IR-T	No	No	No	1.00		
050510009000	2.78	SR	IR-T	F-2	No	No	2.76		
050510013000	1.61	SR	IR-T	No	No	No	1.61		
050520022000	1.29	SR	IR-T	No	No	No	1.29		
051130020000	2.47	SR	IR-T	No	No	No	2.47		
051130022000	2.72	SR	IR-T	No	No	No	2.72		
051130024000	2.37	SR	IR-T	No	No	No	2.37		
051260034000	2.74	SR	R-R-T-BSM	No	No	No	2.74		
051390005000	1.97	SR	IR-T	No	No	No	1.97		
051390013000	2.60	SR	IR-T	No	No	No	2.60		
051400001000	1.73	RB	R-L-T	No	No	Yes	1.11		
051400007000	2.42	RB	R-L-T-B SM	No	No	Yes	1.74		
051460005000	1.21	SR	IR-T	No	No	No	1.21		
054050063000	2.27	SR	IR-T	F-1	No	No	2.27		
054450028000	2.23	SR	IR-T	No	No	No	2.23		
054450039000	1.53	SR	IR-T	No	No	No	1.53		
054680005000	2.86	SR	IR-T	No	No	No	2.86		
060010015000	2.30	RB	R-L-T	F-2	No	No	2.30		
060410007000	2.39	RB	R-L-T	No	No	No	2.39		
060410008000	2.68	RB	R-L-T	No	No	No	2.68		
065100020000	2.84	RA	R-R-T	No	No	No	2.84	CSA NO. 25 KESWICK	
065110009000	0.72	N-O	R-R-T	No	No	No	0.72	CSA NO. 25 KESWICK	
065110012000	0.72	N-O	R-R-T	No	No	No	0.72	CSA NO. 25 KESWICK	
065110013000	0.72	N-O	R-R-T	No	No	No	0.72	CSA NO. 25 KESWICK	
065110021000	0.73	N-O	R-R-T	No	No	No	0.73	CSA NO. 25 KESWICK	
065110030000	0.84	N-O	R-R-T	No	No	No	0.84	CSA NO. 25 KESWICK	
065110041000	0.79	N-O	R-R-T	No	No	No	0.79	CSA NO. 25 KESWICK	
065130007000	1.98	N-O	R-R-T	No	No	No	1.98	CSA NO. 25 KESWICK	
065260014000	1.59	RA	R-R-T	No	No	No	1.59	CSA NO. 25 KESWICK	
065280009000	2.29	RA	R-R-T	No	No	Yes	2.24	CSA NO. 25 KESWICK	
074040012000	2.69	SR	IR-T	No	No	No	2.69		
82200026000	2.41	RB	R-L-T-B SM	No	No	No	2.41		

84280001000	1.40	RB	R-R-T-B SM	No	No	Yes	0.61		
84280005000	1.27	RB	R-R-T-B SM	No	No	Yes	0.23		
84280012000	1.29	RB	R-R-T-B SM	No	No	Yes	0.40		
87130009000	1.02	RA	R-R-T	No	No	No	1.02		
94080013000	2.29	RB	R-R-T-BA-2.5	No	No	No	2.29		
94080022000	2.54	RB	R-R-T-BA-2.5	No	No	No	2.54		
94110016000	1.75	RB	R-L-T	No	No	No	1.75		
94180004000	0.78	RA	R-R-T	No	No	Yes	0.77		
94180011000	1.77	RA	R-R-T	No	No	Yes	1.66		
94530005000	2.56	RA	R-R-T	No	No	No	2.56		
94530006000	2.87	RA	R-R-T	No	No	No	2.87		
94530012000	3.03	RA	R-R-T	No	No	No	3.03		
94530015000	2.51	RA	R-R-T	No	No	No	2.51		
94540012000	1.44	RA	R-R-T	No	No	No	1.44		
94540014000	0.79	RA	R-R-T	No	No	No	0.79		
95070045000	2.39	RA	R-R-T	No	No	No	2.39		
95070062000	2.50	RA	R-R-T	No	No	No	2.50		
95080012000	2.84	RA	R-R-T-BA-5	No	No	No	2.84		
95090002000	1.33	RA	R-R-T-BA-5	No	No	No	1.33		
95100001000	2.99	RA	R-R-T-BA-5	No	No	No	2.99		
95100017000	2.70	RA	R-R-T-BA-5	No	No	No	2.70		
95200014000	2.98	RA	R-R-T	No	No	No	2.98		
95200027000	3.09	RA	R-R-T	No	No	No	3.09		
95230002000	2.48	RA	R-R-T	No	No	No	2.48		
95230004000	2.48	RA	R-R-T	No	No	No	2.48		
95230005000	2.43	RA	R-R-T	No	No	No	2.43		
95230011000	2.59	RA	R-R-T	No	No	No	2.59		
95230013000	2.73	RA	R-R-T	No	No	No	2.73		
96050021000	1.95	RA	R-R-T	No	No	No	1.95		
96050023000	1.91	RA	R-R-T	No	No	No	1.91		
96060008000	1.45	RA	R-R-T	No	No	No	1.45		
96080006000	0.90	RA	R-R-T	No	No	No	0.90		
96200004000	1.10	RA	R-R-T	No	No	No	1.10		

96200020000	1.14	RA	R-R-T	No	No	No	1.14		
96200022000	1.14	RA	R-R-T	No	No	No	1.14		
96200023000	1.12	RA	R-R-T	No	No	No	1.12		
96210003000	0.85	RA	R-R-T	No	No	No	0.85		
96210012000	0.88	RA	R-R-T	No	No	No	0.88		
96210031000	0.76	RA	R-R-T	No	No	No	0.76		
96210033000	0.77	RA	R-R-T	No	No	No	0.77		
96210041000	0.94	RA	R-R-T	No	No	No	0.94		
96210046000	0.96	RA	R-R-T	No	No	No	0.96		
96210051000	0.83	RA	R-R-T	No	No	No	0.83		
96210054000	0.96	RA	R-R-T	No	No	No	0.96		
96220003000	1.00	RA	R-R-T	No	No	No	1.00		
96220018000	1.23	RA	R-R-T	No	No	No	1.23		
96220021000	1.43	RA	R-R-T	No	No	No	1.43		
96220026000	1.08	RA	R-R-T	No	No	No	1.08		
96220028000	1.03	RA	R-R-T	No	No	No	1.03		
96220030000	1.73	RA	R-R-T	No	No	No	1.73		
96220040000	1.48	RA	R-R-T	No	No	No	1.48		
96220044000	1.02	RA	R-R-T	No	No	No	1.02		
96220047000	1.12	RA	R-R-T	No	No	No	1.12		
96230002000	1.33	RA	R-R-T	No	No	No	1.33		
96230003000	1.31	RA	R-R-T	No	No	No	1.31		
96230004000	1.49	RA	R-R-T	No	No	No	1.49		
96230005000	1.10	RA	R-R-T	No	No	No	1.10		
96230015000	1.15	RA	R-R-T	No	No	No	1.15		
96230043000	1.01	RA	R-R-T	No	No	No	1.01		
96230060000	1.25	RA	R-R-T	No	No	No	1.25		
96250003000	2.22	RA	R-R-T	No	No	No	2.22		
96250012000	1.97	RA	R-R-T	No	No	No	1.97		
97110021000	2.50	RB	R-R-T-B-SM	No	No	Yes	2.13		
97110022000	2.36	RB	R-R-T-B SM	No	No	Yes	2.19		
97110025000	2.49	RB	R-R-T-B SM	No	No	Yes	2.32		
97110026000	2.33	RB	R-R-T-B SM	No	No	No	2.33		
98090001000	1.25	T	R-R-T- B SM	No	No	No	1.25		
98090002000	1.27	T	R-R-T-B SM	No	No	No	1.27		

98090003000	1.31	T	R-R-T-B SM	No	No	Yes	1.28		
98090004000	1.24	T	R-R-T-B SM	No	No	Yes	1.18		
98090005000	1.29	T	R-R-T-B SM	No	No	No	1.29		
98090010000	1.59	T	R-R-T-B SM	No	No	Yes	1.23		
98090011000	1.14	T	R-R-T-B SM	No	No	Yes	0.66		
98090015000	2.05	T	R-T-B- SM	No	No	Yes	1.27		
98090016000	2.28	T	R-R-T-B SM	No	No	Yes	1.67		
98090018000	1.74	T	R-R-T-B SM	No	No	Yes	1.23		
98090019000	1.38	T	R-R-T-B SM	No	No	Yes	0.77		
98090020000	1.29	T	R-R-T-B SM	No	No	Yes	0.96		
98090021000	1.39	T	R-R-T-B SM	No	No	Yes	1.17		
98090022000	1.37	T	R-R-T-B SM	No	No	Yes	1.27		
98090025000	1.01	T	R-R-T-B SM	No	No	No	1.01		
98090026000	1.02	T	R-R-T-B SM	No	No	No	1.02		
98090034000	1.57	T	R-R-T-B SM	No	No	No	1.57		
98090035000	1.09	T	R-R-T-B SM	No	No	No	1.09		
98090036000	1.02	T	R-R-T-B SM	No	No	No	1.02		
98090037000	1.19	T	R-R-T-B SM	No	No	No	1.19		
98090038000	1.13	T	R-R-T-B SM	No	No	No	1.13		
98090039000	1.08	T	R-R-T-B SM	No	No	No	1.08		
98090040000	1.02	T	R-R-T-B SM	No	No	No	1.02		
98090041000	1.05	T	R-R-T-B SM	No	No	No	1.05		
98090042000	1.07	T	R-R-T-B SM	No	No	No	1.07		
98090043000	1.00	T	R-R-T-B SM	No	No	No	1.00		
98090044000	1.02	T	R-R-T-B SM	No	No	Yes	0.72		
98090045000	1.44	T	R-R-T-B SM	No	No	Yes	0.96		
098110001000	1.59	T	R-R-T-B SM	No	No	No	1.59		
098110002000	1.59	T	R-R-T-B SM	No	No	No	1.59		
098110003000	1.59	T	R-R-T-B SM	No	No	No	1.59		
098110005000	1.55	T	R-R-T-B SM	No	No	No	1.55		
098110007000	1.88	T	R-R-T-B SM	No	No	No	1.88		
098110008000	2.03	T	R-R-T-B SM	No	No	No	2.03		
098110009000	1.83	T	R-R-T-B SM	No	No	No	1.83		
098110014000	1.72	T	R-R-T-B SM	No	No	No	1.72		
098110015000	1.64	T	R-R-T-B SM	No	No	No	1.64		

098110016000	1.66	T	R-R-T-B SM	No	No	No	1.66		
098110018000	1.57	T	R-R-T-B SM	No	No	No	1.57		
098110019000	1.27	T	R-R-T-B SM	No	No	Yes	1.23		
098110020000	1.30	T	R-R-T-B SM	No	No	No	1.30		
098110021000	1.28	T	R-R-T-B SM	No	No	No	1.28		
098110022000	1.29	T	R-R-T-B SM	No	No	No	1.29		
098110023000	1.28	T	R-R-T-B SM	No	No	No	1.28		
098110025000	1.50	T	R-R-T-B SM	No	No	No	1.50		
098110026000	1.67	T	R-R-T-B SM	No	No	Yes	1.52		
098110030000	1.07	T	R-R-T-B SM	No	No	No	1.07		
098110031000	1.16	T	R-R-T-B SM	No	No	No	1.16		
098110032000	1.19	T	R-R-T-B SM	No	No	Yes	1.11		
098110037000	1.29	T	R-R-T-B SM	No	No	Yes	1.14		
098110038000	1.04	T	R-R-T-B SM	No	No	Yes	0.91		
098110039000	1.04	T	R-R-T-B SM	No	No	Yes	0.54		
098110041000	1.43	T	R-R-B SM	No	No	Yes	0.29		
098110042000	1.24	T	R-R-T-B SM	No	No	No	1.24		
098110043000	1.43	T	R-R-T-B SM	No	No	No	1.43		
098110044000	1.13	T	R-R-T-B SM	No	No	No	1.13		
098110045000	1.07	T	R-R-T-B SM	No	No	No	1.07		
098110046000	1.15	T	R-R-T-B SM	No	No	No	1.15		
098110047000	1.37	T	R-R-T-B SM	No	No	No	1.37		
098120002000	2.97	T	R-R-T-B SM	No	No	No	2.97		
098120003000	1.58	T	R-R-T-B SM	No	No	No	1.58		
098120004000	1.52	T	R-R-T-B SM	No	No	No	1.52		
098120005000	1.48	T	R-R-T-B SM	No	No	No	1.48		
098120007000	3.06	T	R-R-T-B SM	No	No	No	3.06		
098120008000	1.75	T	R-R-T-B SM	No	No	No	1.75		
098120009000	2.01	T	R-R-T-B SM	No	No	No	2.01		
098120010000	1.74	T	R-R-T-B SM	No	No	No	1.74		
098120011000	1.18	T	R-R-T-B SM	No	No	No	1.18		
098120012000	1.22	T	R-R-T-B SM	No	No	No	1.22		
098120014000	1.20	T	R-R-T-B SM	No	No	No	1.20		
098120016000	1.15	T	R-R-T-B SM	No	No	No	1.15		
098120017000	1.36	T	R-R-T-B SM	No	No	No	1.36		

098120019000	1.29	T	R-R-T-B SM	No	No	Yes	1.27		
098120020000	1.75	T	R-R-T-B SM	No	No	No	1.75		
098120022000	1.91	T	R--R-T-B SM	No	No	Yes	1.85		
098120023000	2.65	T	R-R-T-B SM	No	No	No	2.65		
098120028000	1.75	T	R-R-T-B SM	No	No	No	1.75		
098120030000	1.52	T	R-R-T-B SM	No	No	No	1.52		
098120032000	1.68	T	R-R-T-B SM	No	No	No	1.68		
098120034000	1.68	T	R-R-T-B SM	No	No	Yes	1.28		
098120035000	1.67	T	R-R-T-B SM	No	No	No	1.67		
098120036000	1.67	T	R-R-T-B-SM	No	No	Yes	1.65		
098120037000	1.32	T	R-R-T-B SM	No	No	No	1.32		
098130001000	1.08	T	R-R-T-B SM	No	No	Yes	0.92		
098130002000	1.04	T	R-R-T- BSM	No	No	No	1.04		
098130003000	1.21	T	R-R-T-BSM	No	No	No	1.21		
098130004000	2.09	T	R-R-T-BSM	No	No	No	2.09		
098130005000	2.16	T	R-R-T-BSM	No	No	No	2.16		
098130006000	2.41	T	R-R-T-B SM	No	No	No	2.41		
098130007000	2.58	T	R-R-T-B SM	No	No	No	2.58		
098130008000	1.75	T	R-R-T-BSM	No	No	No	1.75		
098130011000	1.05	T	R-R-T-BSM	No	No	No	1.05		
098130012000	1.01	T	R-R-T-BSM	No	No	No	1.01		
098130013000	1.08	T	R-R-T-BSM	No	No	No	1.08		
098130014000	1.07	T	R-R-T-BSM	No	No	Yes	0.93		
098130015000	1.07	T	R-R-T-BSM	No	No	Yes	0.90		
098130016000	1.03	T	R-R-T-BSM	No	No	No	1.03		
098130018000	2.41	T	R-R-T-BSM	No	No	Yes	0.42		
098130022000	1.65	T	R-R-T-BSM	No	No	Yes	0.68		
098130028000	1.50	T	R-R-T-BSM	No	No	No	1.50		
098130029000	1.15	T	R-R-T-BSM	No	No	Yes	1.02		
098130030000	1.27	T	R-R-T-BSM	No	No	Yes	0.79		
098130031000	1.05	T	R-R-T-BSM	No	No	Yes	0.13		
098130032000	1.03	T	R-R-T-BSM	No	No	Yes	0.74		
098130033000	1.08	T	R-R-T-BSM	No	No	Yes	0.51		
098130034000	1.01	T	R-R-T-BSM	No	No	Yes	0.42		
098130037000	1.88	T	R-R-T-BSM	No	No	Yes	0.63		

098140003000	1.26	T	R-R-T-BSM	No	No	No	1.26		
098140004000	1.00	T	R-R-T-BSM	No	No	Yes	0.98		
098140006000	1.16	T	R-R-T-BSM	No	No	No	1.16		
098140008000	1.00	T	R-R-T-BSM	No	No	No	1.00		
098140009000	1.00	T	R-R-T-BSM	No	No	No	1.00		
098140010000	1.02	T	R-R-T-BSM	No	No	No	1.02		
098140011000	1.29	T	R-R-T-BSM	No	No	Yes	0.88		
098140032000	1.08	T	R-R-T-BSM	No	No	No	1.08		
098140033000	2.00	T	R-R-T-BSM	No	No	No	2.00		
098140034000	1.46	T	R-R-T-BSM	No	No	Yes	1.14		
098140035000	1.03	T	R-R-T-BSM	No	No	No	1.03		
111220035000	1.93	RA	R-R-T-BA-3	No	No	No	1.93		
111230008000	1.66	RA	R-R-T-BA-3	No	No	No	1.66		
115070008000	2.50	SR	IR-T	No	No	No	2.50		
115080008000	2.53	SR	IR-T	No	No	No	2.53		
115080010000	2.54	SR	IR-T	No	No	No	2.54		
208220021000	2.35	RA	R-R-T	No	No	Yes	2.29		
304060036000	0.79	RA	R-R-T-BSM	No	No	Yes	0.03	CSA NO. 06 JONES VALLEY	
304060049000	1.13	RA	R-R-T-BSM	No	No	Yes	0.41	CSA NO. 06 JONES VALLEY	
304080007000	0.87	RA	R-R-T-BSM	No	No	Yes	0.51	CSA NO. 06 JONES VALLEY	
304130021000	0.74	RA	R-R-T-BSM	No	No	Yes	0.04	CSA NO. 06 JONES VALLEY	
304140011000	0.83	RA	R-R-T-BSM	No	No	Yes	0.00	CSA NO. 06 JONES VALLEY	
304160013000	0.80	RA	R-R-T-BSM	No	No	Yes	0.34	CSA NO. 06 JONES VALLEY	
305090005000	1.36	RA	R-R-T-BSM	No	No	Yes	1.31		
305090006000	2.60	RA	R-R-T-BSM	No	No	Yes	2.33		
305090008000	1.89	RA	R-R-T-BSM	No	No	Yes	1.53		
305090010000	2.90	RA	R-R-T-BSM	No	No	Yes	2.88		
305090011000	2.87	RA	R-R-T-BSM	No	No	Yes	1.97		
305090013000	2.31	RA	R-R-T-BSM	No	No	Yes	0.75		
305090015000	2.60	RA	R-R-T-BSM	No	No	Yes	1.17		
305100001000	2.97	RA	R-R-T-BSM	No	No	No	2.97		

305100004000	2.81	RA	R-R-T-BSM	No	No	Yes	0.42		
305100009000	2.73	RA	R-R-T-BSM	No	No	No	2.73		
305100010000	3.03	RA	R-R-T-BSM	No	No	Yes	1.85		
305100012000	1.92	RA	R-R-T-BSM	No	No	Yes	1.38		
305100013000	2.20	RA	R-R-T-BSM	No	No	No	2.20		
305100014000	2.81	RA	R-R-T-BSM	No	No	Yes	2.32		
306020024000	2.04	RA	R-R-T	No	No	No	2.04		MOUNTAIN GATE
306040025000	1.63	RA	R-R-T	No	No	No	1.63		MOUNTAIN GATE
306040027000	1.68	RA	R-R-T	No	No	No	1.68		MOUNTAIN GATE
306190010000	2.31	RA	R-R-T	No	No	Yes	0.45		MOUNTAIN GATE
306220002000	2.74	RA	R-R-T	No	No	Yes	0.79		MOUNTAIN GATE
306220009000	2.36	RA	R-R-T	No	No	No	2.36		MOUNTAIN GATE
306240010000	2.51	RA	R-R-T	No	No	No	2.51		MOUNTAIN GATE
306340027000	1.27	RA	R-R-T	No	No	No	1.27		
306350031000	0.98	RA	R-R-T	No	No	No	0.98		
306510007000	0.97	RA	R-R-T	No	No	Yes	0.96		
307170017000	1.96	RA-MRB	R-R-T-MRB	No	No	No	1.96		MOUNTAIN GATE
307190006000	1.20	RA	R-R-T	No	No	No	1.20		MOUNTAIN GATE
307320035000	1.49	RA	R-R-T	No	No	No	1.49		MOUNTAIN GATE
700050007000	1.21	RA	R-R-T	No	No	No	1.21		
700050008000	1.19	RA	R-R-T	No	No	No	1.19		
700050009000	1.20	RA	R-R-T	No	No	No	1.20		
700050013000	1.00	RA	R-R-T	No	No	No	1.00		
700050014000	1.01	RA	R-R-T	No	No	No	1.01		
700050018000	1.24	RA	R-R-T	No	No	No	1.24		
700050019000	1.22	RA	R-R-T	No	No	No	1.22		
700060002000	2.98	RA	R-R-T	No	No	No	2.98		
700110006000	2.46	RA	R-R-T	No	No	No	2.46		
700110008000	2.04	RA	R-R-T	No	No	No	2.04		
700110013000	1.96	RA	R-R-T	No	No	No	1.96		
700110015000	1.85	RA	R-R-T	No	No	No	1.85		
700110020000	2.09	RA	R-R-T	No	No	No	2.09		
700110022000	2.17	RA	R-R-T	No	No	No	2.17		
700120006000	2.15	RA	R-R-T	No	No	No	2.15		

700120007000	2.15	RA	R-R-T	No	No	No	2.15		
700120009000	2.06	RA	R-R-T	No	No	No	2.06		
700120013000	2.43	RA	R-R-T	No	No	No	2.43		
700120018000	1.93	RA	R-R-T	No	No	No	1.93		
700120021000	2.19	RA	R-R-T	No	No	No	2.19		
700120022000	1.97	RA	R-R-T	No	No	No	1.97		
700120025000	1.89	RA	R-R-T	No	No	No	1.89		
700120027000	1.97	RA	R-R-T	No	No	No	1.97		
700120028000	2.14	RA	R-R-T	No	No	No	2.14		
700120029000	1.96	RA	R-R-T	No	No	No	1.96		
700120030000	1.87	RA	R-R-T	No	No	No	1.87		
700120031000	1.41	RA	R-R-T	No	No	No	1.41		
700120034000	2.42	RA	R-R-T	No	No	No	2.42		
700120039000	1.88	RA	R-R-T	No	No	No	1.88		
700120042000	2.02	RA	R-R-T	No	No	No	2.02		
700120045000	2.42	RA	R-R-T	No	No	No	2.42		
700120047000	2.01	RA	R-R-T	No	No	No	2.01		
700150008000	1.05	RA	R-R-T	No	No	No	1.05		
700190024000	0.92	RA	R-R-T	No	No	No	0.92		
700200019000	0.88	RA	R-R-T	No	No	No	0.88		
700230005000	1.30	RA	R-R-T	No	No	No	1.30		
700230008000	2.68	RA	R-R-T	No	No	No	2.68		
700230012000	1.30	RA	R-R-T	No	No	No	1.30		
700270001000	1.04	RA	R-R-T	No	No	No	1.04		
700270004000	1.05	RA	R-R-T	No	No	Yes	1.02		
700270005000	1.04	RA	R-R-T	No	No	Yes	0.89		
700270009000	1.03	RA	R-R-T	No	No	No	1.03		
700270010000	1.05	RA	R-R-T	No	No	No	1.05		
700270011000	1.22	RA	R-R-T	No	No	No	1.22		
700270012000	1.12	RA	R-R-T	No	No	No	1.12		
700270013000	1.01	RA	R-R-T	No	No	No	1.01		
700270016000	1.06	RA	R-R-T	No	No	Yes	0.73		
700270017000	1.23	RA	R-R-T	No	No	Yes	0.79		
700270018000	1.29	RA	R-R-T	No	No	Yes	0.77		
700270020000	1.18	RA	R-R-T	No	No	Yes	0.96		

700270023000	1.05	RA	R-R-T	No	No	No	1.05		
700270024000	1.11	RA	R-R-T	No	No	No	1.11		
700280001000	1.33	RA	R-R-T	No	No	No	1.33		
700280002000	1.03	RA	R-R-T	No	No	No	1.03		
700280004000	1.01	RA	R-R-T	No	No	No	1.01		
700280006000	1.01	RA	R-R-T	No	No	No	1.01		
700280007000	1.02	RA	R-R-T	No	No	No	1.02		
700280008000	1.04	RA	R-R-T	No	No	No	1.04		
700280011000	1.68	RA	R-R-T	No	No	No	1.68		
700280012000	1.02	RA	R-R-T	No	No	No	1.02		
700280014000	1.07	RA	R-R-T	No	No	No	1.07		
700280015000	1.02	RA	R-R-T	No	No	No	1.02		
700280016000	1.04	RA	R-R-T	No	No	No	1.04		
700280017000	1.03	RA	R-R-T	No	No	No	1.03		
700280019000	1.29	RA	R-R-T	No	No	No	1.29		
700280020000	1.09	RA	R-R-T	No	No	No	1.09		
700280021000	1.03	RA	R-R-T	No	No	No	1.03		
700280022000	1.04	RA	R-R-T	No	No	No	1.04		
700280023000	1.05	RA	R-R-T	No	No	No	1.05		
700280024000	1.07	RA	R-R-T	No	No	No	1.07		
700280025000	1.05	RA	R-R-T	No	No	No	1.05		
700280026000	1.03	RA	R-R-T	No	No	No	1.03		
700280027000	1.08	RA	R-R-T	No	No	No	1.08		
700280028000	1.02	RA	R-R-T	No	No	No	1.02		
700280029000	1.10	RA	R-R-T	No	No	No	1.10		
700280030000	1.02	RA	R-R-T	No	No	No	1.02		
700280031000	1.02	RA	R-R-T	No	No	No	1.02		
700280032000	1.03	RA	R-R-T	No	No	No	1.03		
700280033000	1.03	RA	R-R-T	No	No	No	1.03		
700280034000	1.03	RA	R-R-T	No	No	No	1.03		
700280035000	1.05	RA	R-R-T	No	No	No	1.05		
700280038000	1.02	RA	R-R-T	No	No	No	1.02		
700280039000	1.05	RA	R-R-T	No	No	No	1.05		
700280040000	1.04	RA	R-R-T	No	No	No	1.04		
700280041000	1.00	RA	R-R-T	No	No	No	1.00		

700280042000	1.02	RA	R-R-T	No	No	No	1.02		
700280043000	1.03	RA	R-R-T	No	No	No	1.03		
700280044000	1.02	RA	R-R-T	No	No	No	1.02		
700280045000	1.08	RA	R-R-T	No	No	No	1.08		
700280046000	1.05	RA	R-R-T	No	No	No	1.05		
700280047000	1.09	RA	R-R-T	No	No	No	1.09		
700280048000	1.08	RA	R-R-T	No	No	No	1.08		
700280049000	1.02	RA	R-R-T	No	No	No	1.02		
700280052000	1.05	RA	R-R-T	No	No	No	1.05		
700280053000	1.03	RA	R-R-T	No	No	No	1.03		
700280054000	1.03	RA	R-R-T	No	No	No	1.03		
700280055000	1.05	RA	R-R-T	No	No	No	1.05		
700280056000	1.07	RA	R-R-T	No	No	No	1.07		
700280057000	1.17	RA	R-R-T	No	No	No	1.17		
700280059000	1.24	RA	R-R-T	No	No	No	1.24		
700280060000	1.40	RA	R-R-T	No	No	No	1.40		
700280061000	1.52	RA	R-R-T	No	No	No	1.52		
700280062000	1.12	RA	R-R-T	No	No	No	1.12		
700280064000	1.03	RA	R-R-T	No	No	No	1.03		
700280065000	1.06	RA	R-R-T	No	No	Yes	0.94		
700280066000	1.03	RA	R-R-T	No	No	No	1.03		
700280067000	1.00	RA	R-R-T	No	No	No	1.00		
700280068000	1.05	RA	R-R-T	No	No	No	1.05		
700280069000	1.02	RA	R-R-T	No	No	No	1.02		
700280070000	1.11	RA	R-R-T	No	No	Yes	0.99		
701030008000	0.91	RA	R-R-T	No	No	No	0.91		
701030012000	0.89	RA	R-R-T	No	No	No	0.89		
701040007000	1.02	RA	R-R-T	No	No	No	1.02		
701040023000	1.01	RA	R-R-T	No	No	No	1.01		
701040045000	1.26	RA	R-R-T	No	No	No	1.26		
701040047000	1.35	RA	R-R-T	No	No	No	1.35		
701040048000	1.26	RA	R-R-T	No	No	No	1.26		
701040054000	1.03	RA	R-R-T	No	BATTLE CR	No	0.95		
701100001000	2.30	RA	R-R-T	No	No	No	2.30		
701100002000	2.39	RA	R-R-T	No	No	No	2.39		

701100007000	2.30	RA	R-R-T	No	No	No	2.30		
701100008000	2.25	RA	R-R-T	No	No	No	2.25		
701100009000	2.25	RA	R-R-T	No	No	No	2.25		
701100012000	2.43	RA	R-R-T	No	No	No	2.43		
701100013000	2.26	RA	R-R-T	No	No	No	2.26		
701100015000	2.92	RA	R-R-T	No	No	No	2.92		
701110002000	3.09	RA	R-R-T	No	No	No	3.09		
701110008000	1.59	RA	R-R-T	No	No	No	1.59		
701110009000	1.63	RA	R-R-T	No	No	No	1.63		
701110014000	1.03	RA	R-R-T	No	BATTLE CR	No	0.89		
701110015000	1.05	RA	R-R-T	No	BATTLE CR	No	0.84		
701120008000	1.04	RA	R-R-T	No	No	No	1.04		
701120012000	1.49	RA	R-R-T	No	No	No	1.49		
701120016000	1.01	RA	R-R-T	No	BATTLE CR	No	0.83		
701120021000	1.16	RA	R-R-T	No	No	No	1.16		
701130002000	1.26	RA	R-R-T	No	BATTLE CR	Yes	0.90		
701130004000	1.12	RA	R-R-T	No	BATTLE CR	No	0.96		
701130006000	1.09	RA	R-R-T	No	BATTLE CR	No	0.94		
701130011000	1.00	RA	R-R-T	No	No	No	0.84		
701130018000	1.03	RA	R-R-T	No	No	No	1.03		
701130019000	1.03	RA	R-R-T	No	No	No	1.03		
701130022000	1.06	RA	R-R-T	No	No	No	1.06		
701140002000	1.02	RA	R-R-T	No	BATTLE CR	No	0.92		
701140004000	1.00	RA	R-R-T	No	BATTLE CR	No	0.91		
701140007000	1.00	RA	R-R-T	No	BATTLE CR	No	0.86		
701140011000	1.31	RA	R-R-T	No	BATTLE CR	No	0.99		
701140016000	1.97	RA	R-R-T	No	BATTLE CR	No	1.61		
701140023000	1.51	RA	R-R-T	No	No	No	1.51		
701140025000	1.00	RA	R-R-T	No	No	No	1.00		
701140026000	1.00	RA	R-R-T	No	No	No	1.00		
701140029000	2.02	RA	R-R-T	No	No	No	2.02		
701140032000	1.00	RA	R-R-T	No	No	No	1.00		
701140033000	1.00	RA	R-R-T	No	No	No	1.00		
701150007000	1.06	RA	R-R-T	No	BATTLE CR	No	1.01		
701150015000	1.06	RA	R-R-T	No	No	No	1.06		

701150022000	1.13	RA	R-R-T	No	DEER CR	No	0.83		
701150023000	1.39	RA	R-R-T	No	DEER CR	No	0.42		
701150024000	1.29	RA	R-R-T	No	No	No	1.29		
701150025000	0.99	RA	R-R-T	No	No	No	0.99		
701150031000	1.36	RA	R-R-T	No	DEER CR	No	1.10		
701150036000	1.24	RA	R-R-T	No	No	No	1.24		
701150040000	1.01	RA	R-R-T	No	No	No	1.01		
701150042000	1.26	RA	R-R-T	No	No	No	1.26		
701150049000	1.71	RA	R-R-T	No	No	No	1.71		
701150050000	1.55	RA	R-R-T	No	No	No	1.55		
701150056000	1.57	RA	R-R-T	No	No	No	1.57		
701150059000	1.50	RA	R-R-T	No	No	No	1.50		
701150061000	1.17	RA	R-R-T	No	No	No	1.17		
701150062000	1.75	RA	R-R-T	No	No	No	1.75		
701150067000	1.54	RA	R-R-T	No	No	No	1.54		
701150068000	1.06	RA	R-R-T	No	No	No	1.06		
701270002000	2.51	RA	R-R-T	No	No	No	2.51		
701320004000	0.97	RA	R-R-T	No	No	No	0.97		
701320015000	0.99	RA	R-R-T	No	No	No	0.99		
701320027000	0.97	RA	R-R-T	No	No	No	0.97		
701320048000	0.70	RA	R-R-T	No	No	No	0.70		
701350001000	1.08	RA	R-R-T	No	No	No	1.08		
701350002000	1.04	RA	R-R-T	No	No	No	1.04		
701350004000	1.02	RA	R-R-T	No	No	No	1.02		
701350005000	1.03	RA	R-R-T	No	No	No	1.03		
701350013000	1.00	RA	R-R-T	No	No	No	1.00		
701350020000	1.00	RA	R-R-T	No	No	No	1.00		
701350033000	1.02	RA	R-R-T	No	No	No	1.02		
701350038000	1.19	RA	R-R-T	No	No	No	1.19		
701350040000	1.04	RA	R-R-T	No	No	No	1.04		
701360006000	1.03	RA	R-R-T	No	No	No	1.03		
701360007000	1.04	RA	R-R-T	No	No	No	1.04		
701360009000	1.22	RA	R-R-T	No	No	No	1.22		
701360014000	0.73	RA	R-R-T	No	No	No	0.73		
701360040000	0.70	RA	R-R-T	No	No	No	0.70		

701370008000	1.01	RA	R-R-T	No	No	No	1.01		
701370014000	1.03	RA	R-R-T	No	No	No	1.03		
701370015000	1.10	RA	R-R-T	No	No	No	1.10		
701370022000	1.06	RA	R-R-T	No	No	No	1.06		
701370028000	1.11	RA	R-R-T	No	No	No	1.11		
701370036000	1.19	RA	R-R-T	No	No	No	1.19		
701370040000	1.02	RA	R-R-T	No	No	No	1.02		
701370042000	1.00	RA	R-R-T	No	No	No	1.00		
701370043000	1.18	RA	R-R-T	No	No	No	1.18		
701370055000	1.00	RA	R-R-T	No	No	No	1.00		
701370057000	1.02	RA	R-R-T	No	No	No	1.02		
701370059000	1.22	RA	R-R-T	No	No	No	1.22		
703150013000	1.03	RA	R-R-T	No	No	No	1.03		
703150014000	1.30	RA	R-R-T	No	No	No	1.30		
703150019000	1.27	RA	R-R-T	No	No	No	1.27		
703270008000	1.45	RB	R-R-T-BSM	No	No	No	1.45		
703270011000	1.02	RB	R-R-T-BSM	No	No	No	1.02		
703270015000	1.08	RB	R-R-T-BSM	No	No	No	1.08		
703270016000	1.01	RB	R-R-T-BSM	No	STREAM	No	0.56		
703270017000	1.03	RB	R-R-T-BSM	No	STREAM	No	0.56		
703270019000	1.03	RB	R-R-T-BSM	No	No	No	1.03		
703280002000	1.00	RB	R-R-T-BSM	No	No	No	1.00		
703280003000	1.08	RB	R-R-T-BSM	No	No	No	1.08		
703280005000	1.02	RB	R-R-T-BSM	No	No	No	1.02		
703280007000	1.02	RB	R-R-T-BSM	No	No	No	1.02		
703280010000	1.03	RB	R-R-T-BSM	No	No	No	1.03		
703280015000	1.02	RB	R-R-T-BSM	No	No	No	1.02		
703280016000	1.02	RB	R-R-T-BSM	No	No	No	1.02		
703280017000	1.04	RB	R-R-T-BSM	No	No	No	1.04		
704120008000	2.90	RB	R-R-T-BSM	No	No	No	2.90		
704120010000	2.90	RB	R-R-T-BSM	No	No	No	2.90		
704190004000	1.01	RB	R-R-T-BSM	No	No	No	1.01		
704200001000	1.00	RB	R-R-T-BSM	No	No	No	1.00		
704200002000	2.00	RB	R-R-T-BSM	No	No	No	2.00		

Vacant T-District Parcels which were in the Buckeye, Burney and Cottonwood Fire Protection Districts would not be affordable at market rate based on the cost to install fire sprinklers. They are not included in this table. Additionally, parcels which have higher water service connection fees (greater than $8,000) would not be considered affordable at market rate. These districts are Bella Vista Water District, Clear Creek Community Service District and Centerville Community Service District. These lots were also removed from the list.
Based on the market rate for vacant T-District lots (determined by the sales information pulled from the Mutliple Listing Service as shown in TABLE B-***, 100% would be affordable at market rate. There is a total of 545 Vacant T-District lots remaining after the screening process/constraints analysis.

FIGURE B3-1

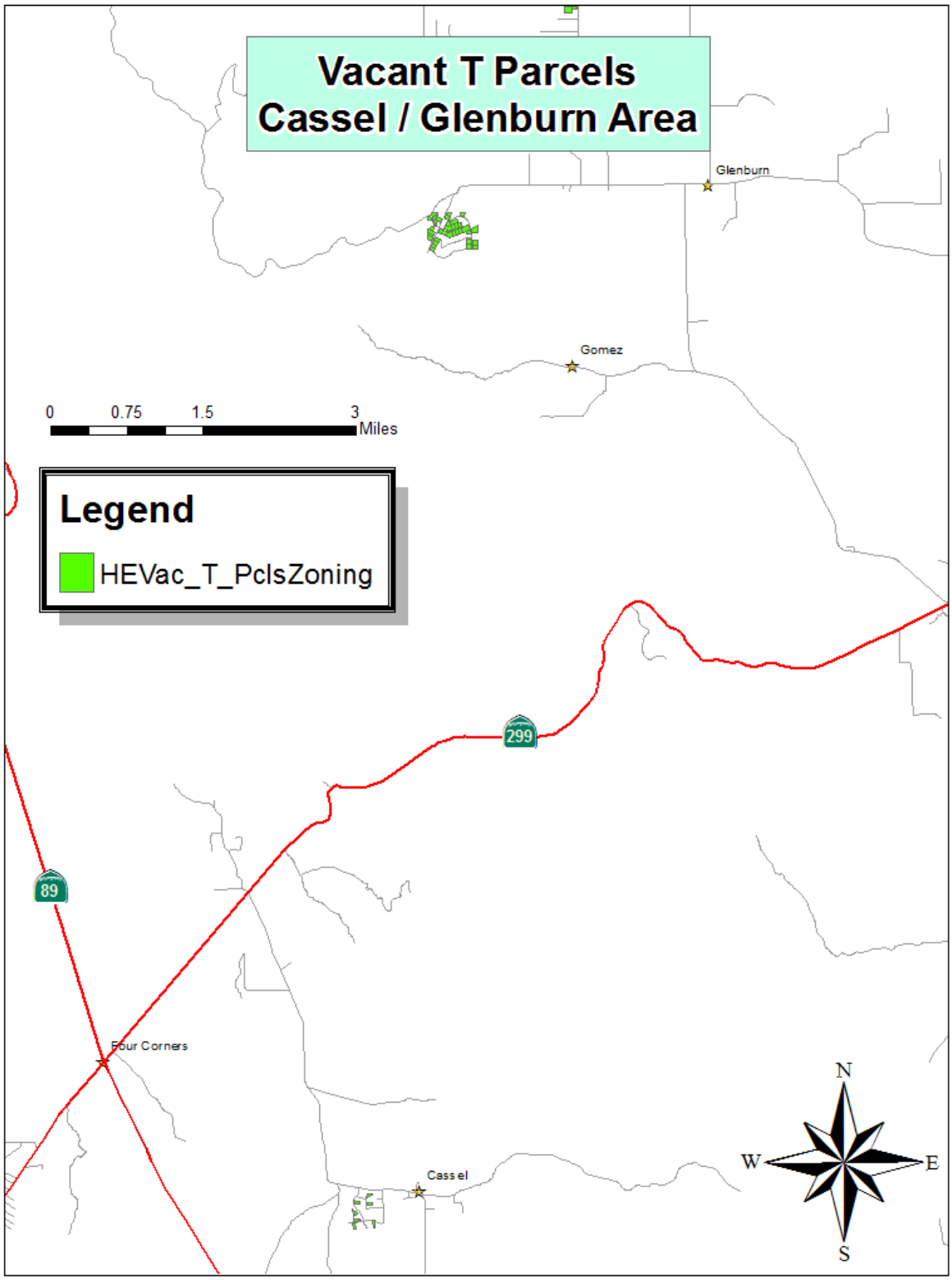

Vacant T Parcels
Cassel / Glenburn Area
Glenburn
Gomez
0
0.75
1.5
3
Miles
Legend
HEVac_T_PclsZoning
299
89
Four Corners
Cassel
N
W
E
S

FIGURE B3-2

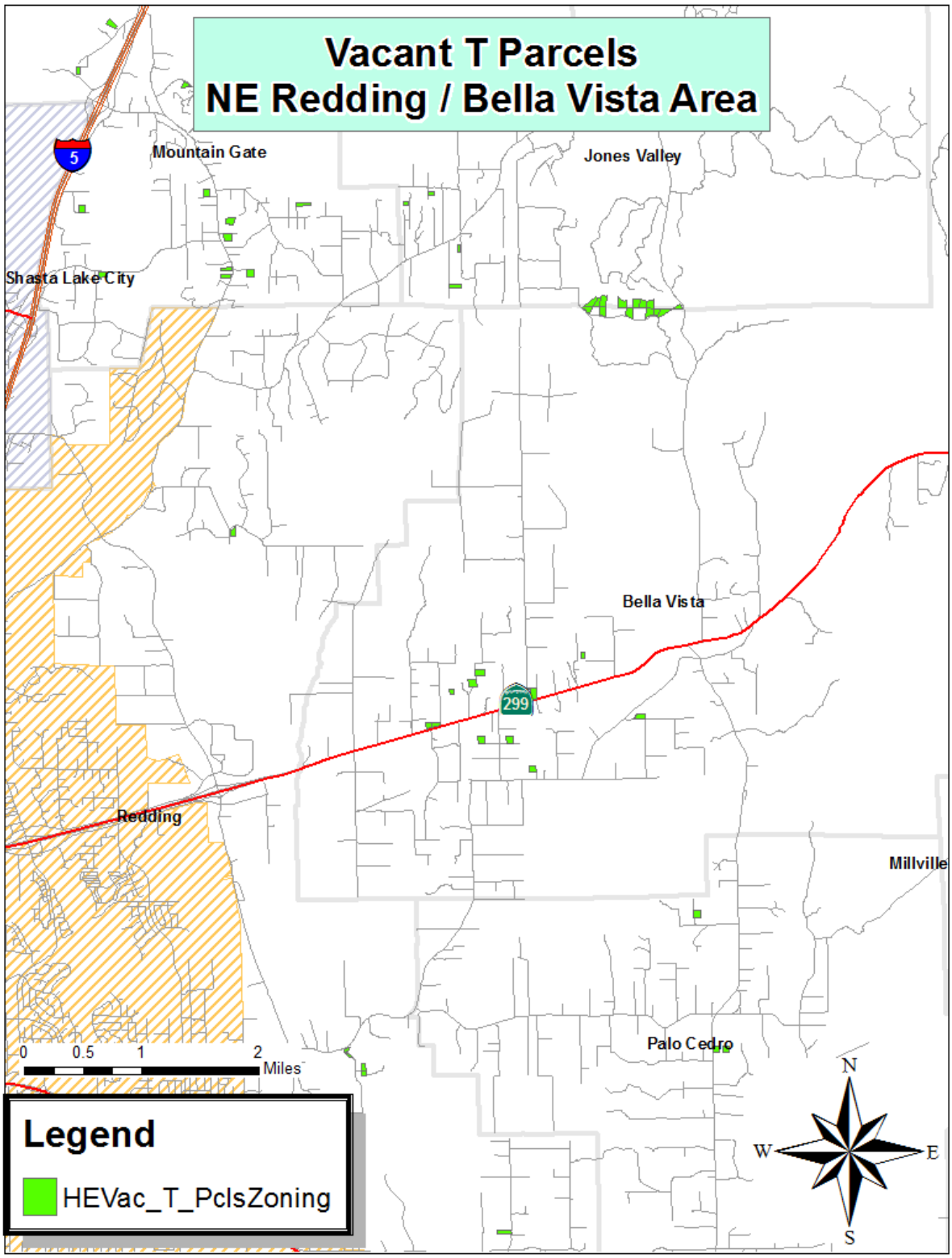

Vacant T Parcels
NE Redding / Bella Vista Area
5
Mountain Gate
Jones Valley
Shasta Lake City
Bella Vista
299
Redding
Millville
Palo Cedro
0 0.5 1 2
Miles
N
W
E
S
Legend
HEVac_T_PclsZoning

FIGURE B3-3

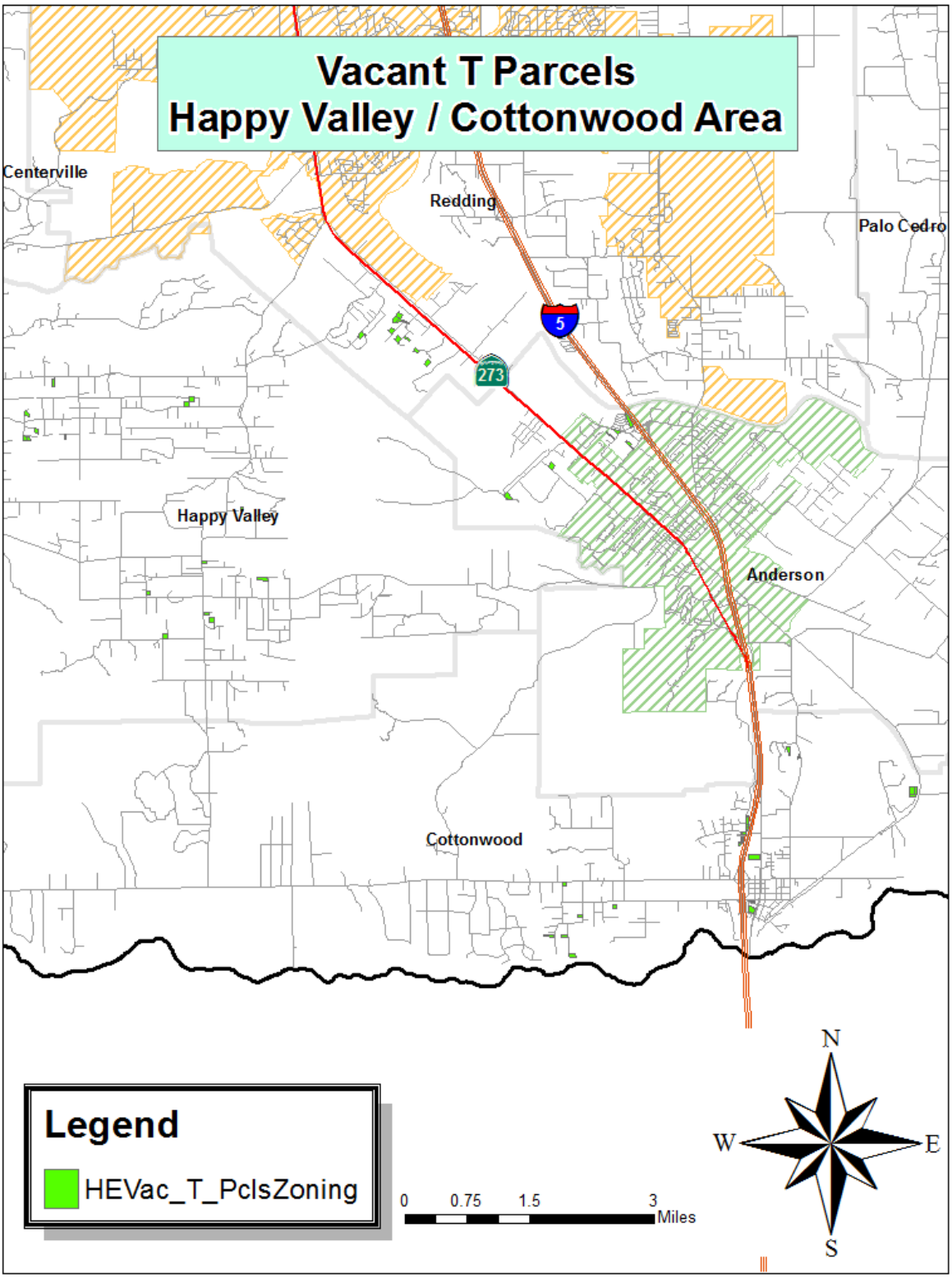

Vacant T Parcels
Happy Valley / Cottonwood Area
Centerville
Redding
Palo Cedro
5
273
Happy Valley
Anderson
Cottonwood
Legend
HEVac_T_PclsZoning
0
0.75
1.5
3
Miles
N
W
E
S

FIGURE B3-4

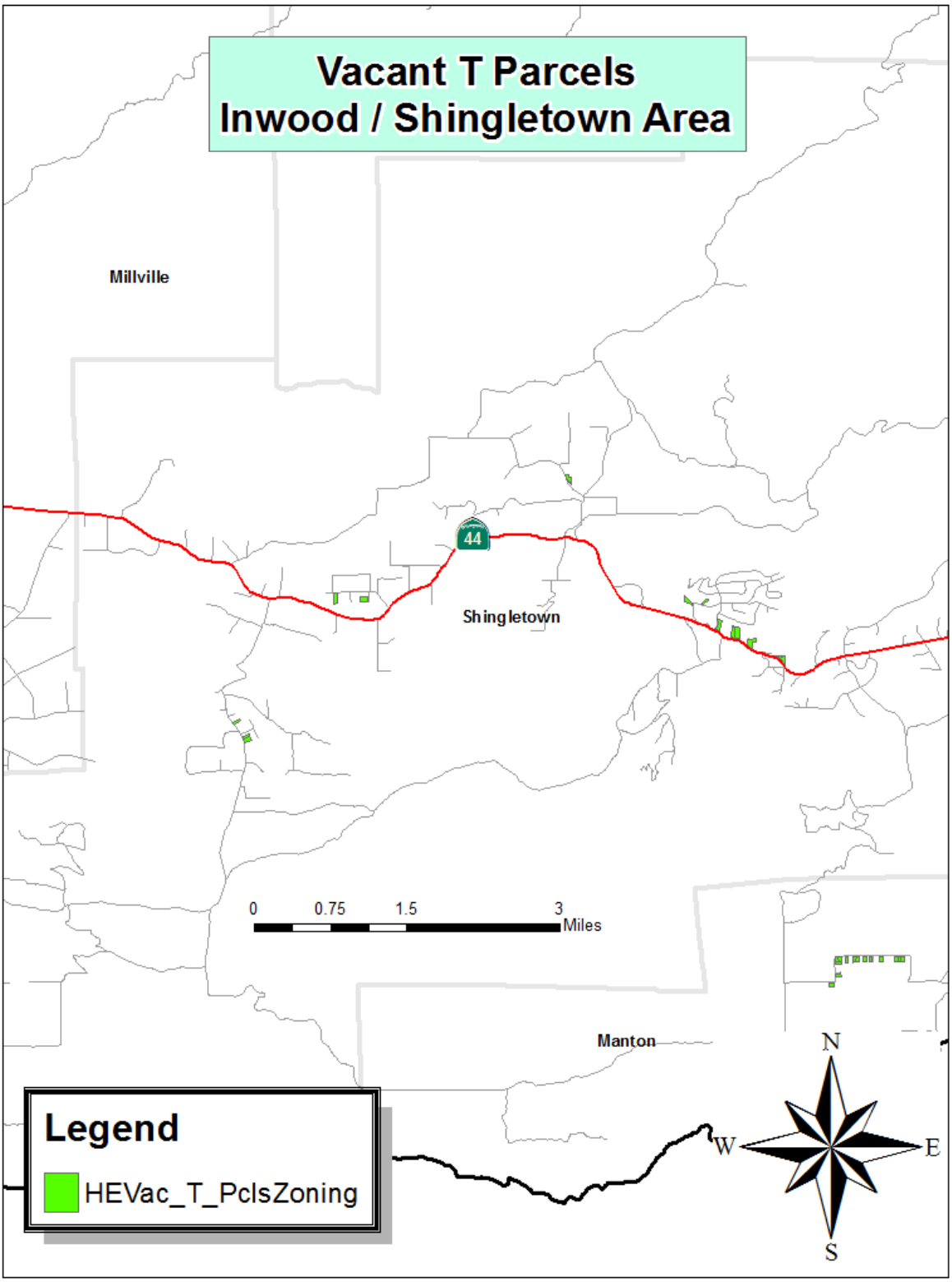

Vacant T Parcels
Inwood / Shingletown Area
Millville
44
Shingletown
0
0.75
1.5
3
Miles
Manton
N
W
E
S
Legend
HEVac_T_PclsZoning

FIGURE B3-5

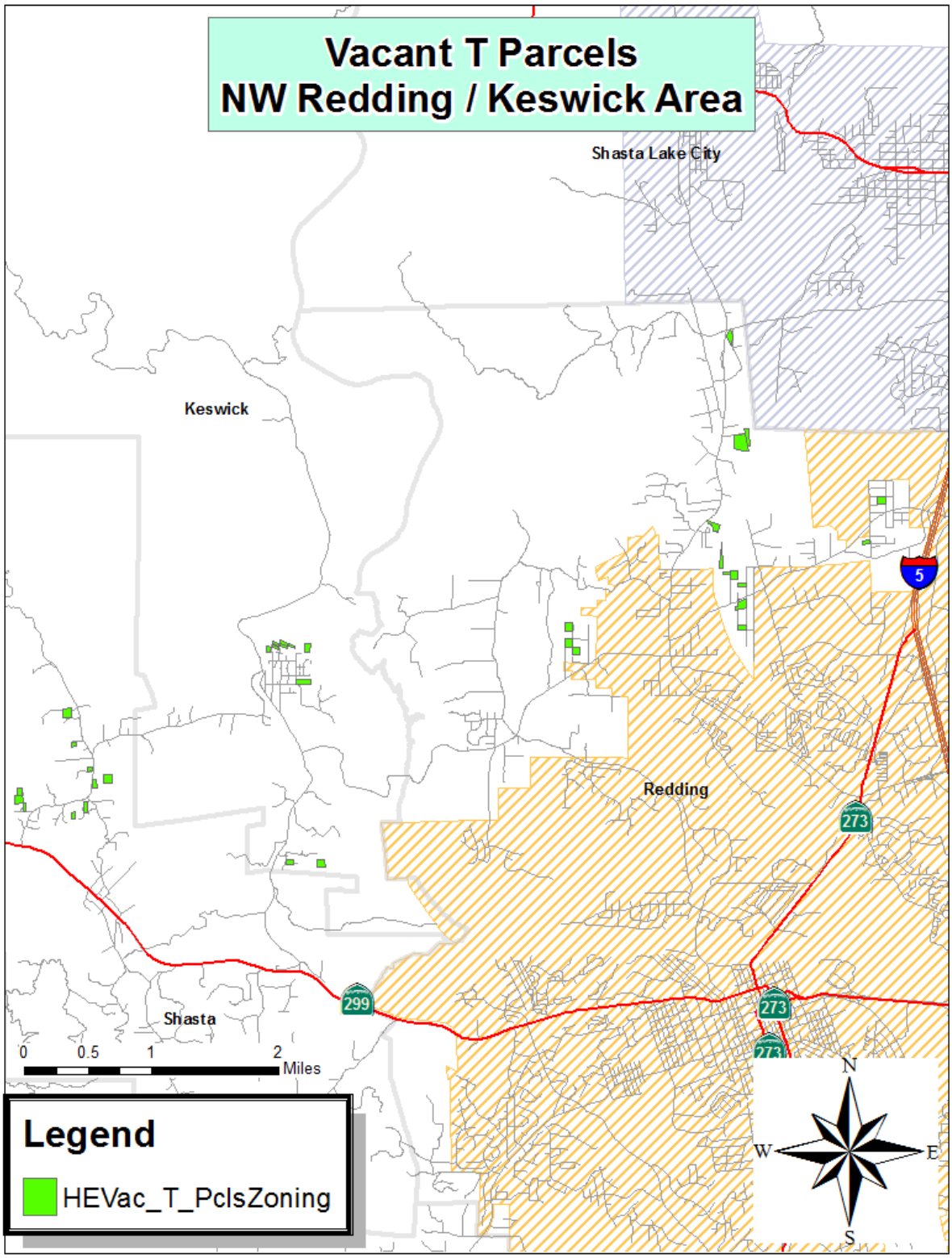

Vacant T Parcels
NW Redding / Keswick Area
Shasta Lake City
Keswick
Redding
Shasta
5
273
299
0
0.5
1
2
Miles
N
W
E
S
Legend
HEVac_T_PclsZoning

FIGURE B3-6

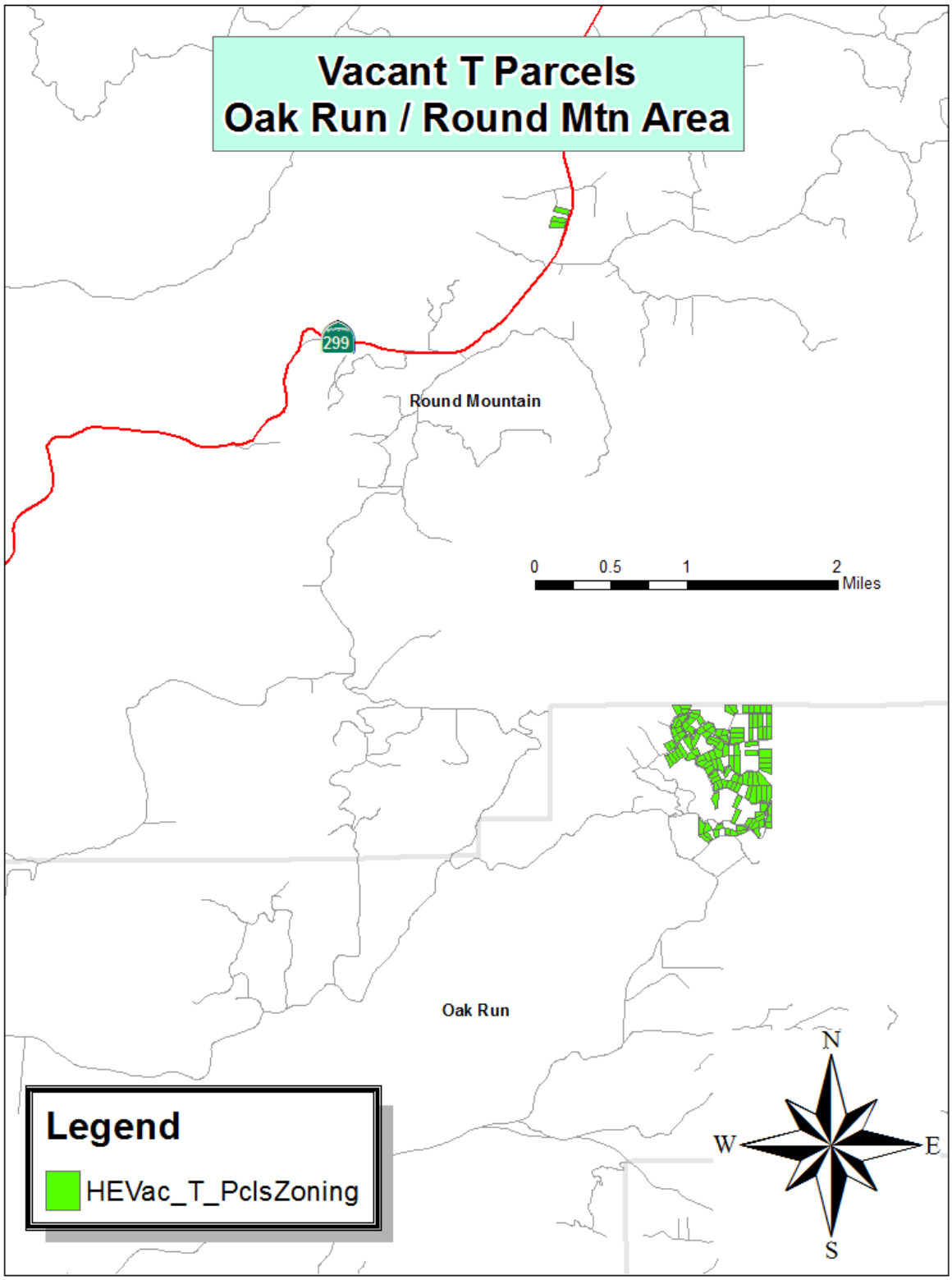

Vacant T Parcels
Oak Run / Round Mtn Area
299
Round Mountain
0
0.5
1
2
Miles
Oak Run
N
W
E
S
Legend
HEVac_T_PclsZoning

FIGURE B3-7

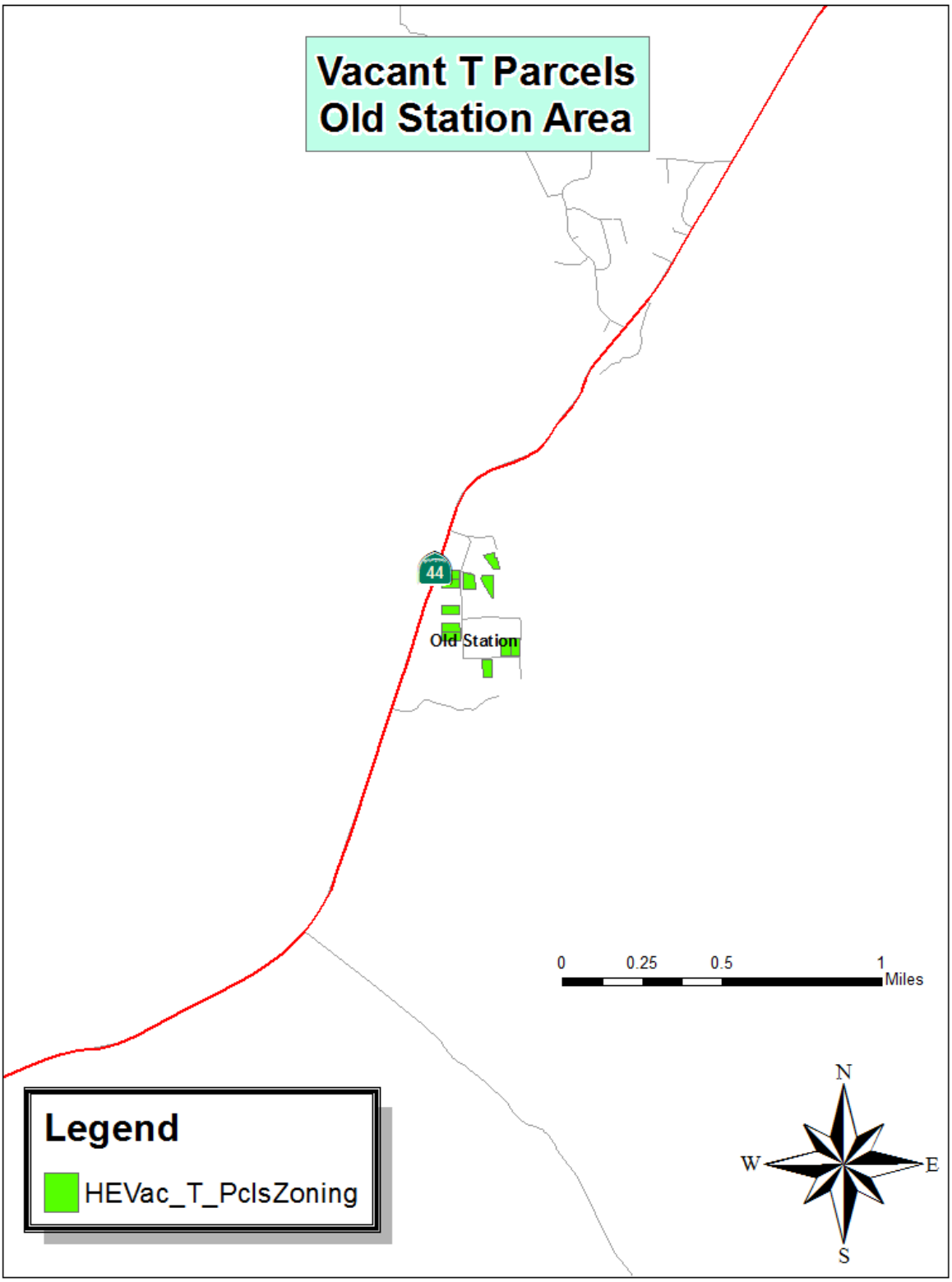

Vacant T Parcels
Old Station Area
44
Old Station
0
0.25
0.5
1
Miles
N
W
E
S
Legend
HEVac_T_PclsZoning

FIGURE B3-8

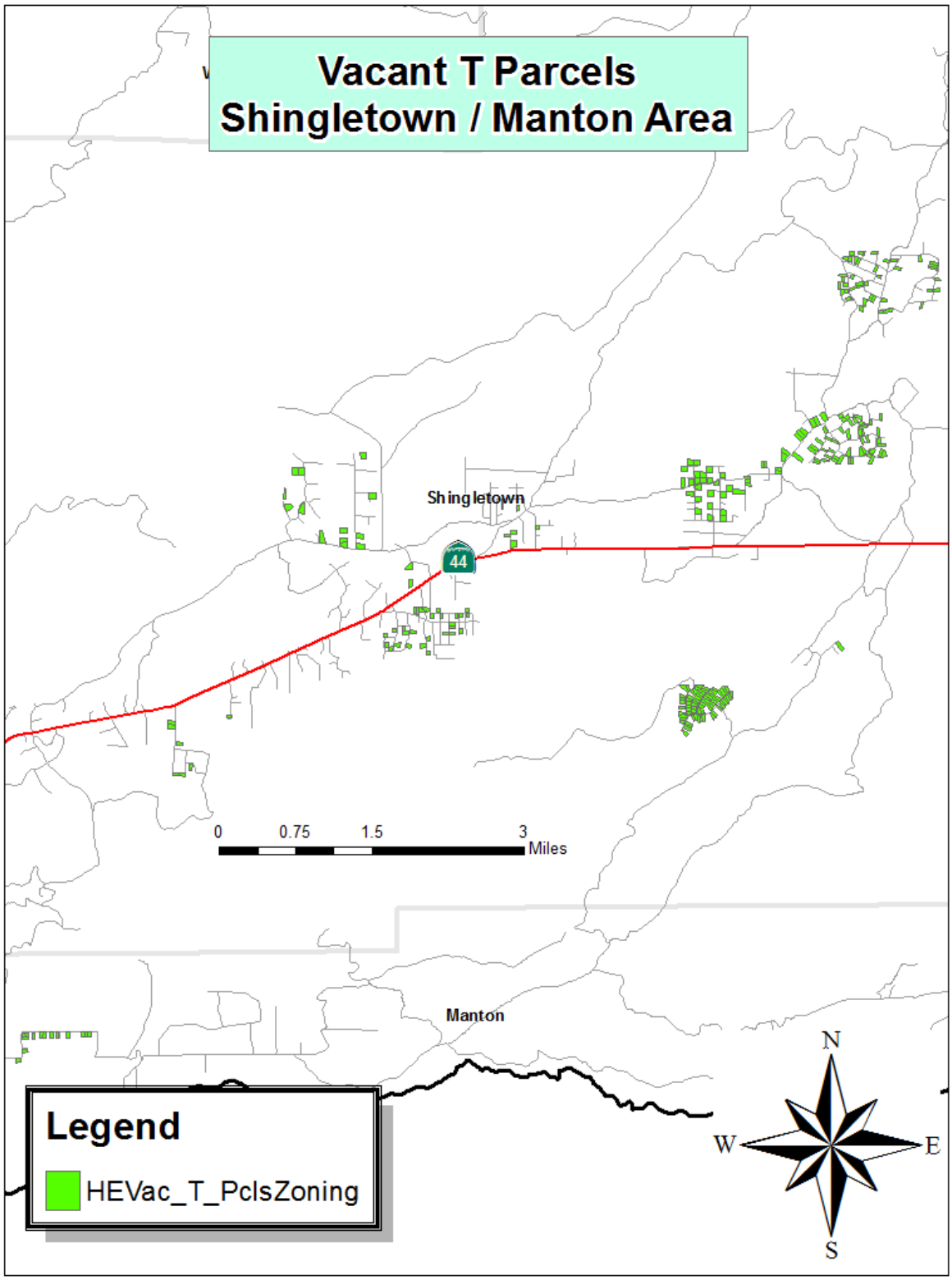

Vacant T Parcels
Shingletown / Manton Area
Shingletown
44
0
0.75
1.5
3
Miles
Manton
N
W
E
S
Legend
HEVac_T_PclsZoning

TABLE B-4: Shasta County - Residential Capacity Analysis

LAND USE CATEGORY (APPENDIX F)	ACRES	NUMBER OF PARCELS	REALISTIC CAPACITY	ASSUMPTIONS (80% OF MAX)	MAXIMUM CAPACITY	ASSUMPTIONS	SEWER SERVICES	GENERAL PLAN	ZONING
Urban Residential	3.23	1	27	13 DU / AC	34	16 DU / AC	YES	UR	R-3 & F-1[1]
Urban Residential	10.17	2	2	1 DU / AC	152	15 DU / AC	NO	UR	IR
Urban Residential	10.21	3	65	6.4 DU / AC	81	8 DU / AC	YES	UR	R-1
Urban Residential	2.25	1	14	6.4 DU / AC	18	8 DU / AC	YES	UR	R-1-BSM
Urban Residential	3.83	1	16	6.4 DU / AC	20	8 DU / AC	YES	UR	R-1 & F-1[1]
Urban Residential-4units/acre	11.06	1	35	3.2 DU / AC	44	4 DU / AC	YES	UR-4	R-1
Urban Residential-5units/acre	8.25	3	33	4 DU / AC	41	5 DU / AC	YES	UR-5	R-1
Urban Residential-5units/acre	4.82	1	12	4 DU / AC	15	5 DU / AC	YES	UR-5 and C	R-1 and C-2
Urban Residential-6units/acre	24.87	3	78	4.8 DU / AC	98	6 DU / AC	YES	UR-6	R-1, F-1 & F-2[1]
TOTAL:	**78.68 ACRES**	**16 PARCELS**	**282 UNITS**		**503 UNITS**				

[1] Properties with portions in the F-1 zone district were assumed to only have 2/3s of the land available for development. The resulting acreage, not shown in the table, was then analyzed to reach the 80% realistic capacity assumption.

Suburban Residential	1.96	8	5	2.8 DU / AC	8	3.5 DU / AC	YES	SR-3.5	R-1-B-10
Suburban Residential	45.05	13	19	1 DU / 2.4 AC	22	1 DU / 2 AC	NO	SR	R-R
Suburban Residential	676.38	147	113	1 DU / 6 AC	2029	3 DU / AC	NO	SR	IR
Suburban Residential	178.69	4	30	1 DU / 6 AC	536	3 DU / AC	NO	SR and N-O	IR
Suburban Residential	14.24	2	2	1 DU / 6 AC	43	3 DU / AC	NO	SR and C	IR and C-2
Suburban Residential	83.66	4	9	1 DU / 6 AC	251	3 DU / AC	NO	SR	IR and F-1[3]
Suburban Residential	11.07	2	1	1 DU / 6 AC	33	3 DU / AC	NO	SR	IR, OS and F-1[3]
Suburban Residential	69.03	1	8	1 DU / 6 AC	207	3 DU / AC	NO	SR and T	IR, TL and F-1[3]

Suburban Residential	255.17	91	43	1 DU / 6 AC	766	3 DU / AC	NO	SR	IR-T
Suburban Residential	2.33	2	1	1 DU / 6 AC	7	3 DU / AC	NO	SR	IR-T and F-1[3]
Suburban Residential	8.81	3	1	1 DU / 6 AC	26	3 DU / AC	NO	SR	IR-T, OS and F-1[3]
Suburban Residential	277.17	27	665	2.4 DU / AC	832	3 DU / AC	YES	SR	PD
Suburban Residential	11.35	11	18	2.4 DU / AC	34	3 DU / AC	YES	SR	PD and F-1[3]
Suburban Residential	133.63	1	321	2.4 DU / AC	401	3 DU / AC	YES	SR and N-O	PD and OS
Suburban Residential	2.06	3	5	2.4 DU / AC	6	3 DU / AC	YES	SR	R-1
Suburban Residential	18.76	2	30	2.4 DU / AC	56	3 DU / AC	YES	SR	R-1 and F-1[3]
Suburban Residential	28.26	6	68	2.4 DU / AC	85	3 DU / AC	YES	SR	R-1-B-12
Suburban Residential	55.89	21	21	SR LIMIT[2]	21	SR LIMIT[2]	YES	SR	R-1-BSM
Suburban Residential	0.72	1	1	SR LIMIT[2]	1	SR LIMIT[2]	YES	SR	R-1-BSM and F-1[3]
Suburban Residential	83.99	16	202	2.4 DU / AC	252	3 DU / AC	NO	SR	R-R
Suburban Residential	8.66	2	14	2.4 DU / AC	26	3 DU / AC	NO	SR	R-R, OS and F-1[3]
Suburban Residential	73.82	1	177	2.4 DU / AC	221	3 DU / AC	NO	SR	R-R-BA-5
Suburban Residential	26.78	4	4	SR LIMIT[2]	4	SR LIMIT[2]	NO	SR	R-R-BSM
Suburban Residential	2.74	1	1	SR LIMIT[2]	1	SR LIMIT[2]	NO	SR	R-R-T-BSM
Suburban Residential	158.16	11	380	2.4 DU / AC	474	3 DU / AC	NO	SR and RB	U
Suburban Residential	101.75	2	163	2.4 DU / AC	305	3 DU / AC	NO	SR	U and F-1[3]
Suburban Residential	120.95	2	290	2.4 DU / AC	363	3 DU / AC	NO	SR-IMR	U and U-IMR
Suburban Residential-1u/ac	258.16	9	207	0.8 DU / AC	258	1 DU / AC	YES	SR-1	PD
Suburban Residential-1u/ac	22.42	5	18	0.8 DU / AC	22	1 DU / AC	NO	SR-1	IR
Suburban Residential-1u/ac	2.07	1	2	0.8 DU / AC	2	1 DU / AC	YES	SR-1	R-1-BA-1
Suburban Residential-2u/ac	59.17	16	95	1.6 DU / AC	118	2 DU / AC	YES	SR-2	R-1-B-15
Suburban Residential-2u/ac	4.93	1	8	1.6 DU / AC	10	2 DU / AC	NO	SR-2	IR

Suburban Residential-2u/ac	1.64	3	3	1.6 DU / AC	3	2 DU / AC	YES	SR-2	R-1-BSM
Suburban Residential-3u/ac	17.49	13	42	2.4 DU / AC	35	3 DU / AC	NO	SR-3	IR
Suburban Residential-3u/ac	48.31	8	116	2.4 DU / AC	144	3 DU / AC	YES	SR-3	R-1-B-10
TOTALS:	**2865.27 ACRES**	**444 PARCELS**	**3,080 UNITS**		**7603 UNITS**				

[1] Shasta County's General Plan requires water and sewer connection for residential lots to be created any smaller than 2 acres. However, water service can be provided while sewer services are not and the density requirements would not be changed. Parcels that would be developed to the Suburban Residential SR densities would therefore need sewer in order for maximum capacity to be acheived.

[2] Properties in the Building Site Minimum (BSM) zone district have been evaluated for development capability as part of a subdivision and zone amendment. The BSM indicates that the maximum density has been reached through the project for suburban residential, one-family development.

[3] Properties with portions in the F-1 zone district were assumed to only have 2/3s of the land available for development. The resulting acreage, not shown in the table, was then analyzed to reach the 80% realistic capacity assumption.

Rural Residential A	410.63	26	26	1 DU / 2 AC	82	1 DU / 5 AC	NONE	RA	A-1
Rural Residential A	227.01	3	3	1 DU / 2 AC	45	1 DU / 5 AC	NONE	RA	A-1 and OS
Rural Residential A	587.00	7	7	1 DU / 2 AC	59	1 DU / 10 AC	NONE	RA	A-1-BA-10
Rural Residential A	425.47	32	32	1 DU / 2 AC	85	1 DU / 2 AC	NONE	RA	A-1-T
Rural Residential A	224.72	14	14	1 DU / 2 AC	22	1 DU / 10 AC	NONE	RA	A-1-T-BA-10
Rural Residential A	1480.87	10	10	1 DU / 2 AC	37	1 DU / 40 AC	NONE	RA	EA-AP
Rural Residential A	1.75	1	1	1 DU / 2 AC	2	1 DU / 1 AC	NONE	RA and MU	MU
Rural Residential A	0.77	1	1	1 DU / 2 AC	1	1 DU / 1 AC	NONE	RA	MU
Rural Residential A	72.30	4	4	1 DU / 2 AC	4	1 DU / 20 AC	NONE	RA	OS
Rural Residential A	3.31	1	1	1 DU / 2 AC	1	1 DU / 20 AC	Centerville / NONE	RA	OS
Rural Residential A	2993.73	96	96	1 DU / 2 AC	1497	1 DU / 2 AC	NONE	RA	PD
Rural Residential A	787.08	21	21	1 DU / 3 AC	262	1 DU / 3 AC	Centerville / NONE	RA	PD
Rural Residential A	14.53	4	4	1 DU / 2 AC	7	1 DU / 2 AC	NONE	RA	PD and F-1
Rural Residential A	158.99	1	1	1 DU / 2 AC	79	1 DU / 2 AC	NONE	RA	PD and OS
Rural Residential A	105.97	2	2	1 DU / 2 AC	53	1 DU / 2 AC	NONE	RA	PD, OS and F-1
Rural Residential A	296.24	1	1	1 DU / 2 AC	148	1 DU / 2 AC	NONE	RA	PD, R-R, OS and F-1
Rural Residential A	11.37	1	1	1 DU / 2 AC	6	1 DU / 2 AC	NONE	RA and RB	R-L

Rural Residential A	13.85	1	1	1 DU / 2 AC	7	1 DU / 2 AC	NONE	RA, RB and A-G	R-L
Rural Residential A	1.30	1	1	1 DU / 2 AC	1	1 DU / 2 AC	NONE	RA and RB	R-L
Rural Residential A	60.57	8	8	1 DU / 2 AC	30	1 DU / 2 AC	NONE	RA	R-L
Rural Residential A	33.64	4	4	1 DU / 2 AC	17	1 DU / 2 AC	NONE	RA	R-L and OS
Rural Residential A	475.32	1	1	1 DU / 2 AC	238	1 DU / 2 AC	NONE	RA	R-L, OS, M-L-DR, and F-1
Rural Residential A	5.13	2	2	1 DU / 2 AC	2	1 DU / 2 AC	NONE	RA	R-L-BSM
Rural Residential A	29.08	4	4	1 DU / 3 AC	9	1 DU / 3 AC	Centerville / NONE	RA-MRB	R-L-MRB
Rural Residential A	319.12	1	1	1 DU / 2 AC	16	1 DU / 20 AC	NONE	RA	R-L-T-BA-20
Rural Residential A	4493.72	775	775	1 DU / 2 AC	2247	1 DU / 2 AC	NONE	RA	R-R
Rural Residential A	433.73	38	38	1 DU / 3 AC	145	1 DU / 3 AC	Centerville / NONE	RA	R-R
Rural Residential A	11.86	1	1	1 DU / 2 AC	1	1 DU / 10 AC	NONE	RA	R-R and A-1-BA-10
Rural Residential A	156.72	1	1	1 DU / 2 AC	1	1 DU / 2 AC	NONE	RA, SR and A-C	R-R and EA-AP
Rural Residential A	27.39	5	5	1 DU / 2 AC	13	1 DU / 2 AC	NONE	RA	R-R and F-1
Rural Residential A	21.53	1	1	1 DU / 2 AC	1	1 DU / 2 AC	NONE	RA and I	R-R and M
Rural Residential A	107.20	2	2	1 DU / 2 AC	71	1 DU / 1.5 AC	NONE	RA and MU	R-R and MU
Rural Residential A	647.34	34	34	1 DU / 2 AC	129	1 DU / 5 AC	NONE	RA	R-R and OS
Rural Residential A	13.26	3	3	1 DU / 3 AC	2	1 DU / 7 AC	Centerville / NONE	RA	R-R and OS
Rural Residential A	134.26	5	5	1 DU / 2 AC	5	1 DU / 2 AC	NONE	RA	R-R and R-R-BSM
Rural Residential A	53.89	4	4	1 DU / 3 AC	17	1 DU / 3 AC	Centerville / NONE	RA and RA-MRB	R-R and R-R-MRB
Rural Residential A	4.54	1	1	1 DU / 2 AC	2	1 DU / 2 AC	NONE	RA	R-R and R-R-T
Rural Residential A	43.70	1	1	1 DU / 2 AC	7	1 DU / 6 AC	NONE	RA and T	R-R and TL
Rural Residential A	19.84	1	1	1 DU / 3 AC	6	1 DU / 3 AC	Centerville / NONE	RA	R-R and U
Rural Residential A	167.80	4	4	1 DU / 2 AC	83	1 DU / 2 AC	NONE	RA	R-R and U
Rural Residential A	84.81	4	4	1 DU / 2 AC	8	1 DU / 10 AC	NONE	RA	R-R, OS and F-1
Rural Residential A	223.42	4	4	1 DU / 2 AC	22	1 DU / 10 AC	NONE	RA	R-R, U and OS
Rural Residential A	29.65	1	1	1 DU / 2 AC	5	1 DU / 5 AC	NONE	RA and A-cg	R-R-and A-1-T
Rural Residential A	24.37	2	2	1 DU / 3 AC	2	1 DU / 10 AC	Centerville / NONE	RA	R-R-BA-10
Rural Residential A	430.79	14	14	1 DU / 2 AC	43	1 DU / 10 AC	NONE	RA	R-R-BA-10
Rural Residential A	209.78	1	1	1 DU / 2 AC	8	1 DU / 25 AC	NONE	RA and A-G	R-R-BA-10 and EA

Rural Residential A	32.73	3	3	1 DU / 2 AC	1	1 DU / 2 AC	NONE	RA	R-R-BA-140
Rural Residential A	10.33	3	3	1 DU / 2 AC	4	1 DU / 2.5 AC	NONE	RA	R-R-BA-2.5
Rural Residential A	1.72	1	1	1 DU / 20 AC	1	1 DU / 3 AC	Centerville / NONE	RA	R-R-BA-20
Rural Residential A	180.68	19	19	1 DU / 2 AC	60	1 DU / 3 AC	NONE	RA	R-R-BA-3
Rural Residential A	3.33	1	1	1 DU / 3 AC	1	1 DU / 3 AC	Centerville / NONE	RA	R-R-BA-3
Rural Residential A	27.78	3	3	1 DU / 2 AC	14	1 DU / 2 AC	NONE	RA	R-R-BA-3 and F-1
Rural Residential A	182.06	22	22	1 DU / 2 AC	91	1 DU / 2 AC	NONE	RA	R-R-BA-4
Rural Residential A	69.31	10	10	1 DU / 3 AC	35	1 DU / 3 AC	Centerville / NONE	RA	R-R-BA-4
Rural Residential A	159.22	4	4	1 DU / 2 AC	80	1 DU / 2 AC	NONE	RA	R-R-BA-40
Rural Residential A	1003.48	63	63	1 DU / 2 AC	502	1 DU / 2 AC	NONE	RA	R-R-BA-5
Rural Residential A	45.14	1	1	1 DU / 5 AC	12	1 DU / 3.5 AC	NONE	RA and A-cg	R-R-BA-5 and A-1
Rural Residential A	90.20	1	1	1 DU / 5 AC	45	1 DU / 2 AC	NONE	RA	R-R-BA-5 and A-1-BA-10
Rural Residential A	6.09	1	1	1 DU / 5 AC	3	1 DU / 2 AC	NONE	RA	R-R-BA-5 and C-2
Rural Residential A	99.73	13	13	1 DU / 5 AC	50	1 DU / 2 AC	NONE	RA	R-R-BA-5 and F-1
Rural Residential A	41.94	1	1	1 DU / 5 AC	21	1 DU / 2 AC	NONE	RA	R-R-BA-5, EA-AP and F-1
Rural Residential A	19.92	1	1	1 DU / 5 AC	10	1 DU / 2 AC	NONE	RA	R-R-BA-5, R-R-T-BA-5 and OS
Rural Residential A	60.88	3	3	1 DU / 60 AC	30	1 DU / 2 AC	NONE	RA	R-R-BA-60
Rural Residential A	881.51	1	1	1 DU / 600 AC	1	1 DU / 600 AC	NONE	RA-600 and A-G	R-R-BA-600 and EA
Rural Residential A	907.58	226	226	1 DU / 2 AC	226	RA BSM[1]	NONE	RA	R-R-BSM
Rural Residential A	29.31	8	8	1 DU / 3 AC	8	RA BSM[1]	Centerville / NONE	RA	R-R-BSM
Rural Residential A	2.08	1	1	1 DU / 2 AC	1	RA BSM[1]	NONE	RA	R-R-BSM and F-1
Rural Residential A	33.68	1	1	1 DU / 2 AC	1	RA BSM[1]	NONE	RA and MU	R-R-BSM and MU
Rural Residential A	76.27	5	5	1 DU / 2 AC	5	RA BSM[1]	NONE	RA	R-R-BSM and OS
Rural Residential A	24.00	3	3	1 DU / 2 AC	3	RA BSM[1]	NONE	RA	R-R-BSM and U
Rural Residential A	81.28	1	1	1 DU / 3 AC	1	RA BSM[1]	Centerville / NONE	RA-IMR, RA-MRB & I	R-R-BSM-IMR and R-R-BSM-MRB
Rural Residential A	15.09	1	1	1 DU / 3 AC	1	RA BSM[1]	Centerville / NONE	RA-MRB	R-R-BSM-MRB
Rural Residential A	5.02	1	1	1 DU / 3 AC	1	1 DU / 3 AC	Centerville / NONE	RA-MRB	R-R-MRB

Rural Residential A	147.36	16	16	1 DU / 3 AC	49	1 DU / 3 AC	Centerville / NONE	RA	R-R-SP
Rural Residential A	122.58	2	2	1 DU / 2 AC	20	1 DU / 6 AC	NONE	RA	R-R-SP and OS-SP
Rural Residential A	1.72	1	1	1 DU / 3 AC	1	1 DU / 3 AC	Centerville / NONE	RA	R-R-SP-BSM
Rural Residential A	3.19	1	1	1 DU / 3 AC	1	1 DU / 3 AC	Centerville / NONE	RA	R-R-SP-BSM and OS-SP
Rural Residential A	2013.97	776	776	1 DU / 2 AC	1006	1 DU / 2 AC	NONE	RA	R-R-T
Rural Residential A	47.12	14	14	1 DU / 3 AC	15	1 DU / 3 AC	Centerville / NONE	RA	R-R-T
Rural Residential A	41.01	1	1	1 DU / 2 AC	1	1 DU / 2 AC	NONE	MU, RA and A-cg	R-R-T and A-1-BA-10
Rural Residential A	7.72	1	1	1 DU / 2 AC	1	1 DU / 2 AC	NONE	RA and MU	R-R-T and MU
Rural Residential A	133.57	7	7	1 DU / 2 AC	7	1 DU / 2 AC	NONE	RA	R-R-T and OS
Rural Residential A	2.65	1	1	1 DU / 2 AC	1	1 DU / 2 AC	NONE	RA and RA-MRB	R-R-T and R-R-T-MRB
Rural Residential A	2.46	1	1	1 DU / 2 AC	1	1 DU / 2 AC	NONE	RA	R-R-T and U
Rural Residential A	185.45	1	1	1 DU / 2 AC	1	1 DU / 2 AC	NONE	RA and RB	R-R-T, A-1 and A-1-T-BA-20
Rural Residential A	5.02	1	1	1 DU / 2 AC	1	1 DU / 2 AC	NONE	RA	R-R-T, U, and OS
Rural Residential A	16.59	1	1	1 DU / 2 AC	1	1 DU / 2 AC	NONE	RA	R-R-T-BA-16
Rural Residential A	63.78	5	5	1 DU / 2 AC	5	1 DU / 2 AC	NONE	RA	R-R-T-BA-20
Rural Residential A	75.60	12	12	1 DU / 2 AC	12	1 DU / 2 AC	NONE	RA	R-R-T-BA-3
Rural Residential A	9.04			1 DU / 2 AC		1 DU / 2 AC	NONE	RA	R-R-T-BA-4
Rural Residential A	78.06	2	2	1 DU / 2 AC	2	1 DU / 2 AC	NONE	RA	R-R-T-BA-40
Rural Residential A	838.56	43	43	1 DU / 2 AC	43	1 DU / 2 AC	NONE	RA	R-R-T-BA-5
Rural Residential A	25.85	1	1	1 DU / 2 AC	1	1 DU / 2 AC	NONE	RA	R-R-T-BA-5 and OS
Rural Residential A	17.68	1	1	1 DU / 2 AC	1	1 DU / 2 AC	NONE	RA	R-R-T-BA-5, OS and F-1
Rural Residential A	10.11	2	2	1 DU / 2 AC	2	1 DU / 2 AC	NONE	RA	R-R-T-BA-6
Rural Residential A	466.79	195	195	1 DU / 2 AC	195	1 DU / 2 AC	NONE	RA	R-R-T-BSM
Rural Residential A	3.62	1	1	1 DU / 3 AC	1	1 DU / 3 AC	Centerville / NONE	RA	R-R-T-BSM
Rural Residential A	20.91	4	4	1 DU / 2 AC	4	1 DU / 2 AC	NONE	RA	R-R-T-BSM and F-1-IMR
Rural Residential A	4.07	1	1	1 DU / 2 AC	1	1 DU / 2 AC	NONE	RA	R-R-T-BSM and OS
Rural Residential A	48.99	1	1	1 DU / 2 AC	1	1 DU / 2 AC	NONE	RA and RB	R-R-T-BSM and U
Rural Residential A	31.58	3	3	1 DU / 2 AC	3	1 DU / 2 AC	NONE	RA	R-R-T-DR
Rural Residential A	14.24	9	9	1 DU / 2 AC	9	1 DU / 2 AC	NONE	RA-MRB	R-R-T-MRB
Rural Residential A	802.21	46	46	1 DU / 3 AC	46	1 DU / 3 AC	Centerville / NONE	RA	U

Rural Residential A	5639.49	167	167	1 DU / 2 AC	167	1 DU / 2 AC	NONE	RA	U
Rural Residential A	491.08	1	1	1 DU / 2 AC	1	1 DU / 2 AC	NONE	RA	U and EA-AP
Rural Residential A	820.74	5	5	1 DU / 2 AC	5	1 DU / 2 AC	NONE	RA	U and F-1
Rural Residential A	58.59	1	1	1 DU / 2 AC	1	1 DU / 2 AC	NONE	RA and MU	U and MU-DR
Rural Residential A	604.74	8	8	1 DU / 2 AC	8	1 DU / 2 AC	NONE	RA	U and OS
Rural Residential A	4.48	1	1	1 DU / 2 AC	1	1 DU / 2 AC	NONE	RA and T	U and TL
Rural Residential A	54.49	1	1	1 DU/ 3 AC	1	1 DU/3 AC	Centerville / NONE	RA and RA-MRB	U and U-MRB
Rural Residential A	49.19	5	5	1 DU/ 3 AC	5	1 DU/3 AC	Centerville / NONE	RA-MRB	U-MRB
TOTALS:	**33,133.99 ACRES**	**2,886 PARCELS**	**2,886 UNITS**		**8,359 UNITS**				

[1]Shasta County's General Plan restricts areas within the Centerville Water Service District to 1 dwelling unit per 3 acres rather than what's normally allowed in areas desingated as rural Residential A (1 dwelling unit per 2 acres). While Rural Residential designated lands may be provided water service as opposed to utilizing private wells, this has no bearing on density requirements. Sewer service is the determining factor for residential density. For that reason, the services listed in the column are specific to sewer only.

Rural Residential B	195.98	1	1	1 DU / PARCEL	1	1 DU / 16.5 AC	None	RB and RA	A-1 and A-1-BA-20
Rural Residential B	1409.48	20	20	1 DU / PARCEL	141	1 DU / 10 AC	None	RB	A-1-BA-10
Rural Residential B	40.08	1	1	1 DU / PARCEL	4	1 DU / 10 AC	None	RB	A-1-BA-10 and U
Rural Residential B	895.03	6	6	1 DU / PARCEL	44	1 DU / 20 AC	None	RB	A-1-BA-20
Rural Residential B	23.82	1	1	1 DU / PARCEL	1	1 DU / 27 AC	None	RB	A-1-BA-27
Rural Residential B	17.32	1	1	1 DU / PARCEL	1	1 DU / 35 AC	None	RB	A-1-BA-35
Rural Residential B	40.44	8	8	1 DU / PARCEL	8	1 DU / PARCEL	None	RB	A-1-BSM
Rural Residential B	147.78	1	1	1 DU / PARCEL	1	1 DU / PARCEL	None	RB	A-1-BSM and A-1-BA-40
Rural Residential B	9.98	2	2	1 DU / PARCEL	2	1 DU / PARCEL	None	RB	A-1-BSM and OS
Rural Residential B	474.61	21	21	1 DU / PARCEL	95	1 DU / 5 AC	None	RB	A-1-T
Rural Residential B	49.90	4	4	1 DU / PARCEL	4	1 DU / 5 AC	None	RB	A-1-T and A-1-T-BA-5
Rural Residential B	618.47	1	1	1 DU / PARCEL	1	1 DU / 10 AC	None	RB	A-1-T and OS
Rural Residential B	1854.55	104	104	1 DU / PARCEL	104	1 DU / 10 AC	None	RB	A-1-T-BA-10
Rural Residential B	1654.56	29	29	1 DU / PARCEL	29	1 DU / 20 AC	None	RB	A-1-T-BA-20
Rural Residential B	9845.03	133	133	1 DU / PARCEL	133	1 DU / 40 AC	None	RB	A-1-T-BA-40
Rural Residential B	435.18	1	1	1 DU / PARCEL	1	1 DU / 40 AC	None	RB and A-C	A-1-T-BA-40 and EA

Rural Residential B	954.56	72	72	1 DU / PARCEL	72	1 DU / 5 AC	None	RB	A-1-T-BA-5
Rural Residential B	595.31	17	17	1 DU / PARCEL	17	1 DU / PARCEL	None	RB	A-1-T-BSM
Rural Residential B	40.69	1	1	1 DU / PARCEL	1	1 DU / PARCEL	None	RB and N-H-40	A-1-T-BSM and A-1-T-BSM-MRB
Rural Residential B	123.12	3	3	1 DU / PARCEL	3	1 DU / PARCEL	None	RB	A-1-T-BSM-MRB
Rural Residential B	2531.59	19	19	1 DU / PARCEL	19	1 DU / 160 AC	None	RB	EA
Rural Residential B	313.32	1	1	1 DU / PARCEL	1	1 DU / PARCEL	None	RB	EA and EA-AP
Rural Residential B	171.25	1	1	1 DU / PARCEL	1	1 DU / PARCEL	None	RB	EA and OS-BSM
Rural Residential B	3799.91	28	28	1 DU / PARCEL	23	1 DU / 160 AC	None	RB	EA-AP
Rural Residential B	689.36	1	1	1 DU / PARCEL	1	1 DU / 160 AC	None	RB	EA-AP and EA-AP-IMR
Rural Residential B	320.95	2	2	1 DU / PARCEL	2	1 DU / 160 AC	None	RB	EA-AP and F-1
Rural Residential B	1.03	1	1	1 DU / PARCEL	1	1 DU / 40 AC	None	RB and N-H-40	HP-40
Rural Residential B	39.59	1	1	1 DU / PARCEL	1	1 DU / 80 AC	None	RB and N-H-80	HP-80
Rural Residential B	516.12	14	14	1 DU / PARCEL	14	1 DU / PARCEL	None	RB	HP-BSM
Rural Residential B	520.10	22	22	1 DU / PARCEL	104	1 DU / 5 AC	None	RB	PD
Rural Residential B	12.23	1	1	1 DU / PARCEL	2	1 DU / 5 AC	None	RB	PD and F-1
Rural Residential B	4.90	1	1	1 DU / PARCEL	1	1 DU / 5 AC	None	RB and SR	PD and PF
Rural Residential B	4.30	1	1	1 DU / PARCEL	1	1 DU / 5 AC	None	RB and SR	PD and PF
Rural Residential B	4.81	1	1	1 DU / PARCEL	1	1 DU / 5 AC	None	RB and I	PD and R-L-T
Rural Residential B	81.46	1	1	1 DU / PARCEL	11	1 DU / 7 AC	None	RB	PD-BL-7
Rural Residential B	5032.13	272	272	1 DU / PARCEL	503	1 DU / 10 AC	None	RB	R-L
Rural Residential B	158.45	1	1	1 DU / PARCEL	15	1 DU / 10 AC	None	RB and A-cg	R-L and A-1
Rural Residential B	161.00	1	1	1 DU / PARCEL	6	1 DU / 25 AC	None	RB and A-G	R-L and EA-AP
Rural Residential B	304.95	12	12	1 DU / PARCEL	12	1 DU / 10 AC	None	RB	R-L and F-1
Rural Residential B	10.73	1	1	1 DU / PARCEL	1	1 DU / 7.5 AC	None	RB and SR	R-L and IR-T
Rural Residential B	225.03	6	6	1 DU / PARCEL	22	1 DU / 10 AC	None	RB	R-L and OS
Rural Residential B	407.84	4	4	1 DU / PARCEL	20	1 DU / 20 AC	None	RB	R-L and R-L-BA-20
Rural Residential B	412.04	1	1	1 DU / PARCEL	41	1 DU / 10 AC	None	RB	R-L and R-L-DR/SH
Rural Residential B	62.79	1	1	1 DU / PARCEL	12	1 DU / 5 AC	None	RB and RA	R-L and R-R
Rural Residential B	132.86	4	4	1 DU / PARCEL	26	1 DU / 5 AC	None	RB	R-L and U
Rural Residential B	700.87	21	21	1 DU / PARCEL	70	1 DU / 10 AC	None	RB	R-L-BA-10
Rural Residential B	9.95	1	1	1 DU / PARCEL	1	1 DU / 15 AC	None	RB	R-L-BA-10 and F-1

Rural Residential B	55.13	1	1	1 DU / PARCEL	3	1 DU / 15 AC	None	RB	R-L-BA-10 and R-L-BA-20
Rural Residential B	16.34	1	1	1 DU / PARCEL	1	1 DU / 15 AC	None	RB	R-L-BA-15
Rural Residential B	1079.82	20	20	1 DU / PARCEL	53	1 DU / 20 AC	None	RB	R-L-BA-20
Rural Residential B	39.57	1	1	1 DU / PARCEL	1	2 DU / 20 AC	None	RB	R-L-BA-20 and U
Rural Residential B	41.02	1	1	1 DU / PARCEL	2	3 DU / 20 AC	None	RB and RA	R-L-BA-20 and F-1
Rural Residential B	9.64	1	1	1 DU / PARCEL	1	4 DU / 20 AC	None	RB-IMR	R-L-BA-20-IMR
Rural Residential B	641.74	3	3	1 DU / PARCEL	16	1 DU / 40 AC	None	RB-40	R-L-BA-40
Rural Residential B	549.96	4	4	1 DU / PARCEL	4	1 DU / 560 AC	None	RB	R-L-BA-560
Rural Residential B	31.71	2	2	1 DU / PARCEL	2	1 DU / 90	None	RB	R-L-BA-90
Rural Residential B	445.08	29	29	1 DU / PARCEL	29	1 DU / PARCEL	None	RB	R-L-BSM
Rural Residential B	108.13	3	3	1 DU / PARCEL	3	1 DU / PARCEL	None	RB	R-L-BSM and OS
Rural Residential B	11.94	1	1	1 DU / PARCEL	1	1 DU / PARCEL	None	RB	R-L-BSM and U
Rural Residential B	42.89	2	2	1 DU / PARCEL	4	1 DU / 10 AC	None	RB	R-L-DR/SH
Rural Residential B	83.62	1	1	1 DU / PARCEL	8	1 DU / 10 AC	None	RB-IMR	R-L-IMR
Rural Residential B	1644.31	179	179	1 DU / PARCEL	164	1 DU / 10 AC	None	RB	R-L-T
Rural Residential B	15.01	1	1	1 DU / PARCEL	2	1 DU / 10 AC	None	RB	R-L-T and A-1-T-BSM
Rural Residential B	9.64	1	1	1 DU / PARCEL	1	1 DU / 10 AC	None	RB and A-C	R-L-T and EA-AP
Rural Residential B	64.98	9	9	1 DU / PARCEL	6	1 DU / 10 AC	None	RB and N-H-40	R-L-T and OS
Rural Residential B	1504.15	73	73	1 DU / PARCEL	150	1 DU / 10 AC	None	RB	R-L-T-BA-10
Rural Residential B	137.51	1	1	1 DU / PARCEL	9	1 DU / 15 AC	None	RB	R-L-T-BA-10 and R-L-T-BA-20
Rural Residential B	1577.89	47	47	1 DU / PARCEL	78	1 DU / 20 AC	None	RB	R-L-T-BA-20
Rural Residential B	237.76	1	1	1 DU / PARCEL	7	1 DU / 30 AC	None	RB	R-L-T-BA-20 and R-L-T-BA-40
Rural Residential B	3621.37	51	51	1 DU / PARCEL	90	1 DU / 40 AC	None	RB	R-L-T-BA-40
Rural Residential B	251.16	1	1	1 DU / PARCEL	6	1 DU / 40 AC	None	RB	R-L-T-BA-40 and U
Rural Residential B	417.76	50	50	1 DU / PARCEL	50	1 DU / PARCEL	None	RB	R-L-T-BSM
Rural Residential B	0.99	1	1	1 DU / PARCEL	1	1 DU / 5 AC	None	RB	R-R
Rural Residential B	12.16	2	2	1 DU / PARCEL	2	1 DU / 10 AC	None	RB	R-R-BA-10
Rural Residential B	13.96	6	6	1 DU / PARCEL	5	1 DU / 2.5 AC	None	RB	R-R-BA-2.5
Rural Residential B	3.54	1	1	1 DU / PARCEL	1	1 DU / 20 AC	None	RB and A-G	R-R-BA-20
Rural Residential B	462.90	17	17	1 DU / PARCEL	11	1 DU / 40 AC	None	RB	R-R-BA-40
Rural Residential B	45.61	6	6	1 DU / PARCEL	9	1 DU / 5 AC	None	RB	R-R-BA-5
Rural Residential B	24.99	1	1	1 DU / PARCEL	5	1 DU / 5 AC	None	RB	R-R-BA-5 and R-R-BA-10

Rural Residential B	44.65	1	1	1 DU / PARCEL	8	1 DU / 5 AC	None	RB, RA and A-G	R-R-BA-5
Rural Residential B	62.00	1	1	1 DU / PARCEL	1	1 DU / 60 AC	None	RB and A-G	R-R-BA-60
Rural Residential B	10.58	1	1	1 DU / PARCEL	1	1 DU / 600 AC	None	RB	R-R-BA-600 and U
Rural Residential B	44.47	33	33	1 DU / PARCEL	33	1 DU / PARCEL	None	RB	R-R-BSM
Rural Residential B	42.96	3	3	1 DU / PARCEL	3	1 DU / PARCEL	None	RB	R-R-BSM and OS
Rural Residential B	191.58	1	1	1 DU / PARCEL	1	1 DU / PARCEL	None	RB	R-R-BSM and U
Rural Residential B	8.10	3	3	1 DU / PARCEL	3	1 DU / 2.5 AC	None	RB	R-R-T-BA-2.5
Rural Residential B	92.32	7	7	1 DU / PARCEL	18	1 DU / 5 AC	None	RB	R-R-T-BA-5
Rural Residential B	390.55	82	82	1 DU / PARCEL	82	1 DU / PARCEL	None	RB	R-R-T-BSM
Rural Residential B	295.38	2	2	1 DU / PARCEL	2	1 DU / PARCEL	None	RB	R-R-T-BSM and U
Rural Residential B	5.24	1	1	1 DU / PARCEL	1	1 DU / PARCEL	None	RB and N-H-40	R-R-T-BSM
Rural Residential B	736.18	15	15	1 DU / PARCEL	18	1 DU / 40 AC	None	RB	TL
Rural Residential B	13.20	1	1	1 DU / PARCEL	1	1 DU / 40 AC	None	RB-MRB	TL-MRB
Rural Residential B	1042.69	3	3	1 DU / PARCEL	26	1 DU / 40 AC	None	RB and N-H-40	U
Rural Residential B	2045.35	9	9	1 DU / PARCEL	81	1 DU / 25 AC	None	RB and A-C	U
Rural Residential B	366.63	3	3	1 DU / PARCEL	3	1 DU / 160 AC	None	RB and A-G	U
Rural Residential B	796.75	9	9	1 DU / PARCEL	227	1 DU / 3.5 AC	None	RB and RA	U
Rural Residential B	52.92	2	2	1 DU / PARCEL	10	1 DU / 5 ACRES	None	RB and A-cg	U
Rural Residential B	90.00	1	1	1 DU / PARCEL	1	1 DU / PARCEL	None	RB, RA and MU	U
Rural Residential B	246.69	2	2	1 DU / PARCEL	2	1 DU / PARCEL	None	RB and MU	U
Rural Residential B	289.74	8	8	1 DU / PARCEL	8	1 DU / PARCEL	None	RB and N-H-40	U
Rural Residential B	204.10	2	2	1 DU / PARCEL	2	1 DU / PARCEL	None	RB and N-H-80	U
Rural Residential B	65.02	2	2	1 DU / PARCEL	2	1 DU / PARCEL	None	RB and N-O	U
Rural Residential B	276.20	4	4	1 DU / PARCEL	4	1 DU / PARCEL	None	RB and T	U
Rural Residential B	31336.12	754	754	1 DU / PARCEL	754	1 DU / PARCEL	None	RB	U
Rural Residential B	117.00	1	1	1 DU / PARCEL	1	1 DU / PARCEL	None	RB, SR and C	U and C-M

Rural Residential B	271.68	2	2	1 DU / PARCEL	2	1 DU / PARCEL	None	RB and A-C	U and EA
Rural Residential B	64.32	1	1	1 DU / PARCEL	1	1 DU / PARCEL	None	RB	U and F-1
Rural Residential B	138.13	1	1	1 DU / PARCEL	1	1 DU / PARCEL	None	RB and A-cg	U and F-1
Rural Residential B	357.75	1	1	1 DU / PARCEL	1	1 DU / PARCEL	None	RB and N-H-80	U and HP-80
Rural Residential B	164.61	1	1	1 DU / PARCEL	1	1 DU / PARCEL	None	RB and SR	U and IR-T
Rural Residential B	20.65	1	1	1 DU / PARCEL	1	1 DU / PARCEL	None	RB	U and NRA-WI
Rural Residential B	614.65	2	2	1 DU / PARCEL	2	1 DU / PARCEL	None	RB and N-O	U and OS
Rural Residential B	30.30	1	1	1 DU / PARCEL	1	1 DU / PARCEL	None	RB and N-O	U and OS
Rural Residential B	100.34	1	1	1 DU / PARCEL	1	1 DU / PARCEL	None	RB and RA	U and PD
Rural Residential B	708.71	2	2	1 DU / PARCEL	2	1 DU / PARCEL	None	RB	U and U-MRB
Rural Residential B	154.73	1	1	1 DU / PARCEL	1	1 DU / PARCEL	None	RB and RB-MRB	U, OS, and U-MRB
Rural Residential B	153.42	1	1	1 DU / PARCEL	1	1 DU / PARCEL	None	RB and RB-MRB	U, OS, U-MRB and OS-MRB
Rural Residential B	40.46	7	7	1 DU / PARCEL	7	1 DU / PARCEL	None	RB	U-DR/SH
Rural Residential B	2.34	4	4	1 DU / PARCEL	4	1 DU / PARCEL	None	RB-MRB	U-MRB+H62:K1H83:K122
TOTALS:	**94,949.58 ACRES**	**2,370 PARCELS**	**2,370 UNITS**		**3,620 UNITS**				

TOTALS BY CATEGORY	
Urban Residential	**282**
Suburban Residential	**3080**
Rural Residential A	**2886**
Rural Residential B	**2370**
TOTAL OVERALL	**8618**

FIGURE B4-1

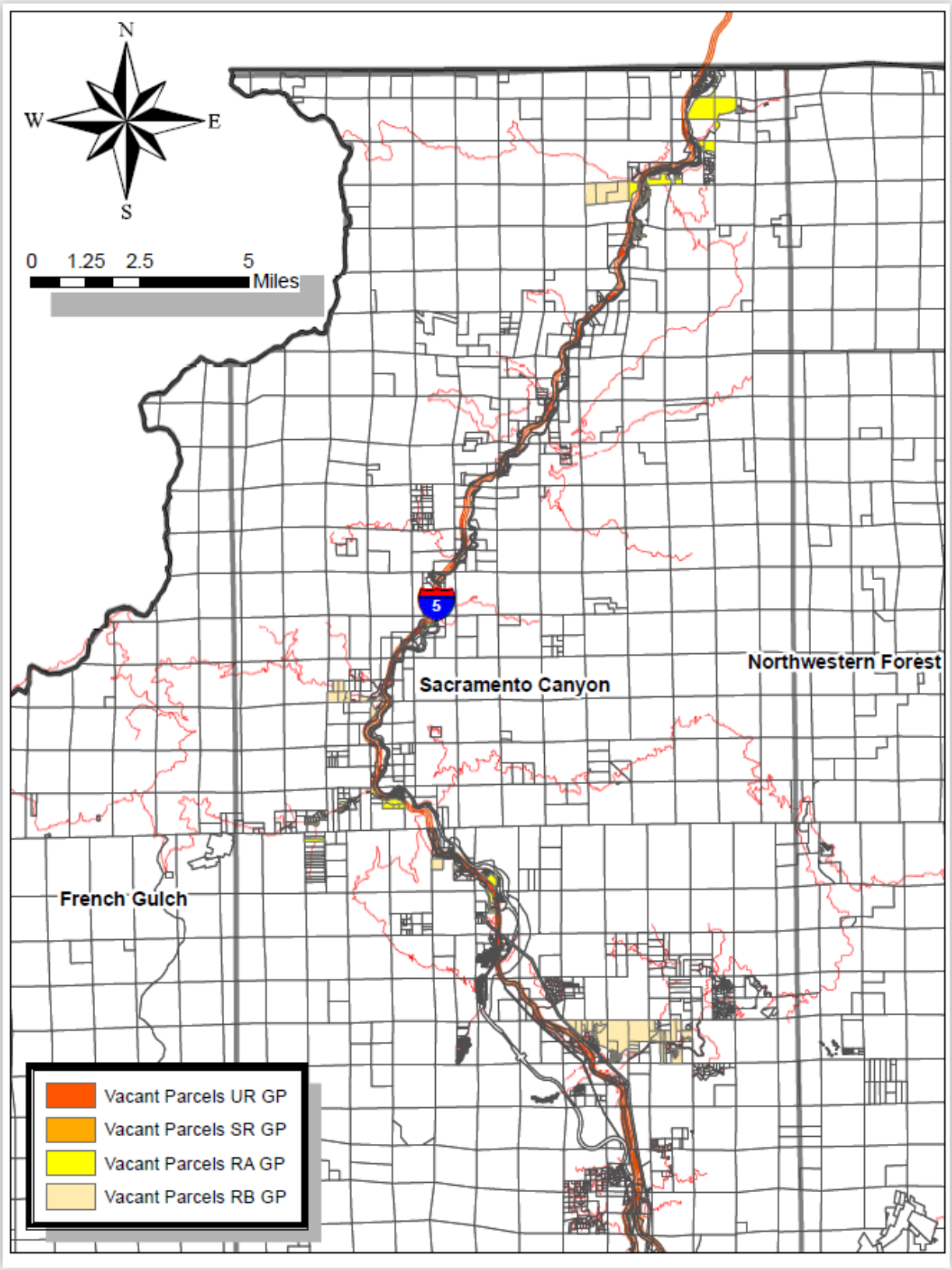

N
W
E
S
0 1.25 2.5 5
Miles
5
Sacramento Canyon
Northwestern Forest
French Gulch
Vacant Parcels UR GP
Vacant Parcels SR GP
Vacant Parcels RA GP
Vacant Parcels RB GP

FIGURE B4-2

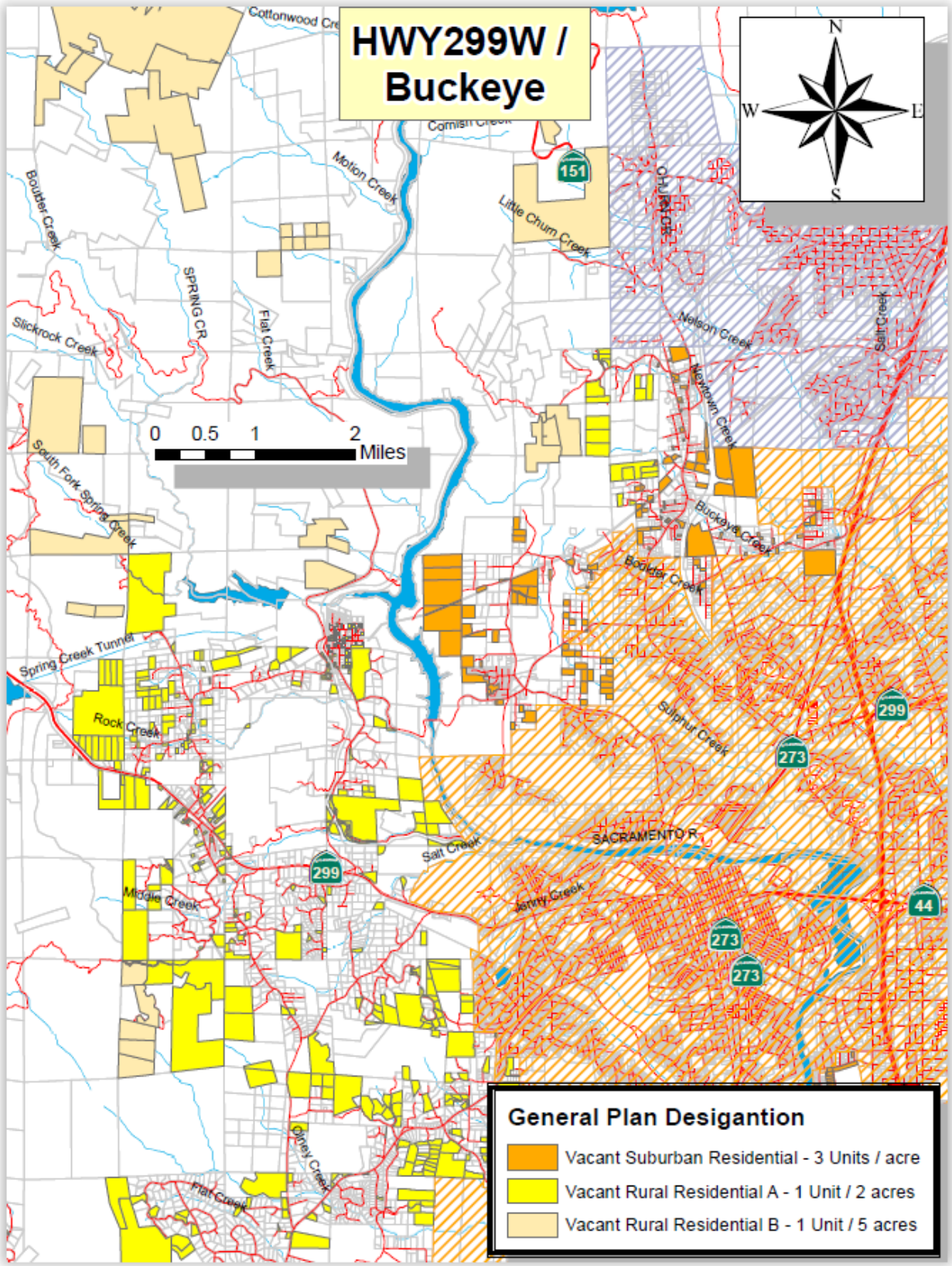

HWY299W / Buckeye
N
W
E
S
0 0.5 1 2
Miles
Cottonwood Cre
Cornish Creek
Motion Creek
Little Churn Creek
Boulder Creek
SPRING CR
Flat Creek
Slickrock Creek
South Fork Spring Creek
Nelson Creek
Newtown Creek
Salt Creek
Buckeye Creek
Boulder Creek
Spring Creek Tunnel
Rock Creek
Sulphur Creek
SACRAMENTO R
Salt Creek
Jenny Creek
Middle Creek
Olney Creek
Flat Creek
151
299
273
44
General Plan Desigantion
Vacant Suburban Residential - 3 Units / acre
Vacant Rural Residential A - 1 Unit / 2 acres
Vacant Rural Residential B - 1 Unit / 5 acres

FIGURE B4-3

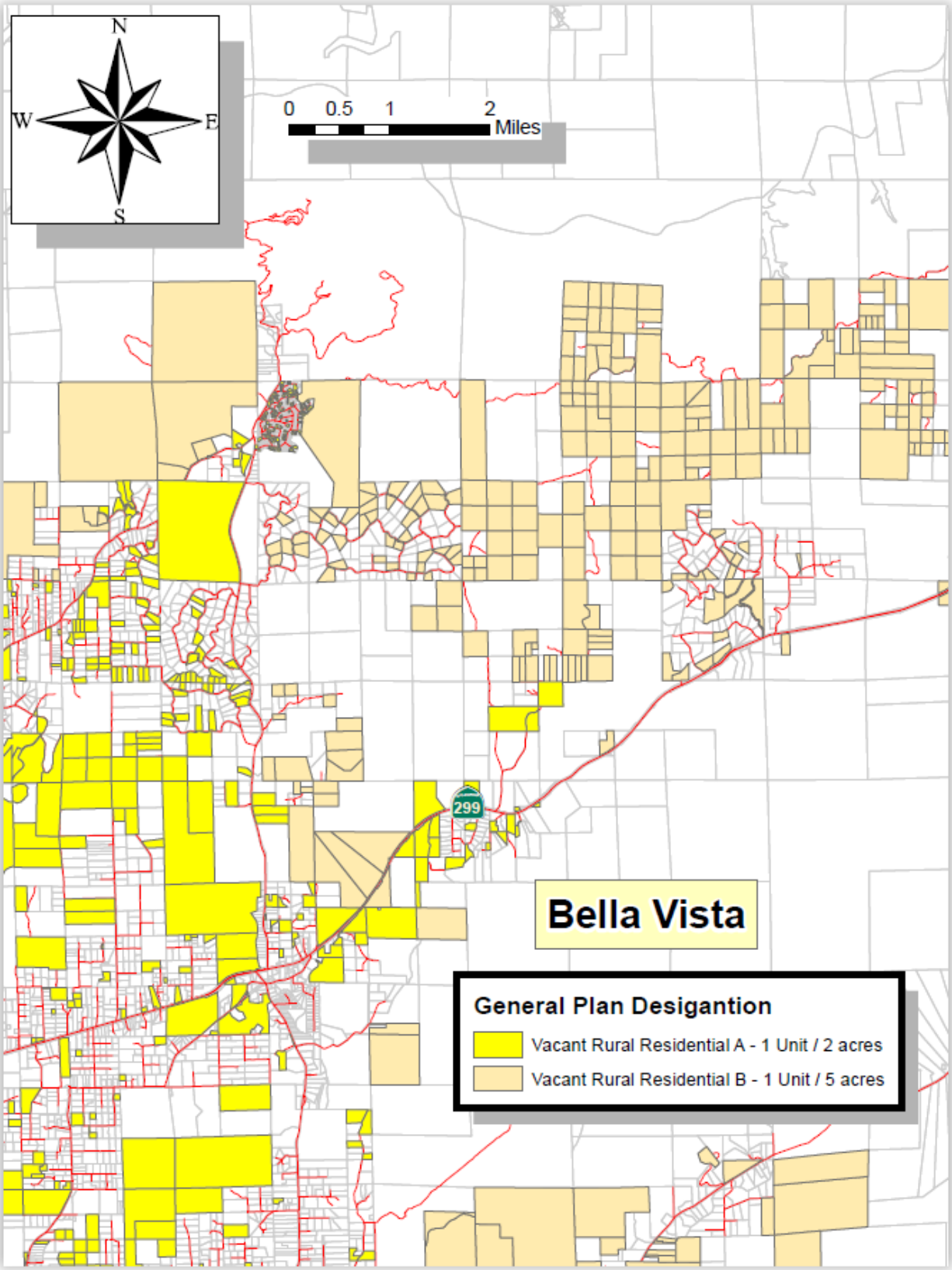

N
W
E
S
0 0.5 1 2
Miles
299
Bella Vista
General Plan Desigantion
Vacant Rural Residential A - 1 Unit / 2 acres
Vacant Rural Residential B - 1 Unit / 5 acres

FIGURE B4-4

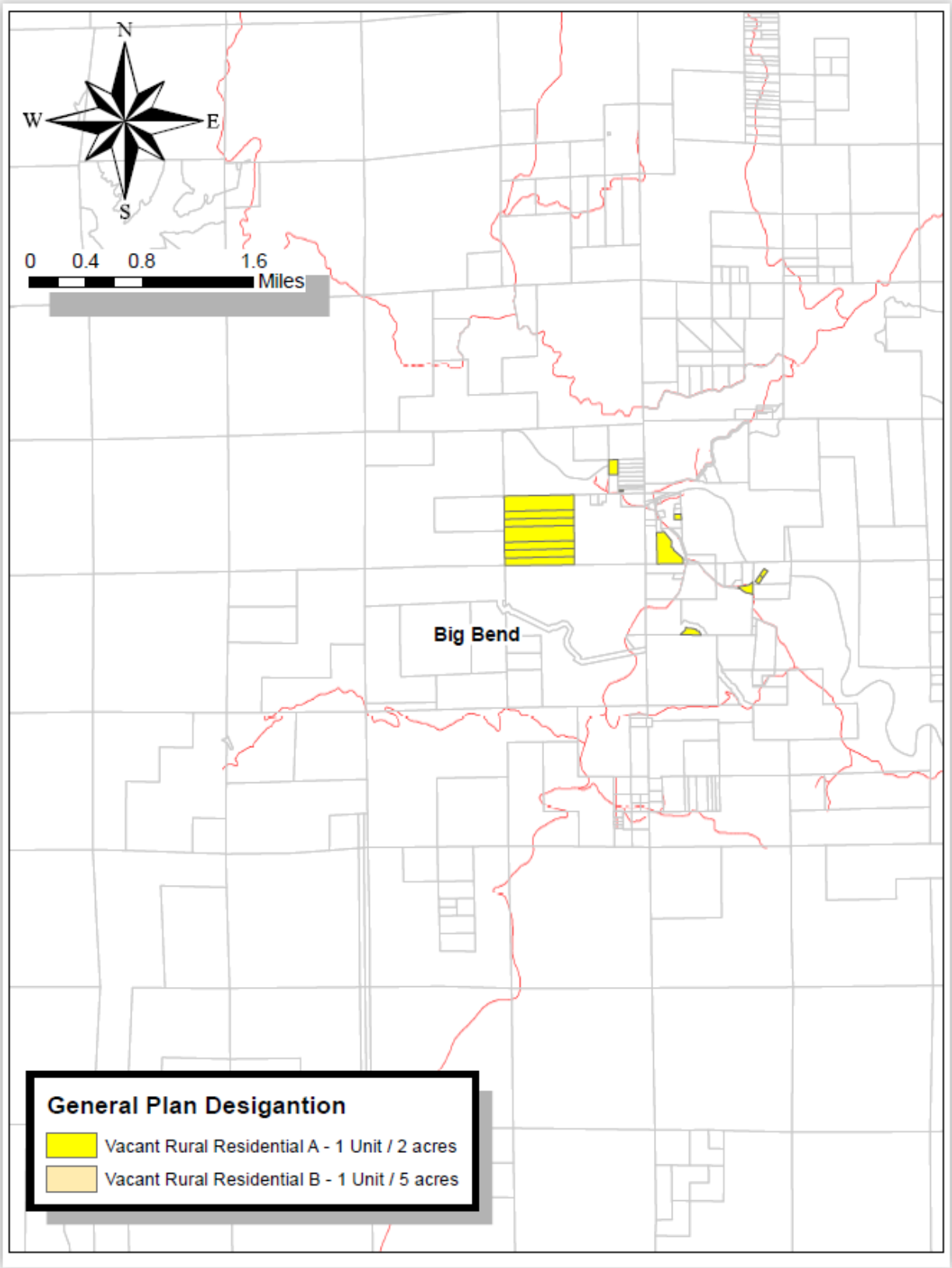

N
W
E
S
0
0.4
0.8
1.6
Miles
Big Bend
General Plan Desigantion
Vacant Rural Residential A - 1 Unit / 2 acres
Vacant Rural Residential B - 1 Unit / 5 acres

FIGURE B4-5

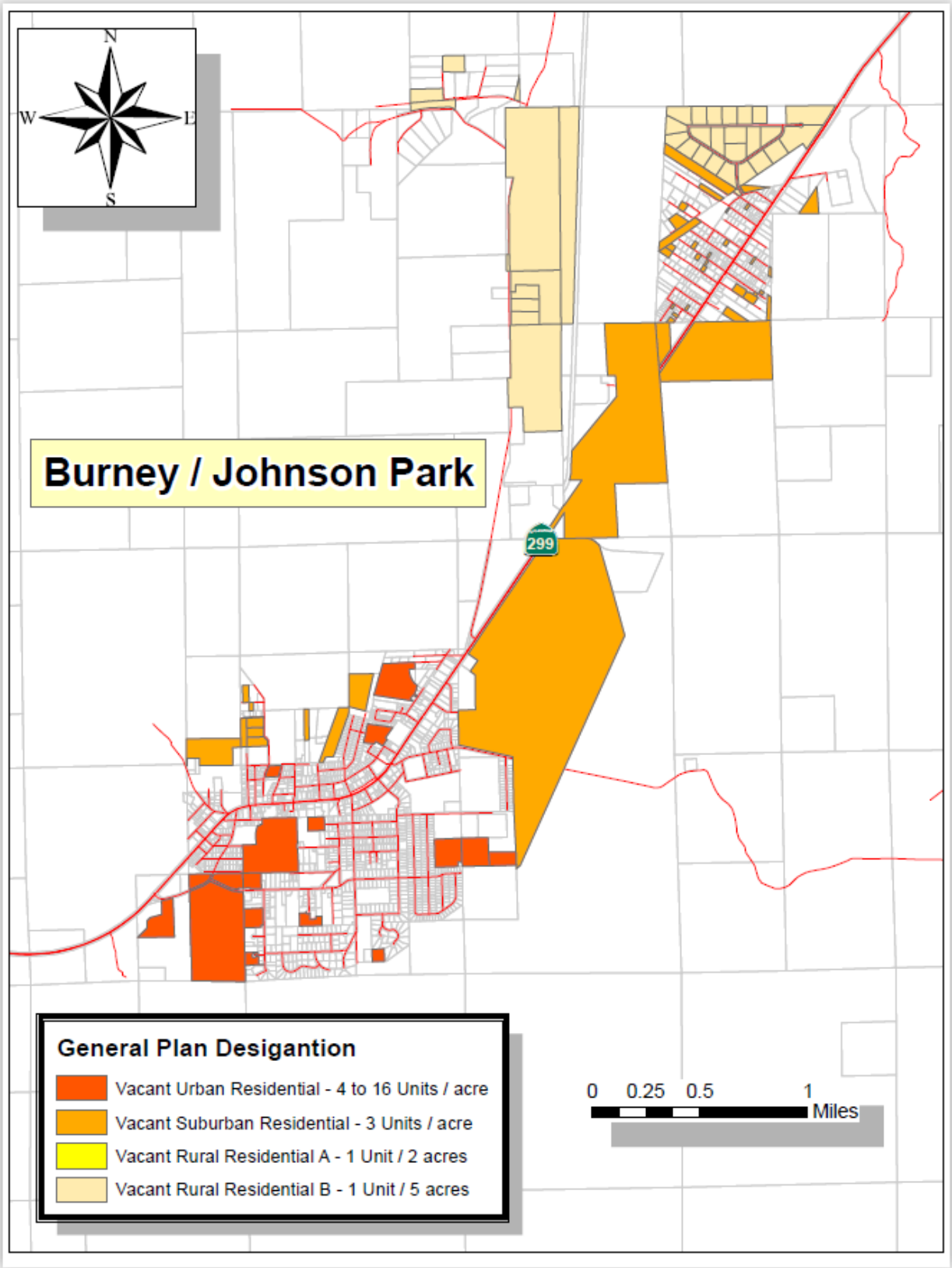

N
W
E
S
Burney / Johnson Park
299
General Plan Desigantion
Vacant Urban Residential - 4 to 16 Units / acre
Vacant Suburban Residential - 3 Units / acre
Vacant Rural Residential A - 1 Unit / 2 acres
Vacant Rural Residential B - 1 Unit / 5 acres
0 0.25 0.5 1
Miles

FIGURE B4-6

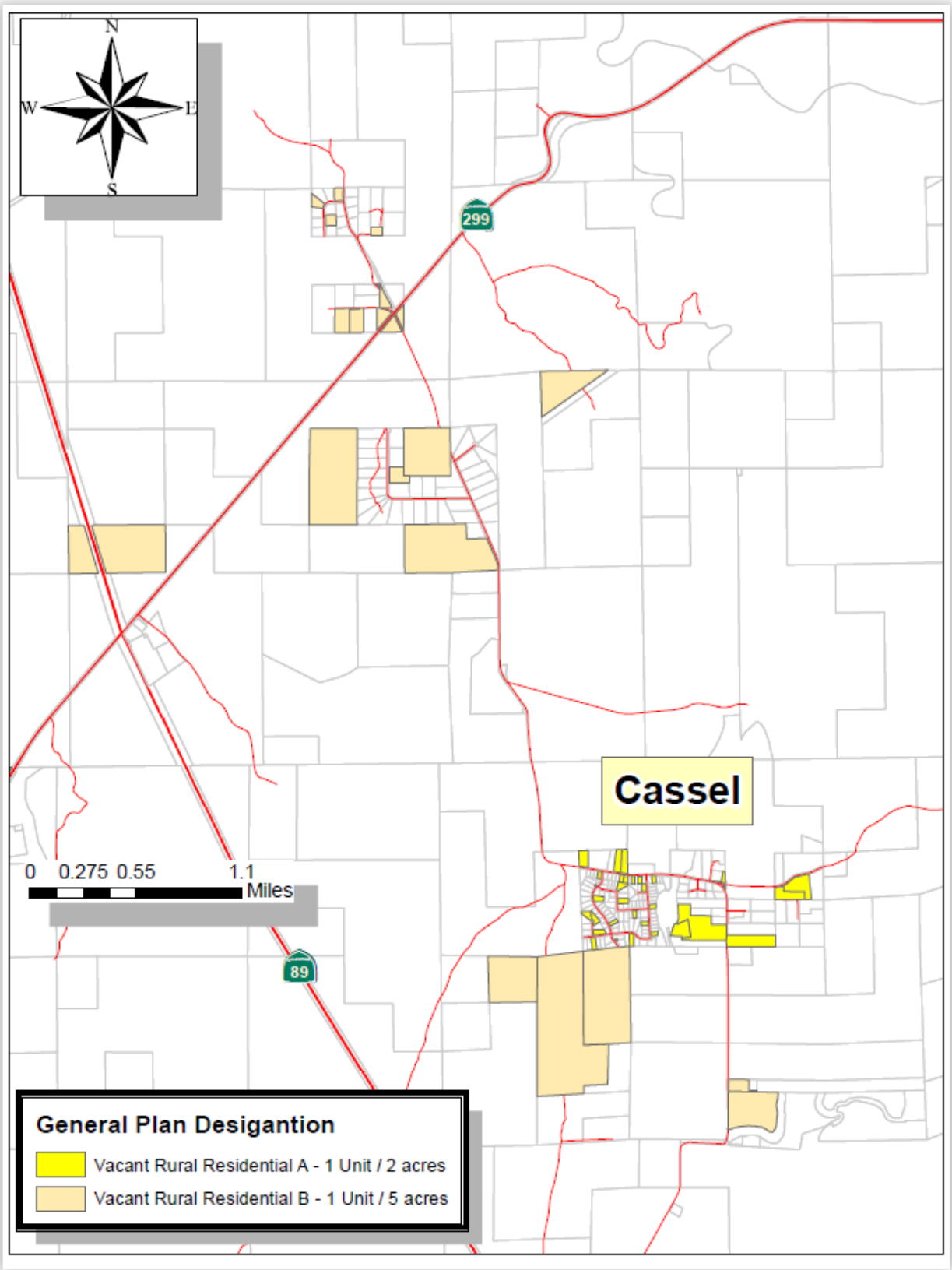

N
W
E
S
299
Cassel
0 0.275 0.55 1.1
Miles
89
General Plan Desigantion
Vacant Rural Residential A - 1 Unit / 2 acres
Vacant Rural Residential B - 1 Unit / 5 acres

FIGURE B4-7

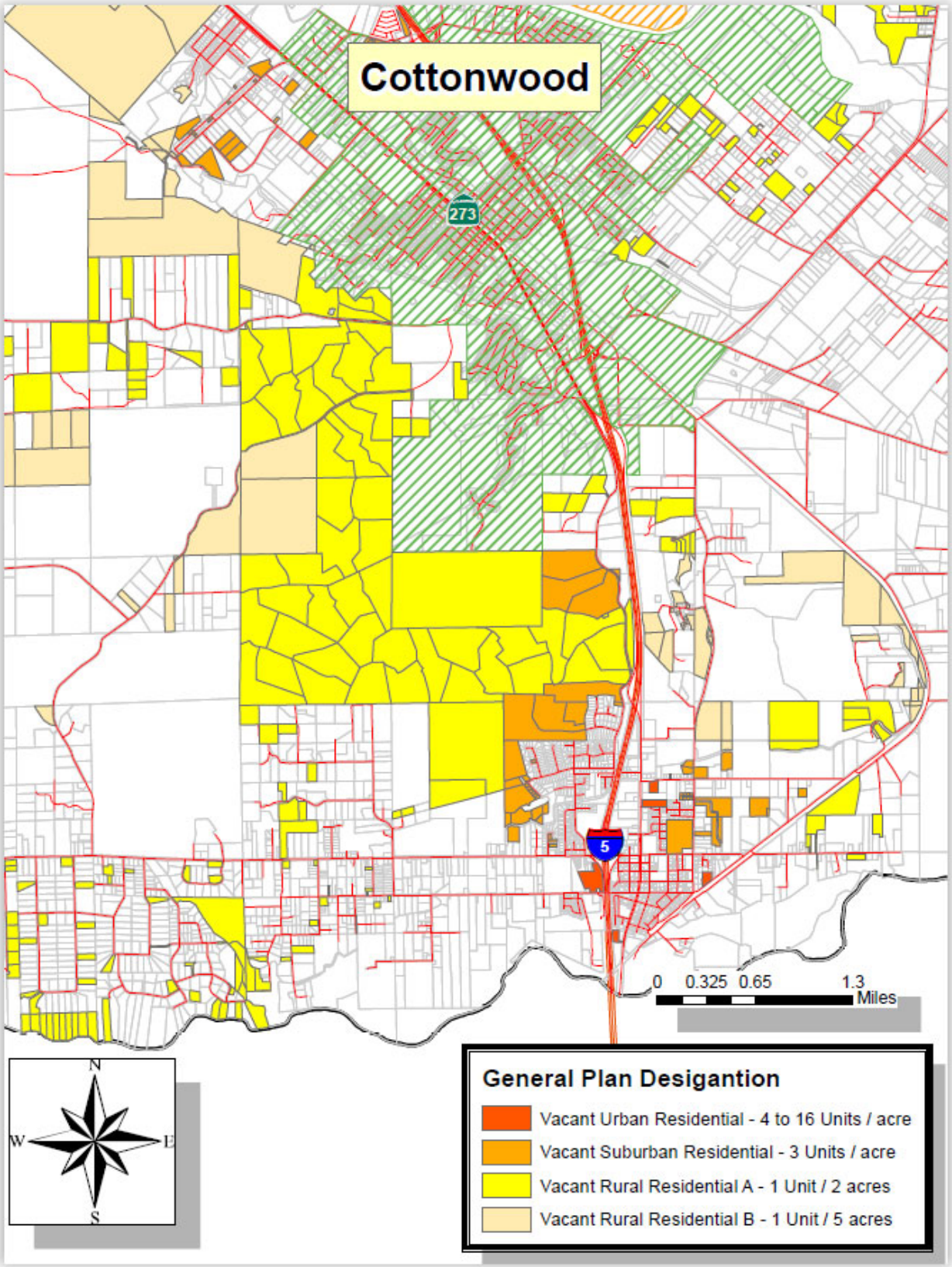

Cottonwood
273
5
0 0.325 0.65 1.3
Miles
N
W
E
S
General Plan Desigantion
Vacant Urban Residential - 4 to 16 Units / acre
Vacant Suburban Residential - 3 Units / acre
Vacant Rural Residential A - 1 Unit / 2 acres
Vacant Rural Residential B - 1 Unit / 5 acres

FIGURE B4-8

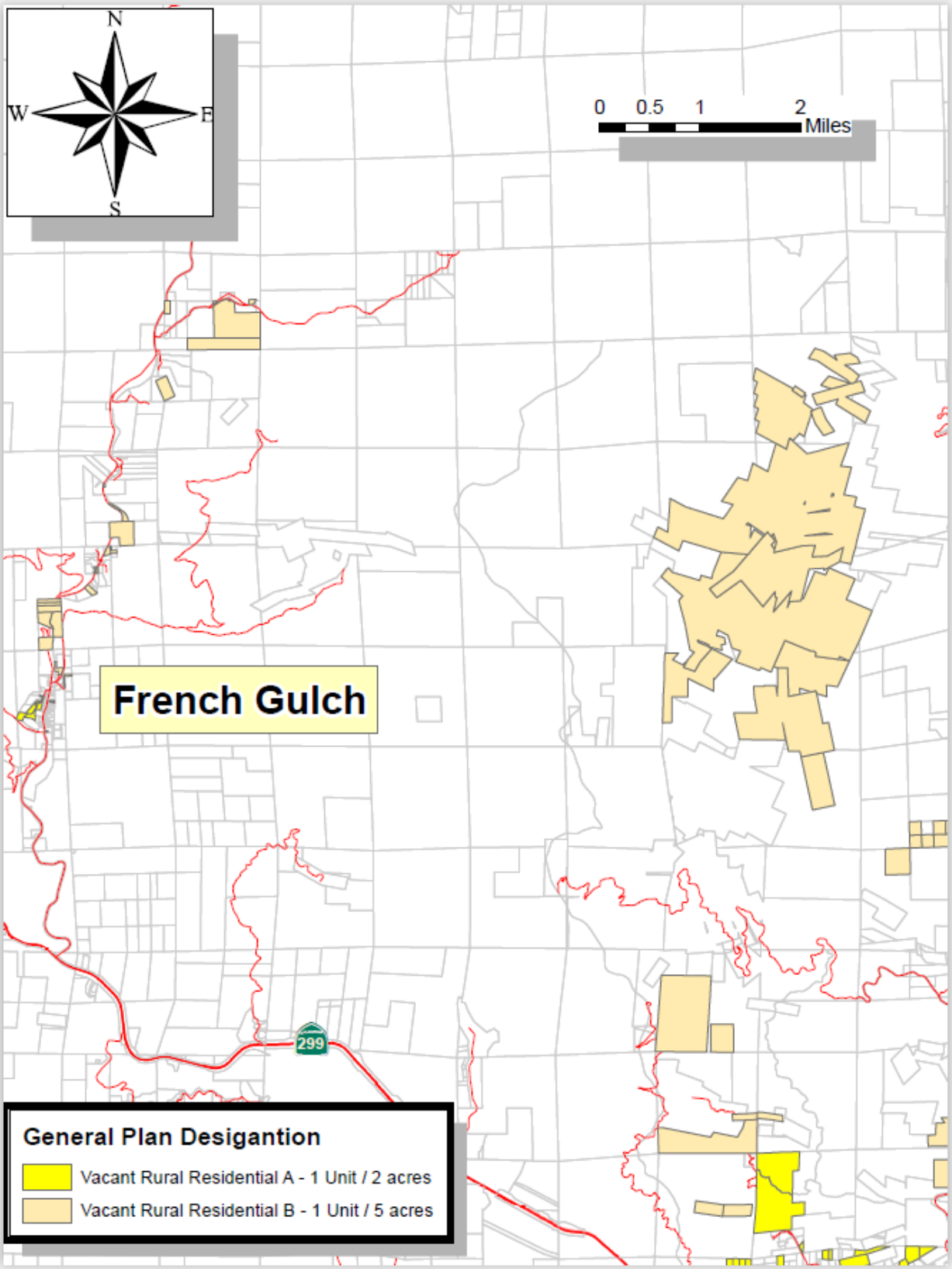

N
W
E
S
0 0.5 1 2
Miles
French Gulch
299
General Plan Desigantion
Vacant Rural Residential A - 1 Unit / 2 acres
Vacant Rural Residential B - 1 Unit / 5 acres

FIGURE B4-9

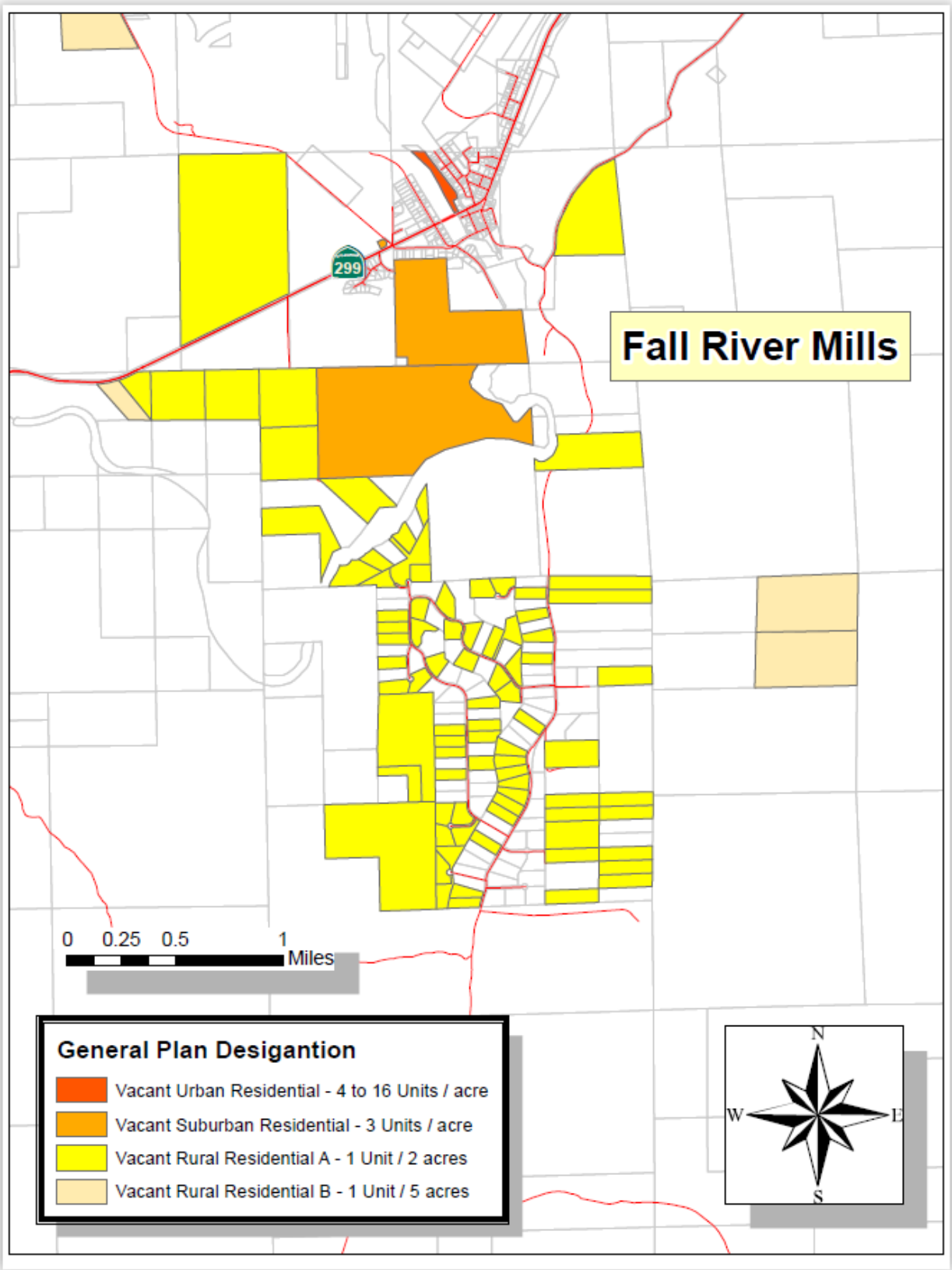

Fall River Mills
299
0 0.25 0.5 1
Miles
General Plan Desigantion
Vacant Urban Residential - 4 to 16 Units / acre
Vacant Suburban Residential - 3 Units / acre
Vacant Rural Residential A - 1 Unit / 2 acres
Vacant Rural Residential B - 1 Unit / 5 acres
N
W
E
S

FIGURE B4-10

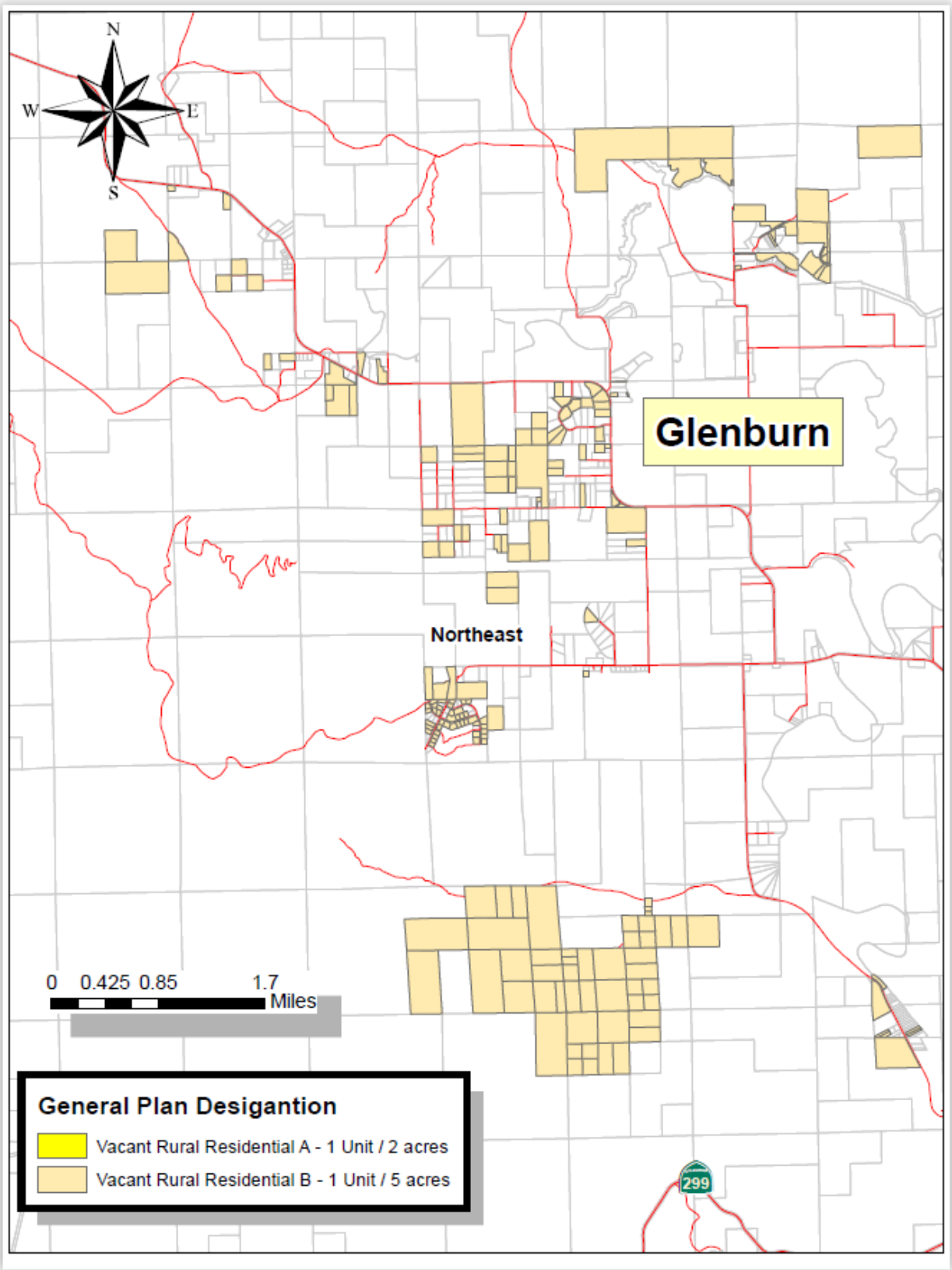

N
W
E
S
Glenburn
Northeast
0 0.425 0.85 1.7
Miles
General Plan Desigantion
Vacant Rural Residential A - 1 Unit / 2 acres
Vacant Rural Residential B - 1 Unit / 5 acres
299

FIGURE B4-11

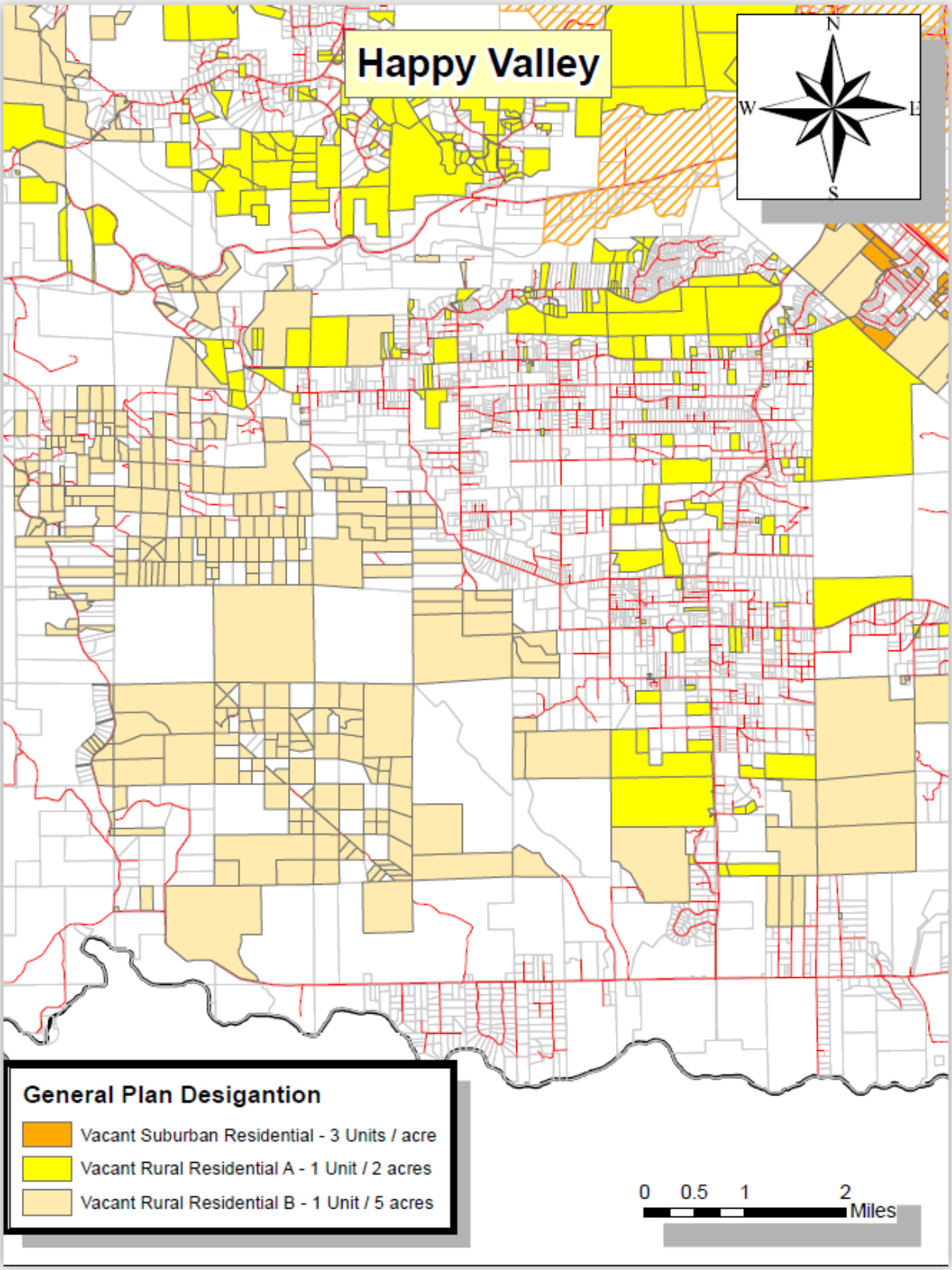

Happy Valley
N
W
E
S
General Plan Desigantion
Vacant Suburban Residential - 3 Units / acre
Vacant Rural Residential A - 1 Unit / 2 acres
Vacant Rural Residential B - 1 Unit / 5 acres
0 0.5 1 2
Miles

FIGURE B4-12

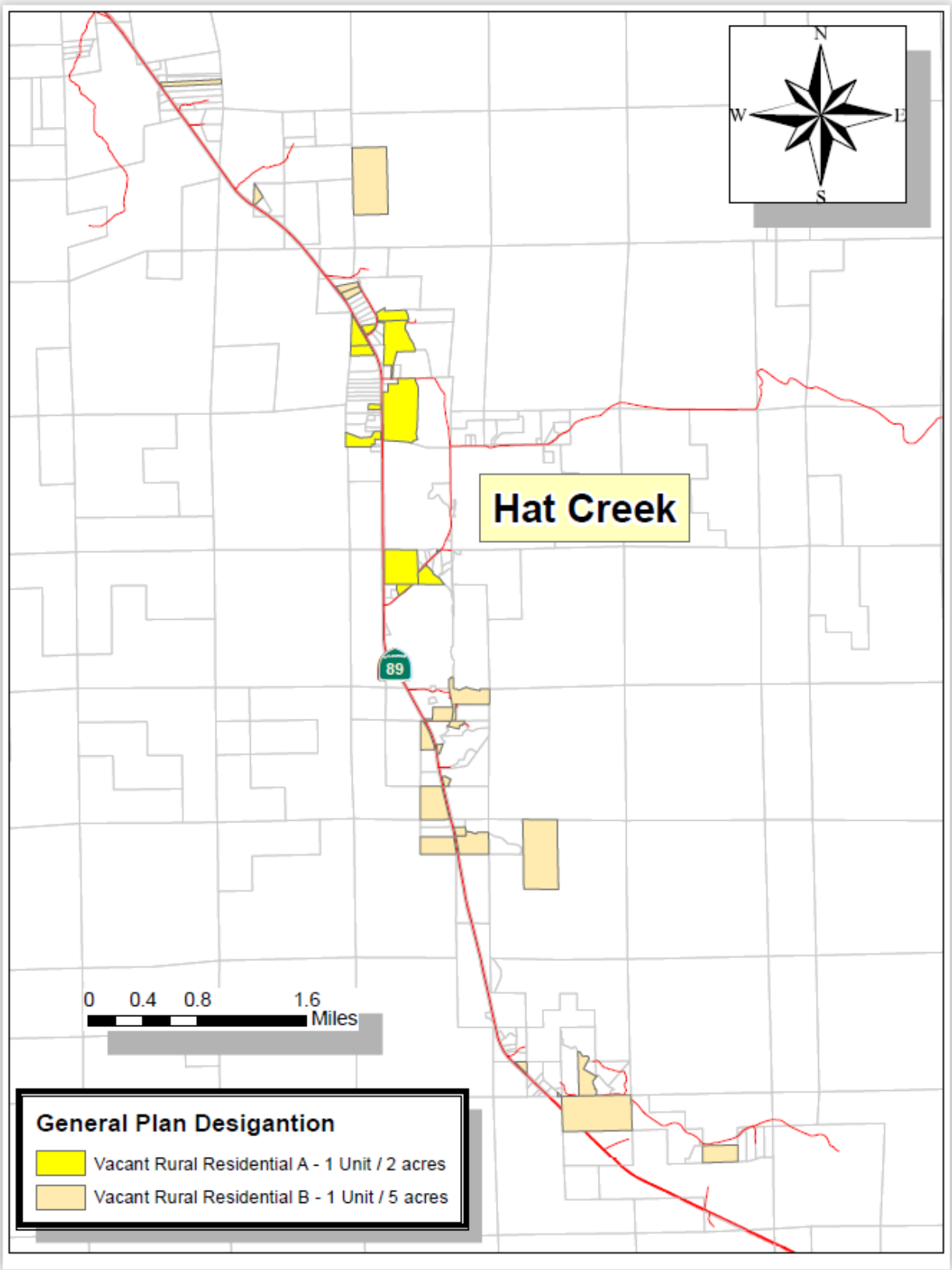

N
W
E
S
Hat Creek
89
0
0.4
0.8
1.6
Miles
General Plan Desigantion
Vacant Rural Residential A - 1 Unit / 2 acres
Vacant Rural Residential B - 1 Unit / 5 acres

FIGURE B4-13

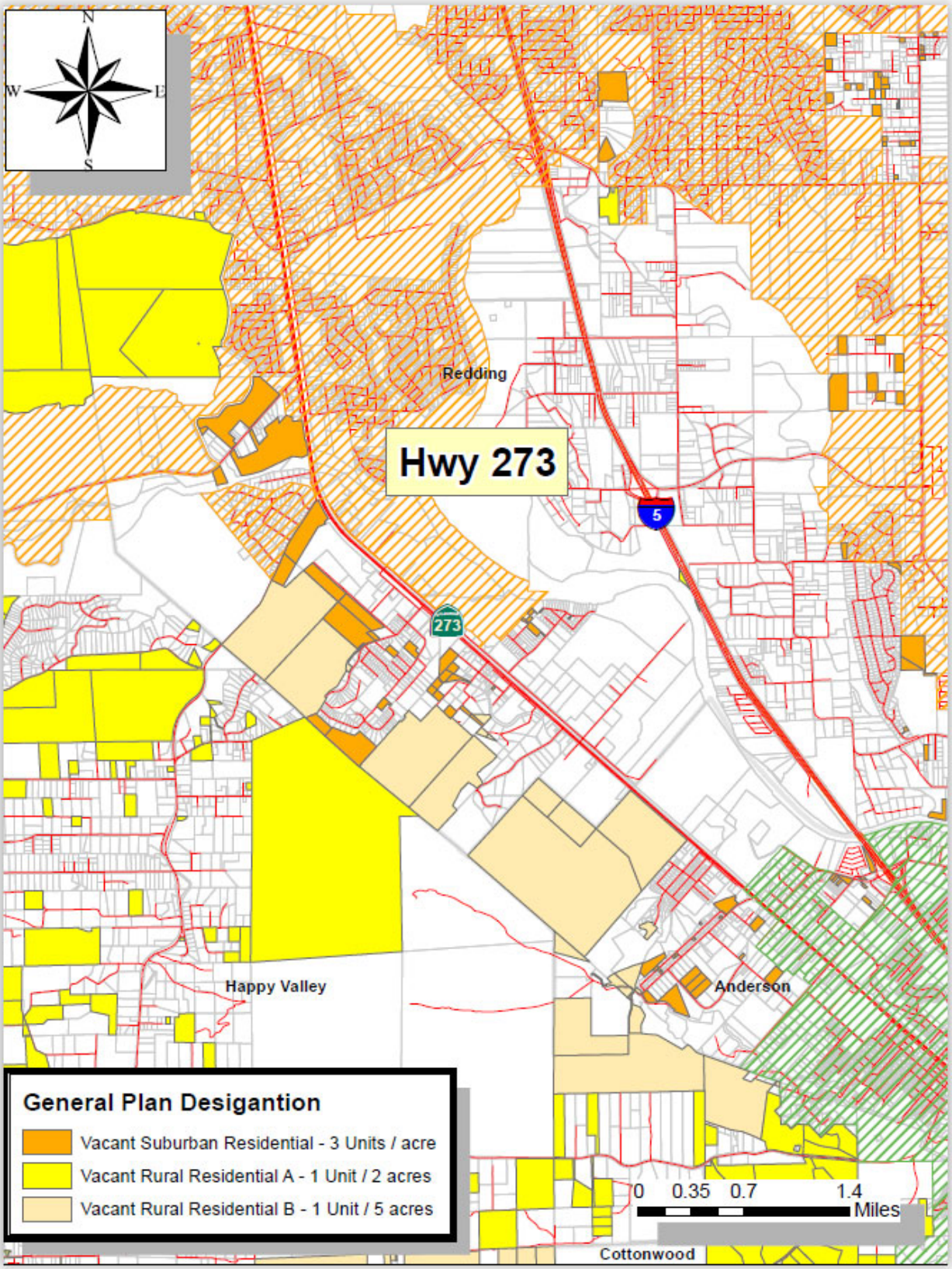

N
W
E
S
Redding
Hwy 273
5
273
Happy Valley
Anderson
Cottonwood
General Plan Desigantion
Vacant Suburban Residential - 3 Units / acre
Vacant Rural Residential A - 1 Unit / 2 acres
Vacant Rural Residential B - 1 Unit / 5 acres
0 0.35 0.7 1.4
Miles

FIGURE B4-14

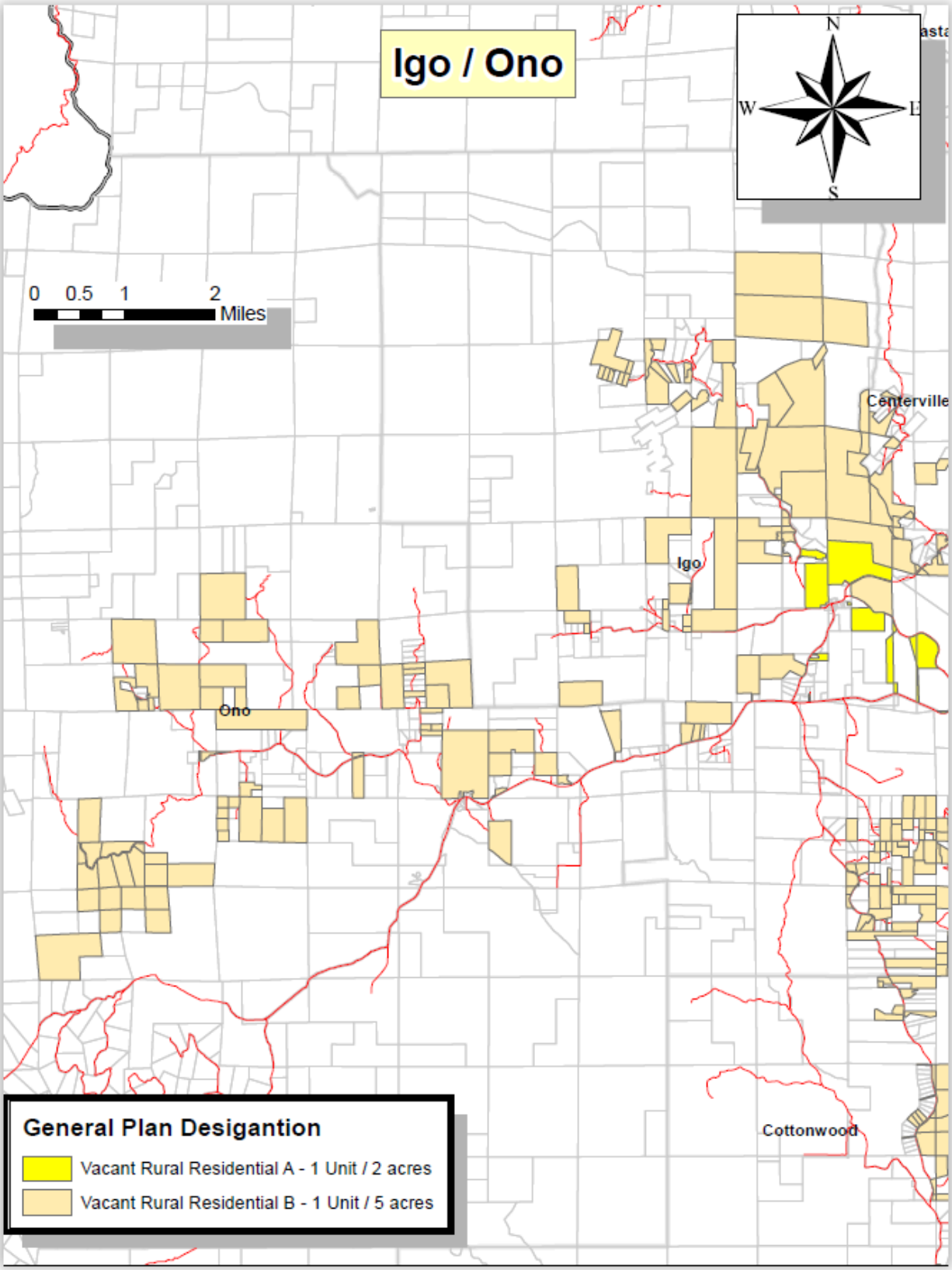

Igo / Ono
N
W
E
S
0 0.5 1 2
Miles
Centerville
Igo
Ono
Cottonwood
General Plan Desigantion
Vacant Rural Residential A - 1 Unit / 2 acres
Vacant Rural Residential B - 1 Unit / 5 acres

FIGURE B4-15

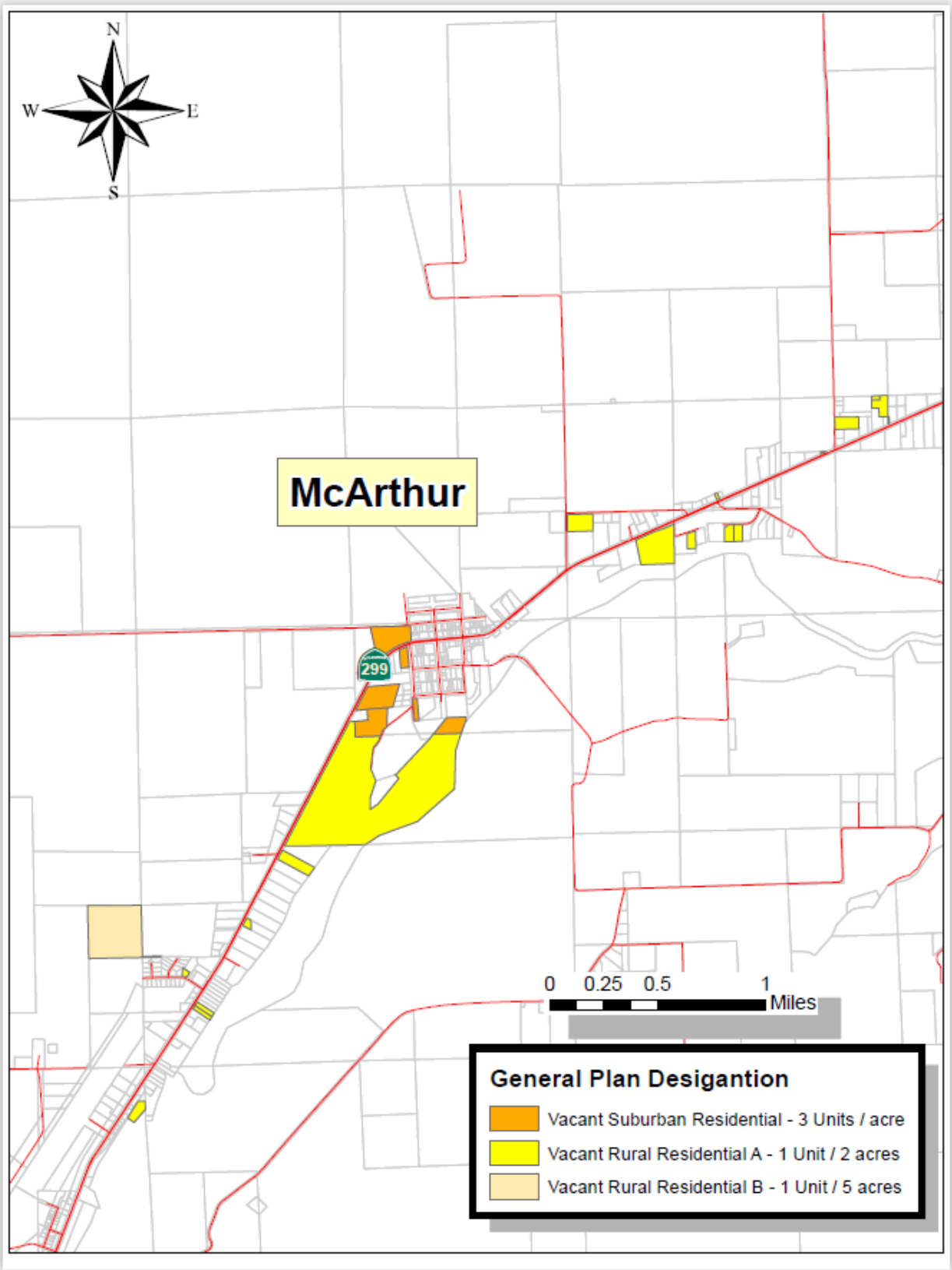

N
W
E
S
McArthur
299
0
0.25
0.5
1
Miles
General Plan Desigantion
Vacant Suburban Residential - 3 Units / acre
Vacant Rural Residential A - 1 Unit / 2 acres
Vacant Rural Residential B - 1 Unit / 5 acres

FIGURE B4-16

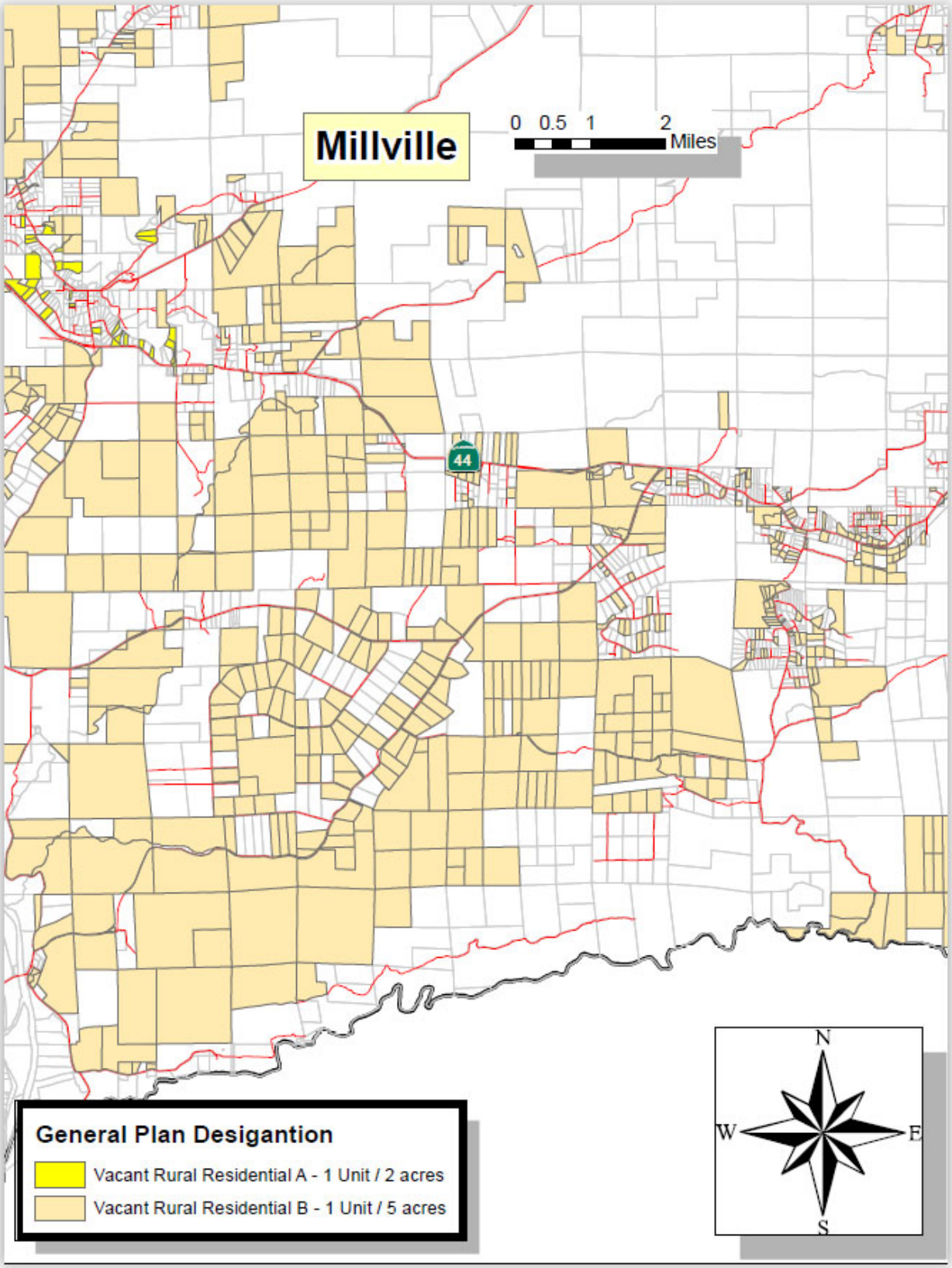

Millville
0 0.5 1 2
Miles
44
N
W
E
S
General Plan Desigantion
Vacant Rural Residential A - 1 Unit / 2 acres
Vacant Rural Residential B - 1 Unit / 5 acres

FIGURE B4-17

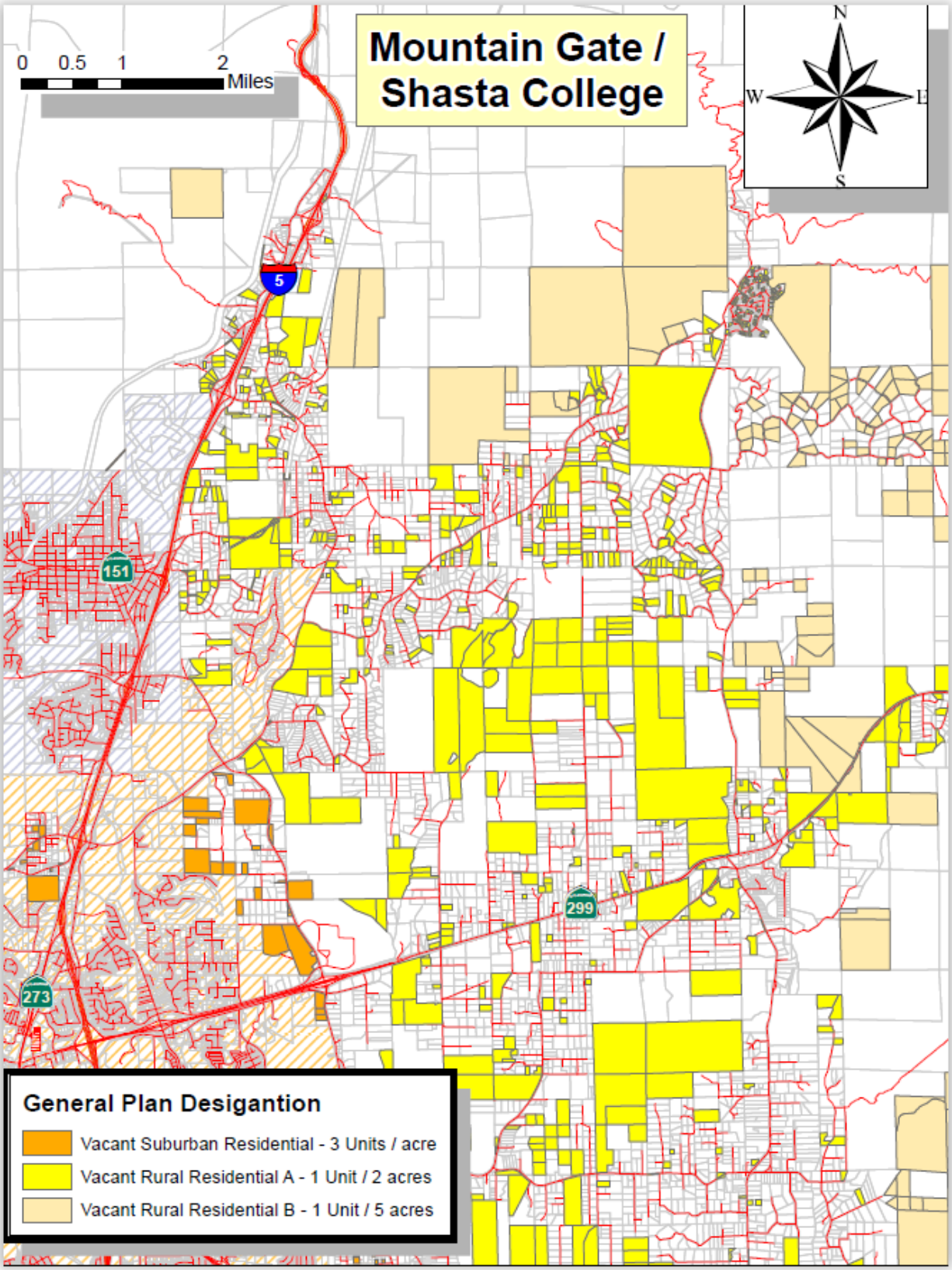

Mountain Gate / Shasta College
0 0.5 1 2 Miles
N
W
E
S
5
151
299
273
General Plan Desigantion
Vacant Suburban Residential - 3 Units / acre
Vacant Rural Residential A - 1 Unit / 2 acres
Vacant Rural Residential B - 1 Unit / 5 acres

FIGURE B4-18

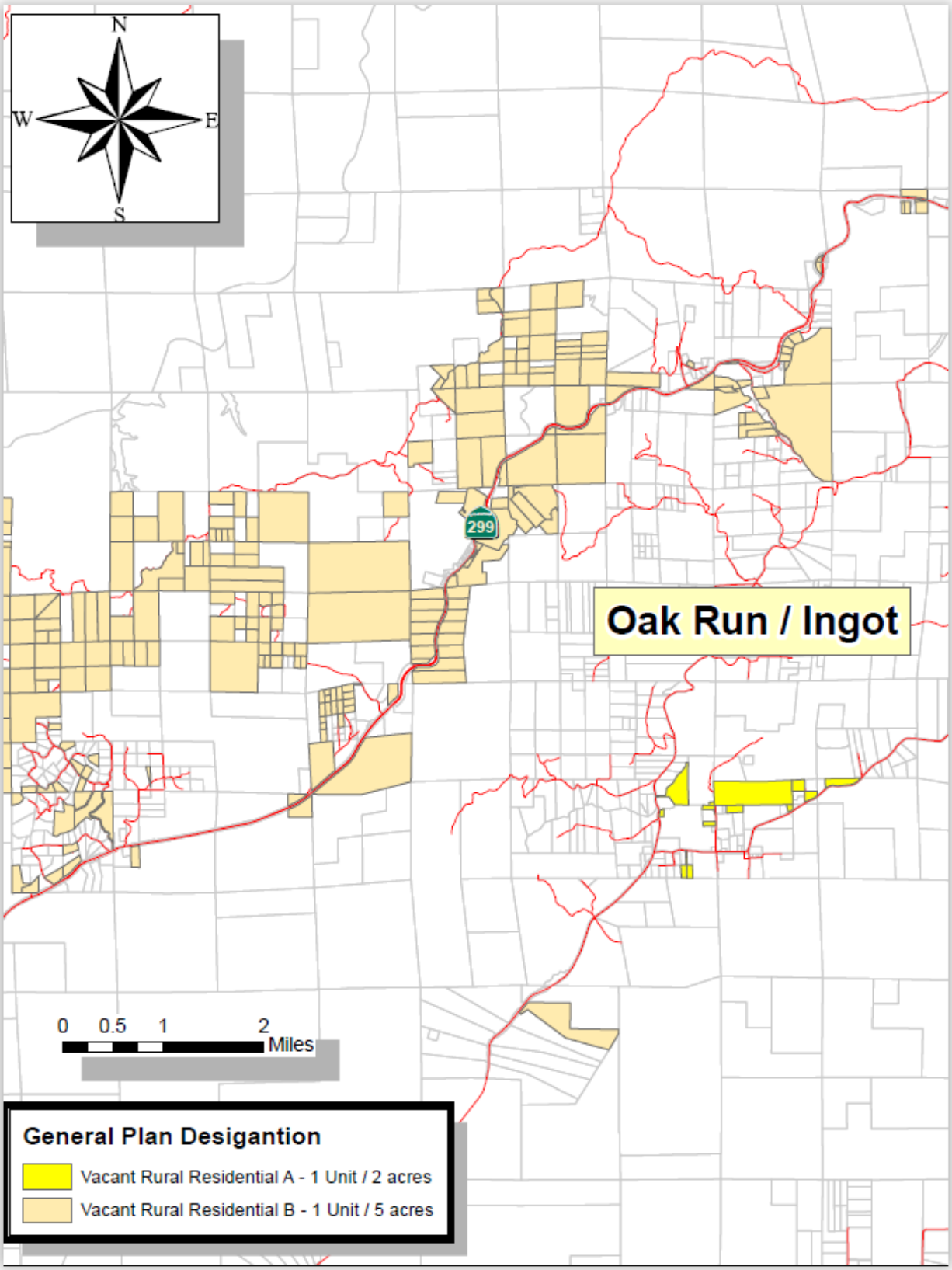

N
W
E
S
299
Oak Run / Ingot
0 0.5 1 2
Miles
General Plan Desigantion
Vacant Rural Residential A - 1 Unit / 2 acres
Vacant Rural Residential B - 1 Unit / 5 acres

FIGURE B4-19

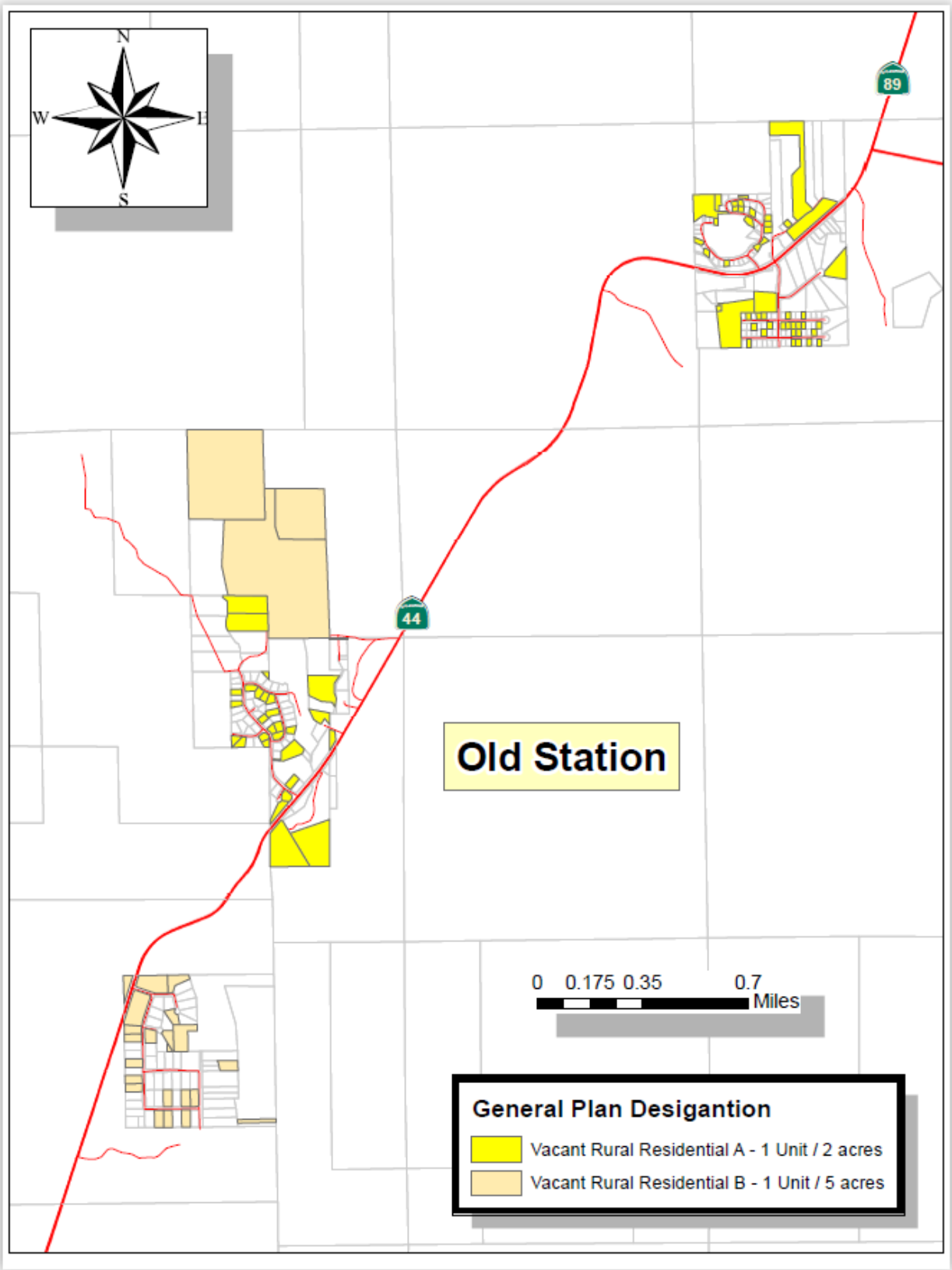

N
W
E
S
89
44
Old Station
0 0.175 0.35 0.7
Miles
General Plan Desigantion
Vacant Rural Residential A - 1 Unit / 2 acres
Vacant Rural Residential B - 1 Unit / 5 acres

FIGURE B4-20

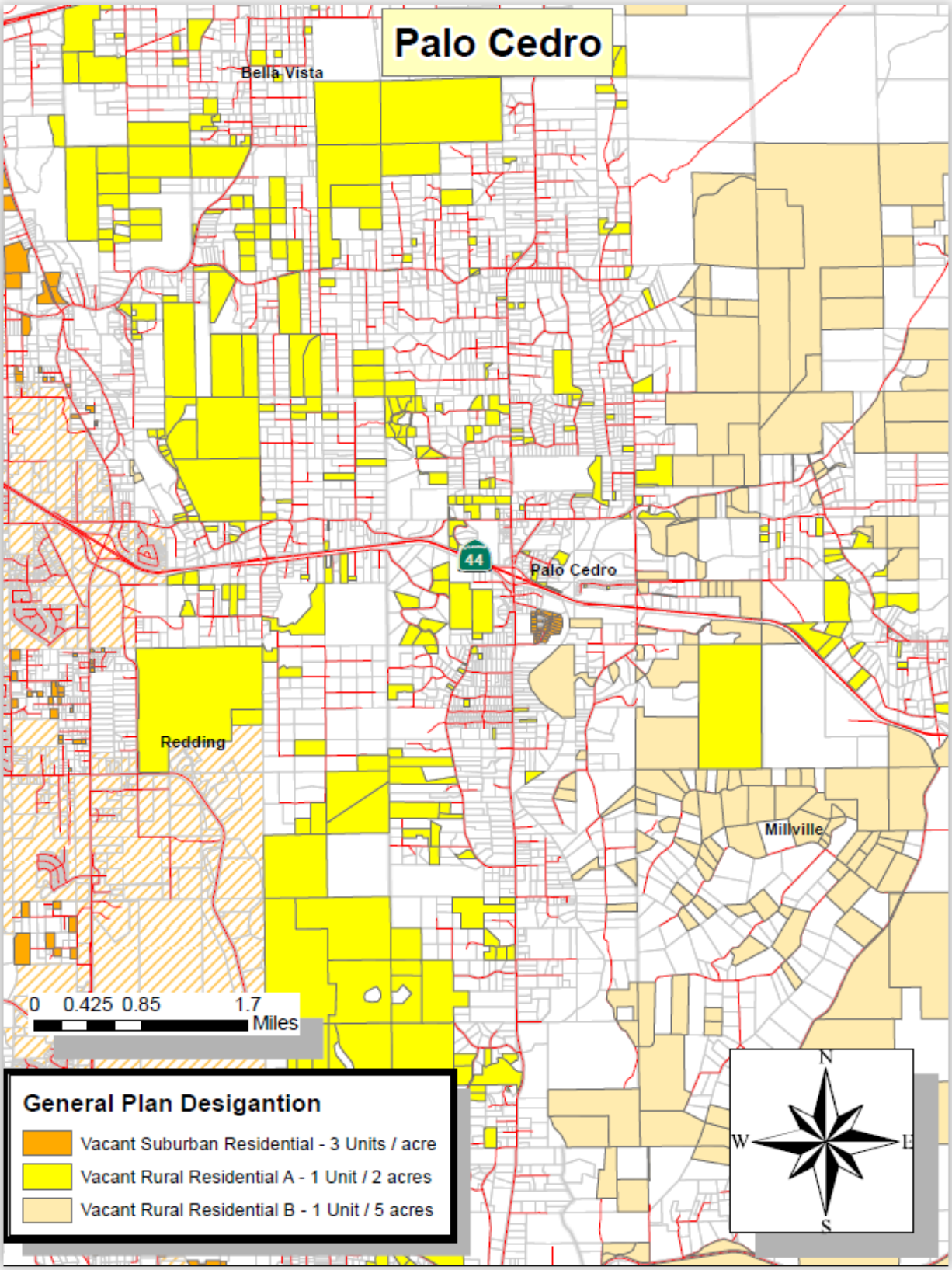

Palo Cedro
Bella Vista
44
Palo Cedro
Redding
Millville
0 0.425 0.85 1.7
Miles
General Plan Desigantion
Vacant Suburban Residential - 3 Units / acre
Vacant Rural Residential A - 1 Unit / 2 acres
Vacant Rural Residential B - 1 Unit / 5 acres
N
W
E
S

FIGURE B4-21

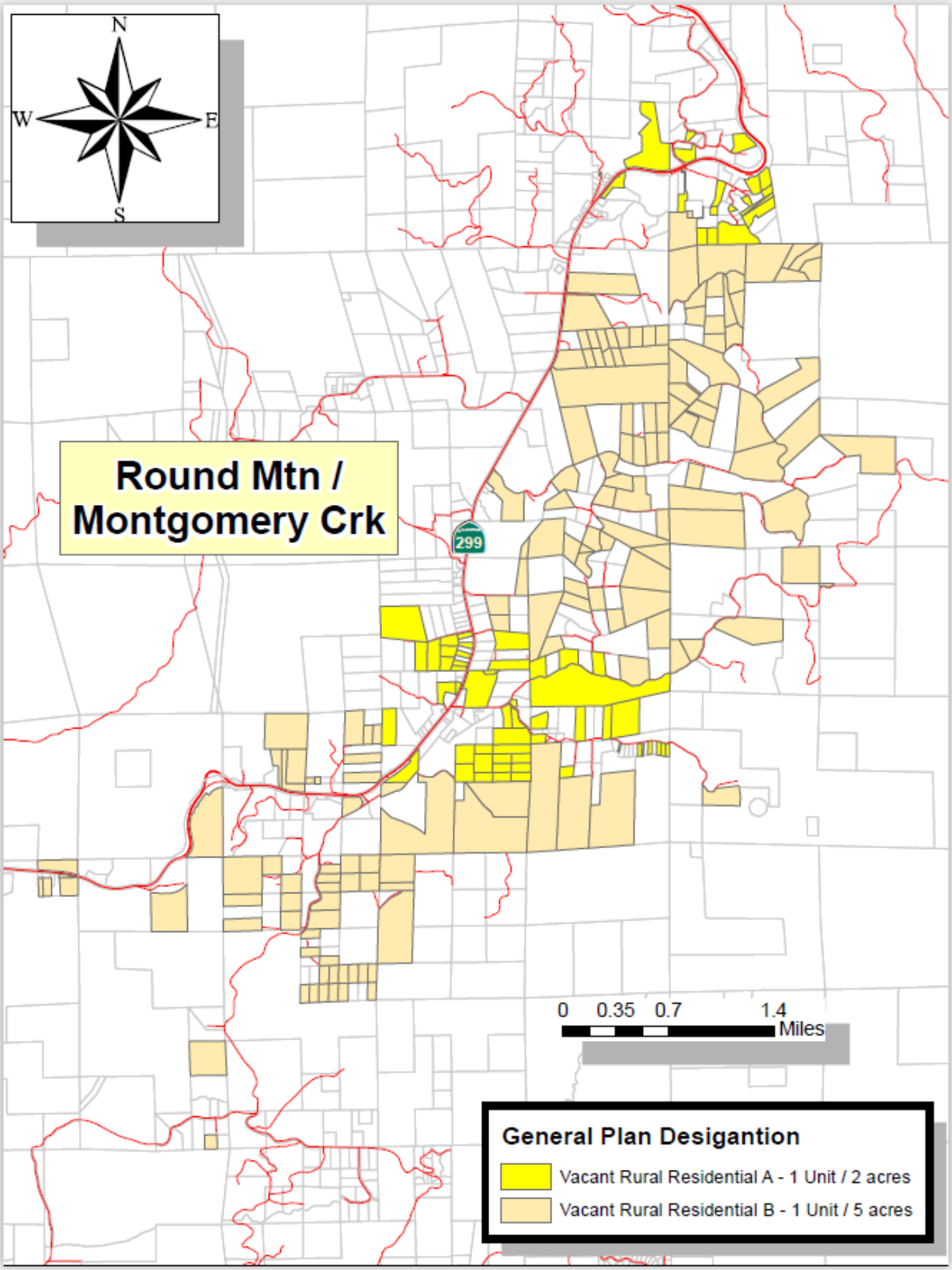

N
W
E
S
Round Mtn / Montgomery Crk
299
0 0.35 0.7 1.4
Miles
General Plan Desigantion
Vacant Rural Residential A - 1 Unit / 2 acres
Vacant Rural Residential B - 1 Unit / 5 acres

FIGURE B4-22

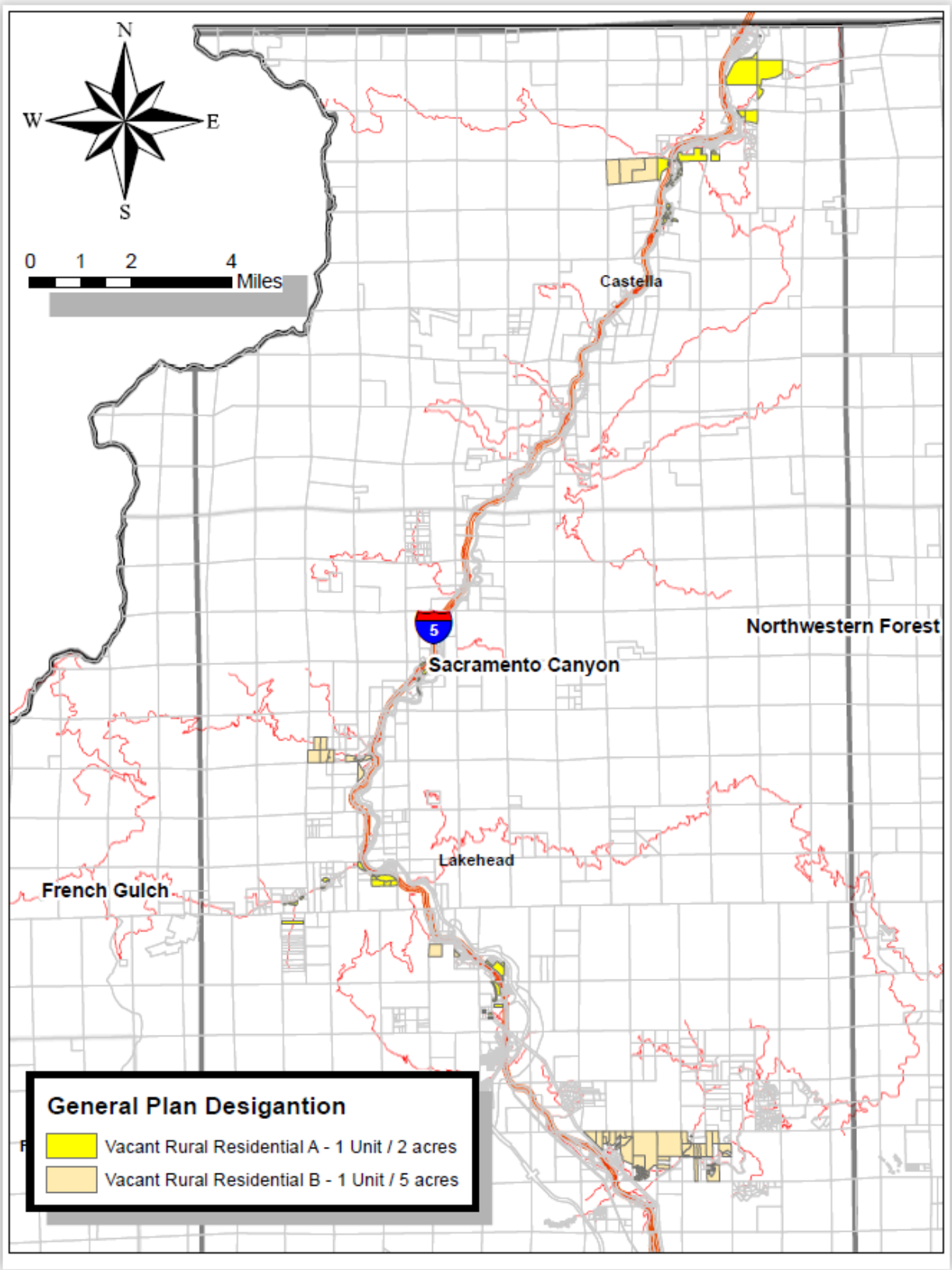

N
W
E
S
0 1 2 4
Miles
Castella
5
Sacramento Canyon
Northwestern Forest
Lakehead
French Gulch
General Plan Desigantion
Vacant Rural Residential A - 1 Unit / 2 acres
Vacant Rural Residential B - 1 Unit / 5 acres

FIGURE B4-23

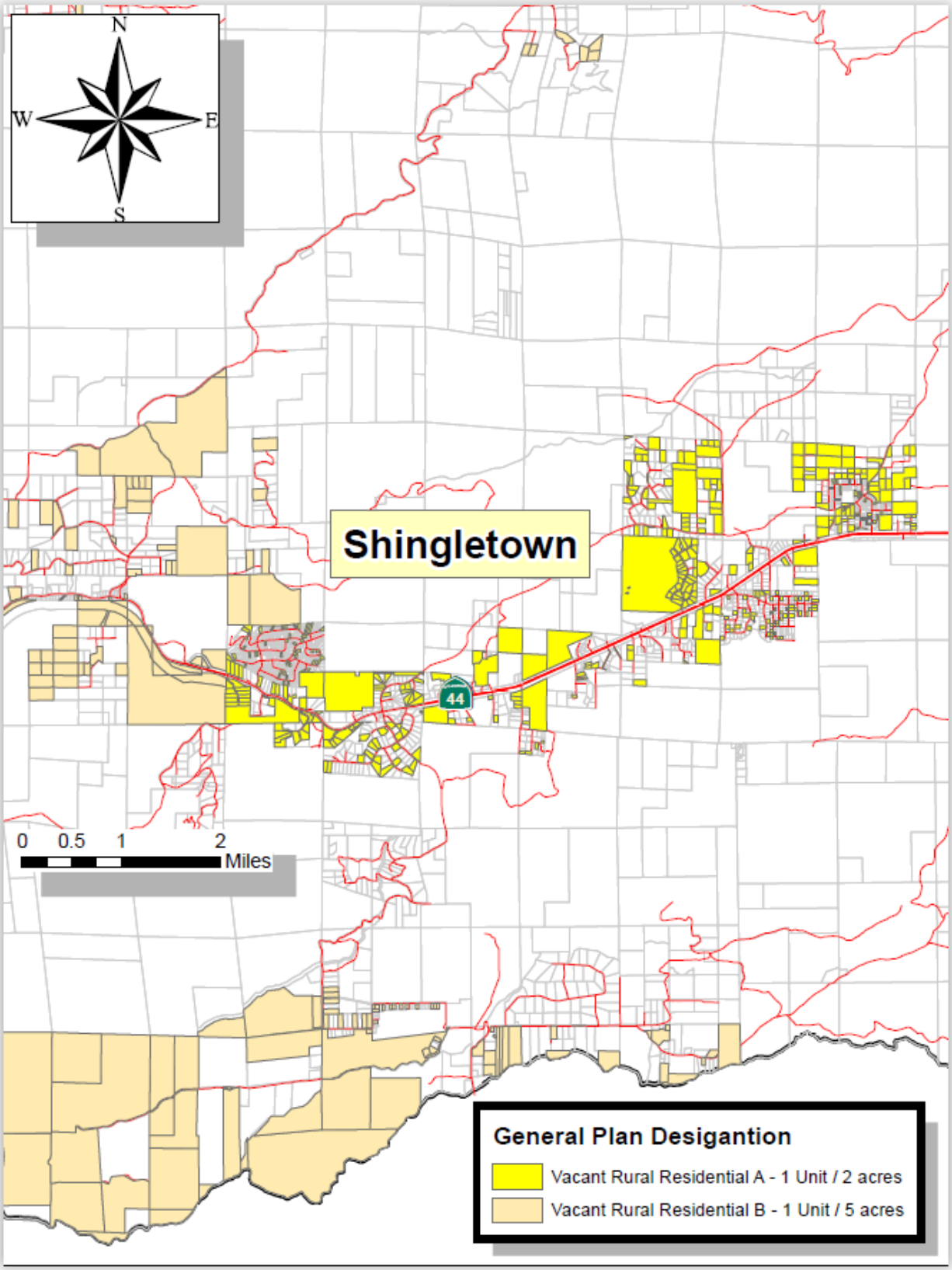

N
W
E
S
Shingletown
44
0 0.5 1 2
Miles
General Plan Desigantion
Vacant Rural Residential A - 1 Unit / 2 acres
Vacant Rural Residential B - 1 Unit / 5 acres

FIGURE B4-24

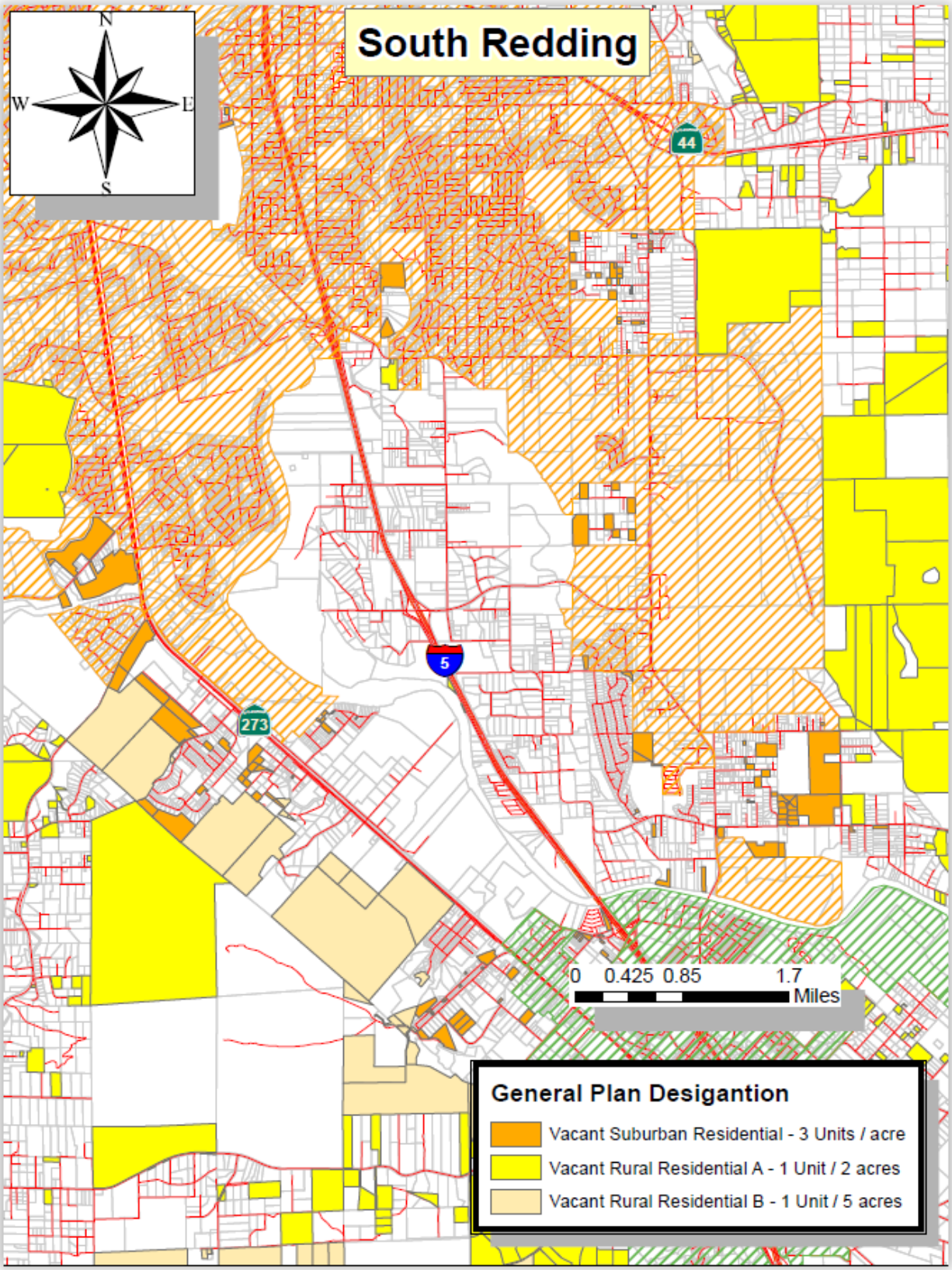

South Redding
N
W
E
S
44
5
273
0 0.425 0.85 1.7
Miles
General Plan Desigantion
Vacant Suburban Residential - 3 Units / acre
Vacant Rural Residential A - 1 Unit / 2 acres
Vacant Rural Residential B - 1 Unit / 5 acres

FIGURE B4-25

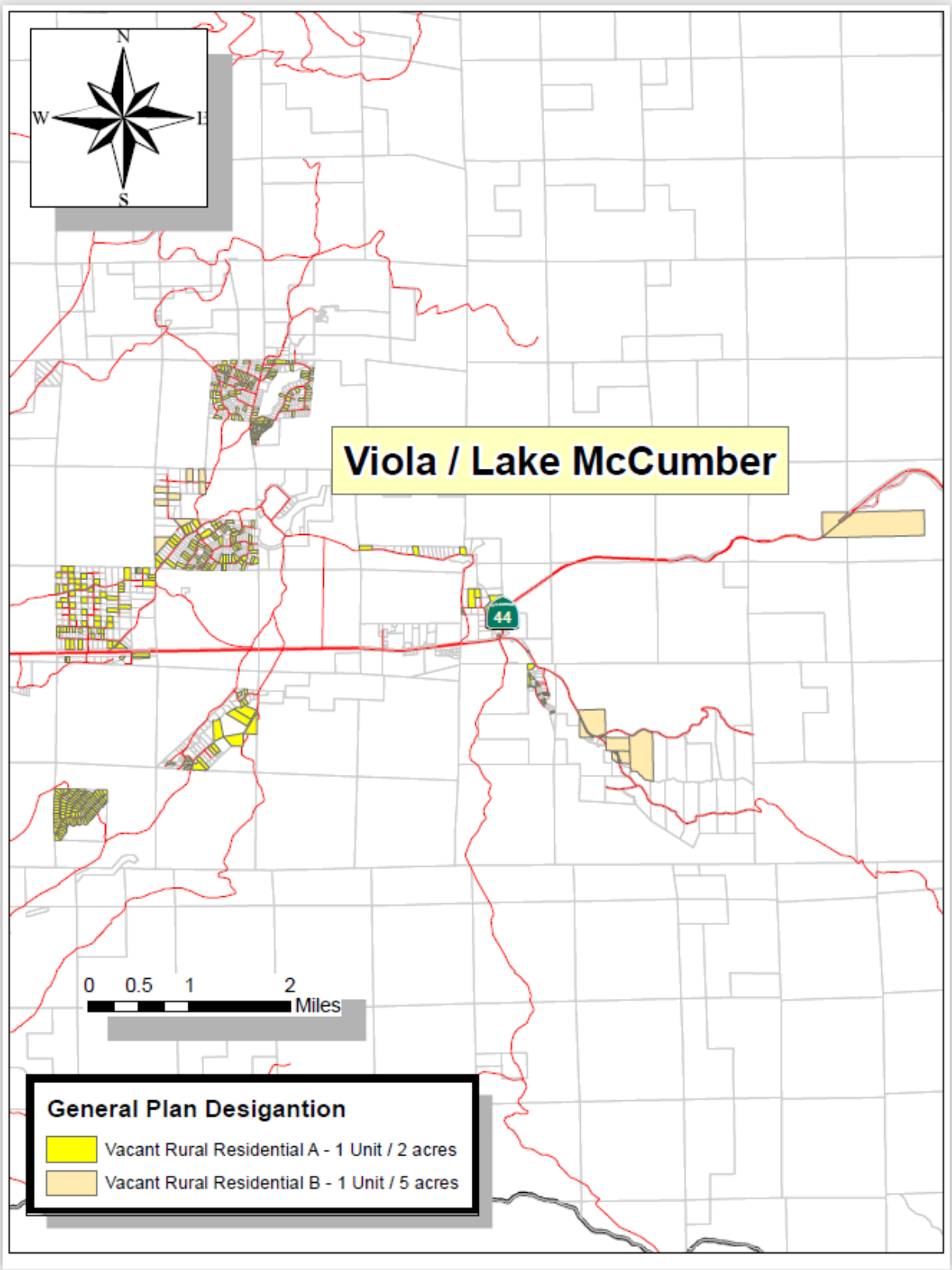
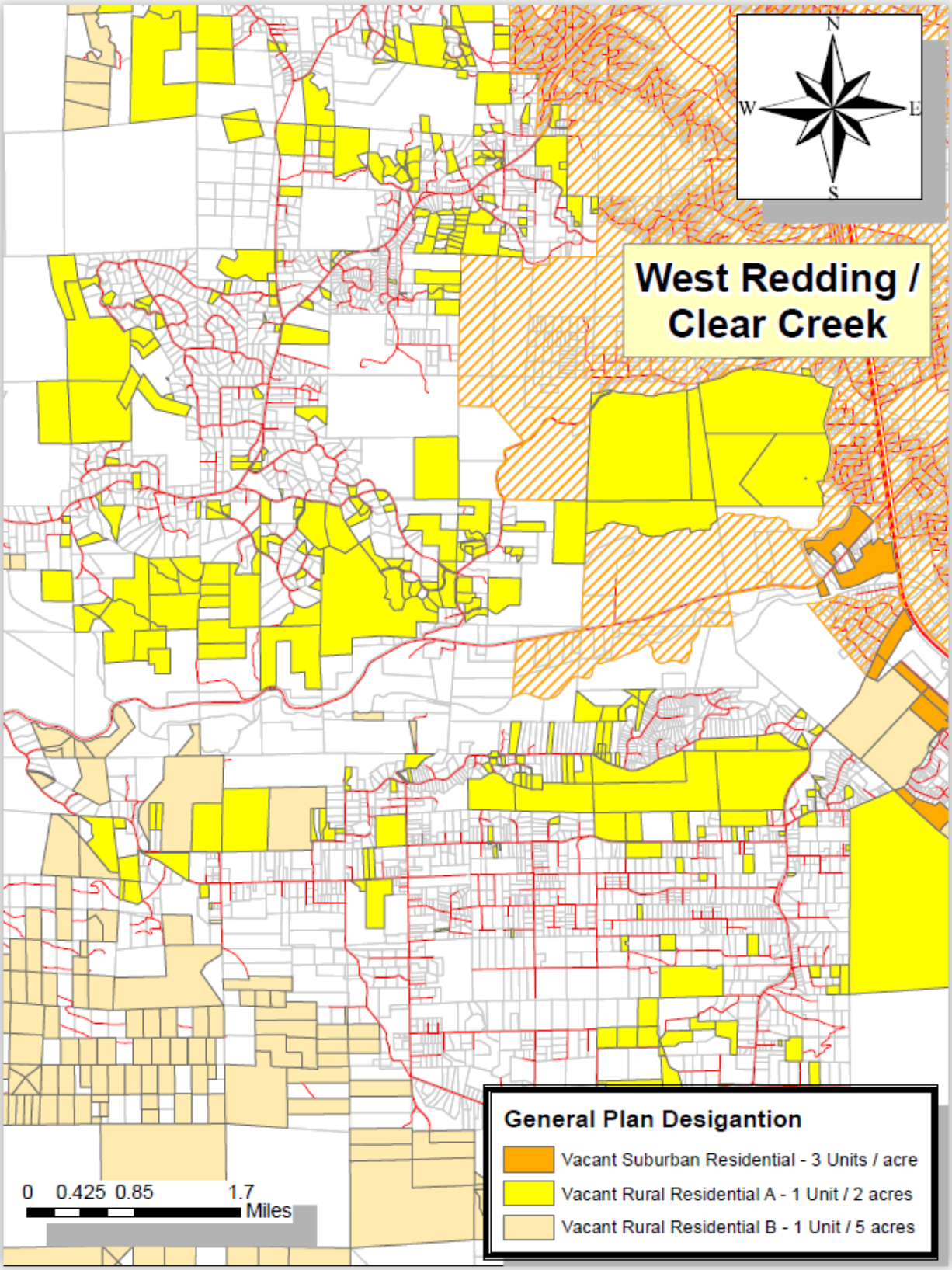

N
W
E
S
Viola / Lake McCumber
44
0 0.5 1 2
Miles
General Plan Desigantion
Vacant Rural Residential A - 1 Unit / 2 acres
Vacant Rural Residential B - 1 Unit / 5 acres

FIGURE B4-26


N
W
E
S
West Redding / Clear Creek
General Plan Desigantion
Vacant Suburban Residential - 3 Units / acre
Vacant Rural Residential A - 1 Unit / 2 acres
Vacant Rural Residential B - 1 Unit / 5 acres
0 0.425 0.85 1.7
Miles

5 Development of vacant T-District lots with manufactured dwelling units.

To determine whether manufactured homes could be constructed on vacant lots at a cost that would be affordable to low-income households, the County contacted Dave Cate of Horizon One Construction to obtain information regarding every expense that would be involved. Mr. Cate provided the "hard cost" information for 3 bedroom, 1,200-square-foot unit as shown in Table B-6 which established a baseline for expenses from which to determine whether there would be enough money available to actually purchase a vacant lot after having considered the development costs and purchase price. Shasta County staff completed the table with information on building permit fees, sewage disposal permit fees, water well permit fees, water district connection fees, sewer connection fees, school fees and impact fees. With a low-income threshold of $219,620 for a 3 bedroom, 4 person household the remaining amount to be allocated towards the purchase of vacant land is $69,376.

The County then set out to determine how much vacant land could be purchased in the mobile-home combining (T) district which allows manufactured and mobile home installations. Julie Swendiman of Coldwell Banker provided sales price information on parcels sold in the County from January 1, 2014 to June of 2018. The information was narrowed down to only include mobile home district lots which were near two acres or less in size. The results are shown in Table B-5. Lots of this size in the T-District, sold for less than $69,376, 100 percent of the time. With this data, County staff conducted constraints analysis on each vacant T-District lot. Parcels in Fire Protection Districts that required fire sprinkler retrofitting for manufactured units were omitted from the final results in Table B-3 due to the cost to install such systems. Additionally, lots that were located in areas with high impact fees or water and sewer connection fees were also omitted from the final list. The end result demonstrates an existing capacity of 545 T-District lots that could accommodate development of manufactured or mobile homes at a cost that is affordable to low-income households.

A total of 266 mobile and manufactured homes were constructed in the 2009-2014 planning period. As the analysis in this section demonstrates their affordability, mobile homes and manufactured homes are a vital housing type for the County of Shasta. Several businesses specializing in mobile and manufactured home development operate locally in Shasta County. They provide expertise in the establishment of pre-manufactured homes on rural and urban properties and offer services that assist in permit acquisition, site preparation, grading, roads, sewage disposal systems, water well drilling, connection to utilities, inspections and final permit approvals. In addition to this, the County provides various types of settings where pre-manufactured homes can be developed through the mobile home (T) zone overlay district. With these resources available and the demonstrated affordability of this type of housing, it is important that the County maintain adequate sites for the development of mobile and manufactured homes.

TABLE B-5

TABLE B-5 MARKET RATE STUDY FOR VACANT T-DISTRICT LOTS			
APN	ACRES	SOLD PRICE	ZONE DISTRICT
304110014000	0.33	5999	R-R-T-BSM
065160007000	0.12	6250	R-R-T
065160008000	0.40	6250	R-R-T
304090001000	0.38	8000	R-R-T-BSM
700270018000	1.29	8000	R-R-T
703270017000	1.03	9000	R-R-T-BSM
096210031000	0.76	10000	R-R-T
096210051000	0.83	10000	R-R-T
098130011000	1.05	10000	R-R-T-BSM
700280026000	1.03	10000	R-R-T
098120030000	1.52	11000	R-R-T-BSM
701320011000	0.50	12000	R-R-T
094460009000	0.77	12500	R-R-BSM
700280021000	1.03	12500	R-R-T
701280008000	0.47	12900	R-R-T
701360030000	0.55	13000	R-R-T
064350002000	0.29	13500	IR-T
304090001000	0.38	14000	R-R-T-BSM
700200007000	0.50	14000	R-R-T
701080001000	0.42	14000	R-R-T
701040028000	0.60	14750	R-R-T
701040029000	0.60	14750	R-R-T
029370005000	1.99	15000	MU
701080011000	0.36	15000	R-R-T
096220021000	1.43	15500	R-R-T
098130029000	1.15	15500	R-R-T-BSM
098090024000	1.38	16000	R-R-T-BSM
064350013000	0.26	16100	IR-T
701360041000	0.65	17000	R-R-T
701080005000	0.38	17500	R-R-T
700280064000	1.03	18000	R-R-T
304100016000	0.19	19900	R-R-T-BSM
700120039000	1.88	19900	R-R-T
098120036000	1.67	20000	R-R-T-BSM
098120037000	1.32	20000	R-R-T-BSM
701040030000	0.59	20000	R-R-T
701080014000	0.36	20000	R-R-T
701370022000	1.06	20000	R-R-T
096220034000	1.14	21000	R-R-T
700120030000	1.87	22000	R-R-T
035440034000	1.08	23000	R-L-T
701150024000	1.29	23000	R-R-T

701360023000	0.61	24500	R-R-T
094220010000	0.66	25000	R-R-T
304060049000	1.13	25000	R-R-T-BSM
304070004000	0.48	25000	R-R-T-BSM
701110015000	1.05	25000	R-R-T
701150041000	1.01	25000	R-R-T
701350020000	1.00	25000	R-R-T
096230010000	0.90	26000	R-R-T
098110004000	1.50	26000	R-R-T-BSM
701040023000	1.01	27000	R-R-T
701350040000	1.04	27000	R-R-T
701360042000	0.51	27000	R-R-T
098110019000	1.27	28000	R-R-T-BSM
304130014000	0.34	29000	R-R-T-BSM
701370040000	1.02	30000	R-R-T
096240011000	2.00	31000	R-R-T
031510017000	0.95	32000	R-R-T
701070013000	0.43	32000	R-R-T
701150044000	1.12	32000	R-R-T
031510011000	0.99	33000	R-R-T
701110014000	1.03	34000	R-R-T
096230046000	1.16	34500	R-R-T
083300014000	0.26	35000	R-R-T-NRA-S
701120016000	1.01	35000	R-R-T
701360020000	0.90	39000	R-R-T
087140017000	0.76	39465	R-R-T
206270004000	0.93	43000	R-R-T
011540047000	0.78	50000	R-R-T
096240016000	2.00	50000	R-R-T
700200016000	0.50	55000	R-R-T
701350034000	1.19	55000	R-R-T
700120011000	1.98	57000	R-R-T
206310018000	1.98	65000	R-R-T
203090012000	0.58	67000	R-R-T
	0.92	24082.4	

Information pulled from Multiple Listing Service showed that T-district parcels near 2-acres in size or less sold for an average of $24,082.00. Additionally, lots of this sample size sold for less than $69,376 100% of the time. Therefore, we can assume that the lots in the Mobile Home (T) combining districts as inventoried in Table B-3 and based on the cost of construction shown in Table B-6 are affordable to low-income households.

TABLE B-6

MANUFACTURED HOMES CONSTRUCTION COST COMPONENT ANALYSIS		
Housing Cost Component	**MANUFACTURED HOMES/MOBILES**	**MANUFACTURED HOMES/MOBILES WITH WATER SERVICE**
Land Cost Per Lot	See Table B-5	See Table B-5
Unit Purchase Price	**$80,000**	**$80,000**
Permitting Fees		
a. Building Plan Check Fees	$313.26	$313.26
b. Mobile Home Plan Check Fees	$531.62	$551.62
c. Impact Fees	$9,058.31	$9,058.31
d. Fire Department Plan Check	$20.00	$20.00
e. School Fees	$4,176.00	$4,176.00
f. Sewage Disposal Permit	$647.97	$647.97
g. Private Well Permit	$295.86	-----
h. General Plan Maintenance Fee	$167.91	$167.91
i. Grading Review Fee	$168.01	$168.01
j. Planning Review Fee	$165.20	$165.20
TOTAL	**$15,544.14**	**$15,268.28**
Water District Connection Fees	> > > > > > > > >	Location Dependent
Lender Fees	**$4,200.00**	**$4,200.00**
Hard Costs (Labor Included)		
a. Cost to Transport Unit	$3,000.00	$3,000.00
b. Cost to Setup and Finish Unit	$10,000.00	$10,000.00
c. Grading/Pad /Utilities/Trench	$12,500.00	$12,500.00
d. Electric (Pole & Hookup)	$5,000.00	$5,000.00
e. A/C or Swamp Cooler	$3,500.00	$3,500.00
f. Sewage Disposal System Install	$8,500.00	$8,500.00
g. Well Construction	$8,000.00	-----
TOTAL	**$50,500.00**	**$42,500.00**
***Fire Sprinklers**	$10,000.00 - $15,000.00	$10,000.00 - $15,000.00
Total Cost (without Fire Sprinklers or other location dependent factors)	**$150,244**	**$141,968**

COMMUNITY SERVICES DISTRICTS & AREAS CONNECTION FEES	
DISTRICT	**WATER CONNECTION**
Bella Vista Water District	10,135
Centerville CSD	16,500
Clear Creek Water District	
Mountain Gate	7,380
Shasta	$10,282
CSA NO. 06 Jones Valley	$450
CSA NO. 25 Keswick	$210

*FIRE PROTECTION DISTRICTS WHICH REQUIRE FIRE SPRINKLERS
DISTRICT
Buckeye FPD Burney FPD Cottonwood FPD
Districts with the most expensive impact fees (greater than $10,000) and with Fire Sprinkler requirements were removed from the totals in Table B-3. This means that the maximum cost to install a Manufactured Home on the lots identified would be $150,244. This leaves a purchase amount for the vacant lot that cannot exceed $69,376.

4 Secondary Units (Accessory Dwelling Units) Constructed & Expected Through the End of the Cycle

Second units having permits issued from January 1, 2017 to December 31, 2017 are shown in Table B-1. The affordability levels of these units were determined based on a market rate analysis conducted in January of 2018 shown in Table B-7. The market rate for units rented was shown to be $1.11 per square foot. Based on the size of the units constructed during the 2017 reporting period there were 4 very low-income units constructed, 7 low-income units constructed and 3 units that were affordable at or above the moderate level (see Table B-1). The rate of ADUs permits being issued is 1.5 per month. With a remaining 18 months left in the 2014-2019 cycle, it is expected that 27 units will have issued permits for their construction. Based on the current size information and the rate of affordability, about 29% of the units will be affordable at extremely-low or very low levels, 50% are expected to be built at low levels of affordability, and 21% are expected to be rented at moderate or above moderate levels of affordability. This projection is shown in Table B-8.

TABLE B-7

Appendix Table B-7					
Accessory Dwelling Unit Market Rate Analysis					
APN	**Address/Area**	**Size (SQ FT)**	**Rent/Month**	**Annual**	**Affordability**
Craigslist (No APN)	Shingletown	650	$ 450.00	$ 5,400.00	EL/Very Low
Craigslist (No APN)	Strawberry Lane, Happy Valley	480	$ 525.00	$ 6,300.00	EL/Very Low
Craigslist (No APN)	Churn Creek, South Redding	550	$ 1,000.00	$ 12,000.00	Low
Phone Survey	Mojo Lane, South Redding	800	$ 650.00	$ 7,800.00	Very Low
APN: 307-130-030	19782 Old Oregon Trail, Mountain Gate	800	$ 899.00	$ 10,788.00	Low

AVG. Cost Per Square Foot		
Size (SQ FT)	**Rent**	**$/SQ FT**
650	450	$ 0.69
480	525	$ 1.09
550	1000	$ 1.82
800	650	$ 0.81
800	899	$ 1.12
656	704.8	**$ 1.11**
1.11/SQ FT = Market Rate for Accessory Dwelling Units		

TABLE B-8

SHASTA COUNTY 2014-2019 HOUSING ELEMENT								
SECOND UNITS CONSTRUCTED								
2017								
ACCESSORY DWELLING UNITS | PERMITS ISSUED IN 2017								
APN	ADDRESS	COUNTY AREA	SIZE (SQ FT)	BDRM	*MONTHLY RATE	DATE ISSUED	BUILDING PERMIT NO.	AFFORDABILITY LEVEL
078-130-004	20785 Old Alturas	Bella Vista	760	1	$ 844.00	12/29/2017	BP17-00983	Low
064-190-054	17615 Pineview	Redding	960	1	$ 1,065.60	09/11/2017	BP17-01033	Low
059-420-018	9509 Quarter Horse Ln.	Palo Cedro	638	1	$ 708.18	08/07/2017	BP17-00787	Very Low
2018								
ACCESSORY DWELLING UNITS | PERMITS ISSUED IN 2018								
APN	ADDRESS	COUNTY AREA	SIZE (SQ FT)	BDRM	*MONTHLY RATE	DATE ISSUED	BUILDING PERMIT NO.	AFFORDABILITY LEVEL
007-510-010	13245 Rhonda Ln	Shasta Lake	680	Studio	$ 754.00	01/09/2018	BP17-01883	Very Low
078-230-022	21110 Rae Ln	Bella Vista	1,200	2	$ 1,332.00	01/24/2018	BP17-02144	Moderate
208-240-002	16592 China Gulch Dr	Anderson	420		$ 466.00	02/09/2018	BP17-00232	EL/Very Low
306-350-057	13653 Kitty Hawk Ln	Jones Valley	474		$ 564.00	04/13/2018	BP17-02843	EL/Very Low
055-300-038	7140 Milky Way	Redding	786		$ 872.00	04/19/2018	BP15-02717	Low
061-170-022	10589 Leslye Ln	Palo Cedro	1,150	1	$ 1,276.00	05/01/2018	BP17-02894	Moderate
061-230-060	22519 Graystone Ct	Palo Cedro	770		$ 854.00	05/08/2018	BP17-01939	Low
700-160-012	8111 Pine Forest Estates	Shingletown	1,200		$ 1,332.00	05/14/2018	BP18-00361	Moderate
078-190-005	21366 Old Alturas Rd	Redding	1,155	2	$ 1,232.00	06/05/2018	BP17-02562	Low

***Based on market rate analysis of $1.11 per square foot (see discussion under Appendix B, Section 4).**

****The current rate of ADU permits being issued is 1.5 per month. With a remaining 18 months left in the 2014-2019 Cycle, it is expected that 27 units will have issued permits for their construction. Based on the current size information, about 21% of the units will be Extremely Low or Very Low levels of affordability, 50% are expected to be Low levels of affordability, and 29% are expected to be rented at Moderate or Above Moderate levels of affordability. With this information we can project the figures for ADUs in the table below:**

AFFORDABILITY OF EXPECTED ADUs PRESENT-2019				
AFFORDABILTY	NO. UNITS		EXPECTED PERCENTAGE	TOTALS BY AFFORDABILITY
VL	27	x	29%	8
L	27	x	50%	13
M	27	x	21%	6
AM	27	x	0%	0

EXPECTED AFFORDABILITY		
4	29%	VL
7	50%	L
3	29%	M

TOTAL UNITS CONSTRUCTED SINCE JANUARY 1, 2017 BY AFFORDABILITY CATEGORY		
2017	VL	1
	L	4
	M	0
	AM	0
		5
2018	VL	3
	L	3
	M	3
	AM	0
		9
TOTAL UNITS SINCE LEGALIZATION IN 2017 - JUNE 2018		**14**

5 Final RHNA Numbers with Realistic Capacity Analysis

Table B-9 demonstrates the amount of RHNA being addressed after factoring units constructed and through the rezoning program and vacant land analysis and inventory. The results of programs, rezones, and analysis of units constructed and vacant land, demonstrate that Shasta County must accommodate 141 additional very low-income units and 56 low-income units through rezoning an adequate amount of land to the default density of 20 units per acre to meet the RHNA for the cycle (the 2014-2019 Housing Element update). The total 197 units will be addressed through Program H3-J.

TABLE B-9

TABLE B-9 Shasta County Housing Need Assessment - Realistic Capacity Analysis						
2014-2019 Housing Element						
	CATEGORY	**Very Low Units**	**Low Units**	**Moderate Units**	**Above Moderate Units**	**Total:**
1	Current RHNA, Identified Existing Need (after rezoning for previously unaccommodated need, units constructed and projected ADUs)	177	89	0	296	560
2	Excess units from rezoning parcels[1]	34	33			
3	Remaining Vacant Residential Land[2]			4,309	4,309	8,618
4	**2014-19 Total Required Housing Units**	**141**	**56**	**0**	**0**	**197**

[1] In order to simplify the analysis, excess units (after rezoning efforts to account for the 783) addressed through the rezoning were evenly distributed in this row between very low- and low-income categories.
[2] Vacant T-District Parcels were not credited towards the RHNA for this cycle based on HCD Review and were therefore added to the total remaining vacant residential land capacity.

APPENDIX C
SHASTA COUNTY DEVELOPMENT FEES

SHASTA COUNTY FEES

DEPARTMENT	DESCRIPTION	FEE
	Assessment Roll Name & Address Extract Per Page	$ 1.00
	Certification Fee	$ 1.00
	County Index Map (25"x36" - Color)	$ 15.00
	Partial Assessment Roll Printout	Actual Time & Materials - $100.00 Minimum
	Physical Characteristics Request	Actual Time & Materials - $10.00 Minimum
	Records Research & Report Preparation Per Hour	$ 35.00
	Subdivision Letter Report (Simple)	$ 25.00
	Subdivision Letter Report (Complex)	$ 75.00
	Computer Data	
	Assessment Roll (Secured)	$ 480.00
	Assessment Roll (Unsecured)	$ 175.00
	Mobile home Index File	$ 200.00
	Subdivision Index File	$ 100.00
Resource Management - Planning Division		
	All Planning Division fees are adjusted annually in January based on "The Consumer Price Index (CPI) for All Urban Consumers (CPI-U) for the U.S. City"	
	Pre-Application	$ 5,427.08
	Use Permit	
	Standard and Amendments	$ 4,314.35
	Major	$ 4,314.35 plus hourly rate
	Extension of Time	$ 559.72
	Appeal	$ 559.72
	Appeal, Clerk of the Board Fee	Current Charge
	Annual Compliance Monitoring	Hourly Rate
	Minor Modification	$ 677.27
	Administrative Permit and Amendments	
	All Except Family Care	$ 1430.65
	Family Care	$ 677.27
	Referral by Director to Planning Commission (applicant pay)	$ 559.72
	Appeal	$ 559.72
	Appeal, Clerk of the Board Fee	Current Charge
	Zoning Permit and Amendments	
	All	$ 257.47
	Extension of Time	$ 203.74
	Appeal by Applicant	$ 559.72
	Referral by Director (applicant pay)	$ 559.72
	Appeal, Clerk of the Board Fee	Current Charge
	Variance	
	All	$ 1240.35
	Extension of Time	$ 559.72
	Appeal	$ 559.72
	Appeal, Clerk of the Board Fee	Current Charge
	Planning Director's Zoning Interpretation	
	Written	$ 1288.49
	Appeal to Planning Commission	$ 559.72

SHASTA COUNTY FEES

DEPARTMENT	DESCRIPTION	FEE
	Rezoning	
	Major	$ 9,984.33 Plus Hourly Rate
	Minor	$ 9,984.33
	Advertise, Clerk of the Board Fee	Current Charge
	Appeal of Denial (Planning)	$ 559.72
	Williamson Act Contract/Agricultural Preserve	
	New or Amended Contract	$ 2,031.79
	Closed Range	
	All	$ 2,167.25
	Land Divisions and Related Items	
	4 or Fewer Parcels	$ 9,598.11
	5 Parcels and Above	$ 18,297.31 Plus $100/Lot
	Extension of Time	$ 559.72
	Appeal	$ 559.72
	Appeal, Clerk of the Board Fee	Current Charge
	Revised Map	$ 4,844.96
	Reversion to Acreage	$ 4,844.96
	Property Line Adjustment	
	All	$ 2,285.91
	Appeal (Planning)	$ 559.72
	Certificate of Compliance	
	All	$ 1,726.18
	General Plan	
	Amendments	$ 7,906.64
	Advertise, Clerk of the Board Fee	Current Charge
	Consistency Determination	$ 1,016.45
	Specific Plan	
	Adoption or Amendment	$ 7,449.91 Plus Hourly Rate
	Advertise, Clerk of the Board Fee	$ Current Charge
	ALUC Plan	
	Adoption or Amendment	$ 6,640.54
	ALUBAR Item	$ 3,296.77
	Advertise, Clerk of the Board Fee	Current Charge
	Appeal	$ 559.72
	Environmental Review	
	EIR	Per Contract
	EIR Administration	Hourly Rate (Requires $20,000 initial deposit)
	Mitigation Monitoring	Hourly Rate
	Appeal	$ 559.72
	Grading Permit	
	Stand Alone	$ 1430.65
	All Others	$ 722.05
	Development Agreements	$ 1,240.35 Plus Hourly Rate
	Board of Supervisors Agreements	$ 1240.35
	Written Land Use Verification	$ 1288.49
	Addresses	$ 184.70
	Road Rename	$ 1625.44

SHASTA COUNTY FEES

DEPARTMENT	DESCRIPTION		FEE
	Interim Management Plan	$	737.71
	Reclamation Plan		
	Stand Alone No Mining Permit	$	2709.06
	Amendment		
	Major	$	1354.52
	Minor	$	1354.52
	Extension of Time	$	195.90
	Appeal	$	559.72
	Appeal, Clerk of the Board Fee		Current Charge
	SMARA		
	Annual Fee for Each Active Mine	$	741.07
	Annual Fee for Each Idle Mine	$	400.76
	Production Annual Fee (other than gold or silver)		
	Up to 100 tons	$	86.21
	101 to 1,000 tons	$	160.08
	1,001 to 10,000 tons	$	758.99
	10,001 to 50,000 tons	$	1554.90
	50,001 to 100,000 tons	$	3703.12
	100,001+ tons	$	7158.84
	Production Annual Fee (gold)		
	Up to 1 ounce	$	98.51
	1 to 10 ounces	$	184.70
	11 to 100 ounces	$	741.07
	101 to 150 ounces	$	1,728.42
	151 to 300 ounces	$	3,949.39
	300+ ounces	$	7,528.26
	Production Annual Fee (silver)		
	Up to 1 ounce	$	1.12
	1 to 10 ounces	$	2.25
	11 to 100 ounces	$	8.95
	101 to 150 ounces	$	16.80
	151 to 300 ounces	$	34.70
	300+ ounces	$	68.29
	Photocopies Each	$	0.35
	Title Reports	$	10.00 Plus $0.35/Page
	Assessor's Book Pages		Current Charge
	Publications and Maps		Cost of Production
	Hourly Rate	$	129.00
	General Plan Maintenance Fee	$	167.91
Resource Management - Environmental Health			
	Environmental Health fees are adjusted annually in January based on "The Consumer Price Index (CPI) for All Urban Consumers (CPI-U) for the U. S. City Average for All Items, 1982-84=100."		
	Food Establishments *All establishments that are not year-round operations are charged a pro-rated fee to the nearest quarter*		
	Markets		
	Class I - Greater Than 4000 Square Feet	$	374.25

SHASTA COUNTY FEES

DEPARTMENT	DESCRIPTION	FEE
	Class II - 4000 Square Feet or Less	$ 229.30
	Class III - No Perishable Foods	$ 136.11
Bakeries		
	Bakery - Greater Than 1000 Square Feet	$ 374.25
	Bakery - 1000 Square Feet or Less	$ 289.93
	Bakery/Market - Greater Than 4000 Square Feet	$ 510.38
	Bakery/Market - 4000 Square Feet or Less	$ 374.25
	Bakery/Restaurant - Greater Than 1000 Square Feet	$ 374.25
	Bakery/Restaurant - 1000 Square Feet or Less	$ 289.93
Restaurants		
	Restaurant - Greater Than 2000 Square Feet	$ 374.25
	Restaurant - 1000 to 2000 Square Feet	$ 289.93
	Restaurant - Less Than 1000 Square Feet	$ 187.88
	Restaurant/Market - Greater Than 4000 Square Feet	$ 460.06
	Restaurant/Market - 4000 Square Feet or Less	$ 374.25
	Restaurant/Market/Bakery-Greater Than 4000 Sq. Feet	$ 553.26
	Restaurant/Market/Bakery-4000 Square Feet or Less	$ 460.06
	Restaurant/Bar - Greater Than 2000 Square Feet	$ 399.44
	Restaurant/Bar - 2000 Square Feet or Less	$ 289.93
	Restaurant/Market/Bar-Greater Than 4000 Square Feet	$ 553.28
	Restaurant/Market/Bar - 2000 to 4000 Square Feet	$ 399.44
	Restaurant/Market/Bar - Less Than 2000 Square Feet	$ 374.25
	Industrial Catering Trucks (Vehicles)	$ 127.21
	Vending Machines (for perishables)	$ 34.02
	Temporary Food Facility (no prorations)	$ 68.04
	Temporary Food facility (non-profit association with no more than one event not to exceed 6 days in a 90 day period)	Fee Exempt
Bars		
	Greater than 2000 square feet	$ 229.30
	2000 square feet or less	$ 187.88
Food Establishments Requiring Water Samples under California Uniform Food Facilities Law		$ 24.56 Plus Lab Analysis Fee Plus Establishment fee
Plan Checks		
	Remodel	$ 73.98
	New Facility	$ 295.86
Other Food Establishment Inspections Hourly Rate		$ 66.58
Land Use Major or Minor Subdivision		
	All proposed lots served by public water/sewer	$ 110.95
	All proposed lots to be served by individual or common septic system or individual well	$ 295.86 Plus $36.98 Per Proposed Lot
	All proposed lots created for uses which will not generate liquid wastes	$ 103.55
	Report to Real Estate Commissioner	$ 177.54
	Land Appraisal Fee	$ 73.98 Plus $7.39 Per Proposed Lot
	Groundwater Determinations	$ 295.86 Per Proposed Lot
	Pre-Application	$ 236.70
Property Line Adjustment		$ 103.55
Specific Plan		$ 207.11

SHASTA COUNTY FEES

DEPARTMENT	DESCRIPTION	FEE
	Environmental Impact Report	$ 236.70
	Use Permits	
	Administrative 2nd Unit Use Permits on property served by septic system	$ 369.83
	Other Administrative - Family Care or Mobile Home in "U"	$ 103.55
	Proposed use served by public water/sewer	$ 103.55
	Proposed use served by septic system or individual well	$ 236.70
	Proposed use requires no domestic water/liquid waste facilities	$ 73.98
	Facility that stores reportable quantities of hazardous materials	$ 221.92
	Variance	$ 29.59
	Zoning	$ 103.55
	Certificate of Compliance	
	Regular	$ 103.55
	Zoning, PLA where soils tests are required by EHD prior to project approval (in addition to regular fee above)	$ 147.94
	Water *State Small Water Systems that are not year-round operations are charged a pro-rated fee to the nearest quarter*	
	Well permits (as defined in Section 13710 of the California Water Code)	$ 295.86
	Monitoring Well Permit	$ 295.86
	Monitoring Well Permit Construction - Each additional well after two on same parcel	$ 197.24
	Monitoring Well Destruction Permit - Each additional well after two on same parcel	$ 147.93
	Soil Boring Destruction Permit	$ 295.86
	Soil Boring Destruction Permit - Each additional well after two on same parcel	$ 197.24
	Home loan water inspection	$ 295.86
	State Small Water System (5-14 connections)	$ 295.86
	Request for water supply waiver	$ 177.54
	Other water samples	$ 96.16
	Public Water System water sample collection Per Sample. Public Water Systems Subject to Primacy Agreement	$ 27.54
	For purposes of determining actual cost incurred, the hourly rate for all staff time is:	$ 129.83
	Community Water Systems	
	15-24 Service Connections	$ 369.00
	25-99 Service Connections	$ 597.00
	100-199 Service Connections	$ 736.00
	Non-Transient/Non-Community	$ 511.00
	Non-Community Water System	$ 511.00
	Non-Community Water System "seasonal" (operates 6 months/year)	$ 262.00
	New Community Water System	$ 736.00
	New Non-Transient/Non-Community Water System	$ 439.00
	New Non-Community Water System	$ 439.00
	Amendment to existing permit (ownership change)	$ 224.00

SHASTA COUNTY FEES

DEPARTMENT	DESCRIPTION	FEE
	Amendment to existing permit (addition/modification of source/treatment)	$ 369.00
	Liquid Waste	
	Conventional system	$ 647.97
	Non-conventional/special design system or Non-conventional/alternative system	$ 758.91
	Request for septic waiver	$ 177.54
	Request for septic and water waiver	$ 221.92
	Home loan sewage inspection and certification	$ 295.86
	Septic pumper trucks Per Vehicle	$ 110.95
	Non-conventional septic inspection	$ 22.18
	Groundwater Determination Per Lot	$ 295.86
	Home loan sewage and water inspection and certification	$ 369.83
	Residential pool certification	$ 110.95
	Housing	
	All establishments that are not year-round operations are charged a prorated fee the nearest quarter.	
	Organized Camp, year-round	$ 510.40
	Organized Camp, seasonal (less than 6 months/year)	$ 255.90
	Hotels/Motels/Boarding Homes - 2 to 25 rooms/units	$ 94.67
	Hotels/Motels/Boarding Homes - over 25 rooms/units	$ 188.03
	Bed & Breakfast with food	$ 340.28
	Bed & Breakfast without food	$ 94.67
	Plan Checks	$ 295.86
	Recreation	
	Public/Semi public swimming pool/spa, year-round	$ 362.48
	Public/Semi public swimming pool/spa, seasonal (less than 6 months/year)	$ 199.73
	Natural bathing places	$ 251.50
	Each additional swimming pool/spa at same facility	$ 147.94
	Plan checks	$ 295.86
	Hazardous Waste Generators	
	Generator Facility (no treatment) with Hazardous Materials Business Plan	$ 44.38
	Generator Facilities which handle less than reportable quantities of	$ 133.15
	Facilities which treat hazardous waste	$ 133.15
	Inspection fee for site inspections lasting longer than one hour and for reinspections Per Hour	$ 66.58
	Miscellaneous Professional Time	$ 66.58
	Reinspections (field visit)	$ 66.58
	Environmental Assessment Review	$ 133.15
	Hazardous Material Business Plans	
	Range 1 - As permitted by Shasta County Environmental Health	$ 73.98
	Range 2 - 0-5,000 lbs solid, 0-1,100 gal liquid, or 0-2,000 cu ft gas at STP	$ 332.87 Plus $7.38/inventoried hazardous material
	Range 3 - 5,001-10,000 lbs solid, 1,101-5,000 gal liquid, or 2,001-10,000 cu ft compressed gas at STP	$ 517.78 Plus $7.38/inventoried hazardous material
	Range 4 - 10,001-15,000 lbs solid, 5,101-10,000 gal liquid, or 10,001-15,000 cu ft compressed gas at STP	$ 739.69 Plus $7.38/inventoried hazardous material

SHASTA COUNTY FEES

DEPARTMENT	DESCRIPTION	FEE
	Range 5* - 15,001 or more lbs solid, 10,001 or more gal liquid, or 15,001 or more cu ft compressed gas at STP	$ 1,479.38 Plus $7.38/inventoried hazardous material
	**Businesses with only aboveground storage of gasoline or diesel for immediate retail sale shall pay 50% of the base fee as their total fee*	
	**Businesses that store diesel for in-house fleet fueling operations shall for purposes of fee payment, count only the first 5,000 gallons of diesel in addition to other stored hazardous materials*	
	Underground Storage Tanks	
	New Installation Per Tank	$ 221.92
	Existing Tanks	
	First Tank	$ 221.92
	Each Additional Tank	$ 118.35
	Abandonment Per Tank	$ 3.98
	Plan Checks Per Tank	$ 147.93
	Operating Permit for Facilities Receiving Solid Waste - Fee Per Ton Per Year for All Material Received at the Facility	$ 0.45
	Medical Waste	
	Large Quantity Generators	
	General Acute Care Hospital	
	1-99 Beds	$ 556.68
	100 -199 Beds	$ 805.32
	200 -250 Beds	$ 1,036.05
	251 or more Beds	$ 1,299.98
	Specialty Clinic (providing surgical, dialysis, or rehabilitation services)	$ 466.03
	Skilled Nursing Facility	
	1-99 beds	$ 366.89
	100-199 beds	$ 466.03
	200 or greater beds	$ 532.58
	Acute Psychiatric Hospital	$ 266.29
	Intermediate Care Facility	$ 399.44
	Primary Care Clinic	$ 466.03
	Licensed Clinical Laboratory	$ 266.29
	Health Care Service Plan Facility	$ 318.09
	Veterinary Clinic	$ 266.29
	Large Quantity Generator - Medical Office	$ 266.29
	Small Quantity Generators using on-site treatment including an autoclave, incinerator, or microwave technology to test medical waste (fee paid every 2 years).	$ 136.35
	Common Storage Facility	
	Serving 1-10 generators	$ 133.15
	Serving 11-50 generators	$ 332.86
	Serving 51 or more generators	$ 665.72
	Unified Program Surcharge Fee	As published by CAL EPA
	Field Inspections - Hourly Rate**	$ 129.83
	Planning Division Hourly Rate**	$ 129.00

SHASTA COUNTY FEES

DEPARTMENT	DESCRIPTION	FEE
	Charges From Other Departments	Department Hourly Rate Plus Consulting Services Cost
	***Or the total hourly cost to the responsible department, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.*	
	Cottage Food Operators	
	Class A Operations - Annual Registration	$ 85.42
	Class B Operations - Annual Permit	$ 170.84
	Charge for Complaint Response Inspections - Per Hour	$ 66.58
	Safe Body Art Facility and Practitioners	
	Annual Practitioner Registration or Temporary Event Booth	$ 36.98
	Annual Facility Permit or Temporary Event Sponsor	$ 155.34
Resource Management - Building Division		
	All building fees are adjusted annually in January based on "The Consumer Price Index (CPI) for All Urban Consumers (CPI-U) for the U.S. City Average for All Items, 1982-84=100."	
	Basic Permit Fee	
	Buildings	
	Valuation $1 to $500	$ 26.20
	Valuation $501 to $2,000	$ 26.20 for the first $500 plus $3.47 for each additional $100 or fraction through $2,000
	Valuation $2,001 to $25,000	$ 78.55 for the first $2,000 plus $15.72 for each additional $1,000 or fraction through $25,000
	Valuation $25,001 to $50,000	$ 439.89 for the first $25,000 plus $11.37 for each additional $1,000 or fraction through $50,000
	Valuation $50,001 to $100,000	$ 723.58 for the first $50,000 plus $7.85 for each additional $1,000 or fraction through $100,000
	Valuation $100,001 to $500,000	$ 1,116.35 for the first $100,000 plus $6.10 for each additional $1,000 or fraction through $500,000
	Valuation $500,001 to $1,000,000	$ 3,560.26 for the first $500,000 plus $5.25 for each additional $1,000 or fraction through $1,000,000
	Valuation $1,000,001 and Greater	$ 6,178.72 for the first $1,000,000 plus $3.49 for each additional $1,000 or fraction
	Mobile Homes	
	Installation	Per California Administrative Code
	Utilities	$ 68.91
	Bridges	Actual cost of inspection work including plan review.
	Swimming Pools, Spas, etc.	Valuation based on contract prices
	Re-Issue Permit Fee Application Filing and Plan Review Fee (non-refundable if plan review has commenced)	Greater of 50% of Original Permit Fee Excluding Plan Review or Base Fee of $87.26
	Buildings	

SHASTA COUNTY FEES

DEPARTMENT	DESCRIPTION	FEE
	Regular	65% of Basic Building Permit Fee - minimum $44.38
	Repetitive Built Homes Within Same Subdivision	25% of Basic Building Permit Fee
	Mobile Homes	
	Installation	$ 34.90
	Utilities	$ 34.90
	Bridges	Deposit based on project cost determined by Public Works Director
	Swimming Pools, Spas, etc.	65% of basic permit fee for initial plan review, with subsequent plan review fee for the same pool reduced to $43.65
	Electrical Permit Fees	
	0 - 500 Gross Square Footage	$ 17.46
	501 - 750 Gross Square Footage	$ 27.94
	751 - 1000 Gross Square Footage	$ 38.41
	1001 - 1250 Gross Square Footage	$ 48.85
	1251 - 1500 Gross Square Footage	$ 59.35
	1501 - 1750 Gross Square Footage	$ 71.58
	1751 - 2000 Gross Square Footage	$ 82.06
	2001 - 2250 Gross Square Footage	$ 95.48
	2251 - 2500 Gross Square Footage	$ 102.97
	2501 - 2750 Gross Square Footage	$ 115.22
	2751 - 3000 Gross Square Footage	$ 125.71
	3001 - 4000 Gross Square Footage	$ 151.83
	4001 - 5000 Gross Square Footage	$ 195.53
	5001 - 6000 Gross Square Footage	$ 239.14
	6001 - 7000 Gross Square Footage	$ 282.79
	7001 - 8000 Gross Square Footage	$ 326.43
	8001 - 9000 Gross Square Footage	$ 370.05
	9001 - 10,000 Gross Square Footage	$ 413.72
	10,001 and over Gross Square Footage	$ 436.35
	Commercial Buildings: When the building contract price is used for Building Permit valuation purposes, the contract price for electrical fees will also be used.	
	Plumbing or Mechanical Permit Fees (each)	
	0 - 500 Gross Square Footage	$ 16.56
	501 - 750 Gross Square Footage	$ 20.94
	751 - 1000 Gross Square Footage	$ 25.34
	1001 - 1250 Gross Square Footage	$ 29.65
	1251 - 1500 Gross Square Footage	$ 34.03
	1501 - 1750 Gross Square Footage	$ 38.39
	1751 - 2000 Gross Square Footage	$ 42.77
	2001 - 2250 Gross Square Footage	$ 47.13
	2251 - 2500 Gross Square Footage	$ 51.50
	2501 - 2750 Gross Square Footage	$ 55.86
	2751 - 3000 Gross Square Footage	$ 60.22
	3001 - 4000 Gross Square Footage	$ 68.97

SHASTA COUNTY FEES

DEPARTMENT	DESCRIPTION	FEE
	4001 - 5000 Gross Square Footage	$ 76.80
	5001 - 6000 Gross Square Footage	$ 85.53
	6001 - 7000 Gross Square Footage	$ 94.24
	7001 - 8000 Gross Square Footage	$ 102.99
	8001 - 9000 Gross Square Footage	$ 111.73
	9001 - 10,000 Gross Square Footage	$ 120.45
	10,001 and over Gross Square Footage	$ 129.20
	Commercial Buildings: When building contract price is used for building permit valuation purposes, contract price for plumbing permit fees or mechanical permit fees will also be used.	
	Miscellaneous Permit Fees	
	Code Compliance - Field Inspection	
	Buildings	$ 113.48
	Relocatable Dwellings	$ 112.01 per hour
	Use Permit Conditions	$ 112.01 per hour
	Mobile Homes	$ 112.01 per hour
	Electrical - New Construction	
	New service	$ 112.01 per hour
	Meter re-set	$ 112.01 per hour
	Construction power	$ 112.01 per hour
	Gas	
	New gas service meter and appliance checks	$ 112.01 per hour
	Gas meter re-set and appliance checks	$ 112.01 per hour
	Solar	
	Domestic hot water	$ 112.01 per hour
	Domestic hot water and space heat	$ 78.54
	Temporary Residential Facilities (Mobile Home or Travel Trailer)	
	Utilities	$ 69.81
	Installation	As Required By State Law
	Renewal	$ 34.90
	Building Permit List	Actual Cost
	Zoning Ordinance Plan Review	$ 53.19
	Grading Fees	
	Single-Family/Mobile Home*	$ 168.01
	Grading Fee: 250 Cubic Yards or less	$ 224.02
	Grading Fee: 251-500 Cubic Yards	$ 448.04
	Grading Fee: 501-1000 Cubic Yards	$ 672.06
	Grading Fee: 1001-5000 Cubic Yards	$ 672.06 for first 1,000 + $84.01/ additional 1,000 cubic yards (.75 hours per additional 1,000 CY)
	Grading Fee: 5001-10,000 Cubic Yards	$ 1,008.10 for first 5,000 + $112.01/ additional 1,000 cubic yards (1.0 hours per additional 1,000 CY)
	Grading Fee: 10,001-50,000 Cubic Yards	$ 1,456.14 for first 10,000 + $140.01/ additional 5,000 cubic yards (1.25 hours per additional 5,000 CY)
	Grading Fee: 50,001 Cubic Yards or more	$ 2,716.23 for first 50,000 + $168.01/ additional 10,000 cubic yards (1.5 hours per additional 10,000 CY)
	Environmental Health review and/or County Fire review	at cost

SHASTA COUNTY FEES

DEPARTMENT	DESCRIPTION	FEE
	Site Review/Evaluation (2 hour minimum with additional time at hourly rate)	$ 224.02
	Additional Plan Check / Revision Review (1/2-hour minimum., 112.01 per hour)	$ 56.00
	Erosion Control Review – (1/2 hour; plus 1 hour minimum Counter Clearance)	$ 168.01
	Parcel / Zoning research (1 hour minimum)	$ 112.01
	Re-inspection (1/2 hour minimum, 112.01 per hour)	$ 56.00
	Late / Overtime inspection fee	up to an additional 50% of permit fee
	Work Without Permit (applies to the total permit fee)	up to an additional 100% of permit fee
	Additional Grading Plan Check / Inspection Fee within NPDES / MS4 sensitive area:	**Add percentage to Grading Fee above**
	50 cubic yards or less	Add 100% of Grading Fee above
	51 to 10,000 cubic yards	Add 75% of Grading Fee above
	10,001 or more cubic yards	Add 50% of Grading Fee above
	Other Inspections and Fees	
	Hourly Rate	$ 112.01
	Inspections outside normal business hours Per Hour (minimum 2 hours)*	$ 112.01
	Reinspection fees assessed under provisions of Section 305(g) Per Hour*	$ 112.01
	Inspections for which no fee is specifically indicated Per Hour (minimum 1/2 hour)*	$ 112.01
	Additional plan review required by changes, additions, or revisions to approve plans Per Hour (minimum charge 1/2 hour)*	$ 112.01
	**Or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.*	
Clerk of the Board		
	Appeal (Planning Items)	$ 100.00
	Legal Notice/Advertising Fee	
	Minor	$ 65.00
	Major	$ 190.00
	Assessment Appeals Findings of Fact Per Parcel	$ 35.00
	CD Audio Recording of BOS Meeting	$ 0.50 Plus Mailing Cost
	DVD Video Recording of BOS Meeting	$ 0.50 Plus Mailing Cost
	Photocopy Per Page	$ 0.10
	Recording Williamson Act Non-Renewal Applications	$ 25.00
	Document Certification of Documents in the Clerk of the Board's Custody Per Document	$ 1.75

APPENDIX D
AGENCIES/GROUPS CONTACTED AND CONSULTED DURING PREPARATION AND REVIEW OF HOUSING ELEMENT UPDATE

Banner Real Estate
Bethel School of Supernatural Ministry
California Department of Housing and Community Development
Cedarwood Developments, Ltd.
Continuum of Care
California Forestry Association Sierra Pacific Industries
Cattlemen's Association
Center for Spiritual Living
City of Shasta Lake Development Services Department
City of Redding Development Services Department
Community Revitalization Corporation
Dan's Optical Lab
Disability Action Center
Downtown Promenade
Economic Development Corporation of Shasta County
FaithWorks
Far Northern Regional Center
First United Methodist Church
Five Counties Central Labor Council
Golden Umbrella
Good News Rescue Mission
Hill Country Wellness Center
Leadership Redding
League of Women Voters
Lehigh Southwest Cement Company
Loaves and Fishes
Northern California Legal Services
Northern Valley Catholic Social Service
One Safe Place
Pilgrim Congregational Church Redding Homeless Project
Mountain Senior Apts.
Real Property Management
Salvation Army
Shasta Association of Realtors
Shasta Builders Exchange
Shasta Cascade Community Services
Shasta College Department of Access and Equity
Shasta Community Health Center
Shasta County Administrative Office
Shasta County Adult Services
Shasta County Agricultural Commissioner
Shasta County Board of Realtors

Shasta County Child Abuse Prevention Coordinating Council
Shasta County Department of Public Works
Shasta County Department of Social Services
Shasta County Farm Bureau
Shasta County Fire Department
Shasta County Health and Human Services Agency
Shasta County Housing and Community Action Program
Shasta County Interfaith Forum
Shasta County Mental Health Department
Shasta County People of Progress
Shasta County Sheriff's Office
Shasta County Veterans Service Office
Shasta Food Group
Shasta Head Start
Shasta Humanity Project Board
Shasta Lake Community Food Pantry
Shasta Lake United Methodist Church Food Pantry
Shasta Regional Transportation Agency
Shepherd's Heart Community Food Bank
Silverado Mortgage
Simpson University
Smart Employment Center
St. Francis of Assisi Catholic Church
Tri Counties Bank
Tri County Community Network
True North, Inc./Shingletown Grassroots Emergency Food Closet
United Way of Northern California
University of California Cooperative Extension Shasta County
Western Service Workers
WIC Woman & Infant Program
Women’s Health Specialists
Youth and Family Programs

APPENDIX E
GENERAL PLAN AND ZONING PLAN AMENDMENT PROGRAM

The County of Shasta completed General Plan and Zoning Plan amendments to bring each code into compliance with State Housing Code and to assure internal consistency with the Housing Element with the following objectives:

1. Compliance with State housing law and the County's Housing Element in order to provide adequate sites and related zoning provisions to accommodate housing for all income levels within the unincorporated County.

2. Revise several residential zoning districts to help facilitate a greater range of housing options.

3. Adjustments to lessen the level of permitting required for areas identified for residential development.

4. Clean-up and clarification of confusing or conflicting provisions and procedures.

What follows in Section I of this appendix is the complete set of proposed housing-related revisions to the Shasta County General Plan (excluding the Housing Element itself); in Section II a selection of the more significant housing-related revisions to the Zoning Plan; Section III references to the proposed properties to be rezoned to create higher density housing on vacant properties. Section IV references further refinements made to the Zoning Code for complete assurance that these amendments comply with State Housing Code. It is noted that the California Department of Housing and Community Development reviewed these changes and confirmed this compliance.

Deletions of text appear as ~~strikeout~~ and new text appears as underline.

I. HOUSING-RELATED GENERAL PLAN REVISIONS

Chapter 7.1 "Community Organization and Development Pattern" of Division 7 "Community Development Group" is amended as follows:

Section 7.1.2 "Findings" of Section 7.1 "Community Organization and Development Pattern" is amended as follows:

Amend 1st paragraph of "Future Demand for Developable Land" as follows:

Future Demand for Developable Land

Population projections prepared for Shasta County as part of the original General Plan revision program in 1983 estimated a 2000 population of between 159,000 and 200,000 persons (actual Census 2000 population was 165,200), compared with a 1980 population of 115,715. The County's population as of July 1, 2017, was estimated by the Department of Finance at 178,605. Population projections were also used in 1983 as the basis for projecting employment growth in the County. These employment projections are contained in Appendix A of the 1983 General Plan revision program. As previously discussed and shown in Table PRE-4 in Chapter 2, updating of the County's population forecast to year 2025 as prepared by the Department of Finance shows an estimated population of 246,500.

Amend 10th paragraph of "Development Pattern, Service Provision, and Interjurisdictional Coordination" as follows:

Where special districts can efficiently and feasibly provide community sewer and water service, increased densities may be considered or required for growth accommodation in those areas conducive to energy conservation, increased transit use, and a reduction of reliance on single-occupant vehicles. Such characteristics would include: (1) locating residential or mixed use development within reasonable walking distance of a transit route at densities sufficient to generate a level of ridership which in turn will support transit service. Residential development within the transit service area should be at an average density of at least eight dwelling units per gross-acre, but in some circumstances, where the County is required by the State to meet the County's Regional Housing Needs Allocation obligations, density can exceed 20 units per gross acre, and (2) connecting land uses, such as retail districts, major employment centers, educational centers, and medical facilities, that generate high traffic volumes. These options are discussed further in the Circulation and Air Quality Elements.

Amend 1st paragraph of "Conversion of Residential Land Use Designations into Zoning Districts" as follows:

Conversion of Residential Land Use Designations into Zoning Districts

The General Plan uses four residential land use designations - Urban (UR), Suburban (SR), Rural Residential A (RA), and Rural Residential B (RB). These designations relate to dwelling unit density as units per gross acre[1] and are more completely described in Table CO-7. The maximum densities for these designations are:

Urban -16/25 dwellings/acre[2]	Rural Residential A - 1 dwelling/2 acres
Suburban - 6 dwellings/acre	Rural Residential B - 1 dwelling/5 acres

In the Urban Residential designation the minimum density shall be eighty (80) percent of the maximum density. In the Suburban Residential designation, the minimum density shall be four (4) units per acre.

[1] "Gross acre" means development of land, including infrastructure such as public roads, public open space and in some instances non-residential development such as schools and shops.

[2] Maximum density shall remain at 16 dwellings per acre except for parcels identified in the County Housing Element, or as otherwise identified by the County, for low-income housing which shall be 25 dwelling units per acre.

Amend "Conversion of Commercial and Industrial Land Use Designations into Zoning Districts" as follows:

Conversion of Urban, Suburban, Commercial and Industrial Land Use Designations into Zone Districts

The General Plan provides for urban, suburban, commercial and industrial land use designations which are normally applied only in urban and town centers. These designations are designed to establish broad commercial and industrial land use categories, and accommodate higher density residential development, where services are available, in accordance with state-mandated regional housing needs allocation requirements, which will be converted into more specific zone districts. In addition, there is a Mixed Use (MU) designation that is applied to the commercial or light industrial areas in or near rural community centers that in some areas can also accommodate urban and suburban level, higher density residential development.

The Urban (U) and Suburban (SR) land use designations provide a wide range of commercial, industrial and residential uses. Commercial and industrial uses are treated later in this section. As applied to the land use maps, the residential component of the Urban and Suburban land use designations require further refinement through zoning to determine the appropriate type of residential use and residential densities, based on available services. The one-family (R1), two-family (R2) and multiple family (R3) residential zones are most appropriate for these designations. In undeveloped or under developed areas adjoining city boundaries and within the city's sphere of influence, the interim residential (I-R) district may also be applied. In the Urban and Suburban

designations, the density of residential development is indicated as a number of units per gross acre following the general plan designation or the corresponding zoning district, and is the maximum density for that site. The minimum density in the Urban designation shall be eighty (80) percent of the maximum density, rounded to the nearest whole number, and may be considered where development constraints prevent development at the maximum density. For example, a designation of UR(12) or a zone district of R3(12) indicates a maximum density of 12 units per acre and a minimum density of 10 units per acre. In the Suburban designation, the minimum density shall be four (4) units per acre. Within Town Centers, where community water and sewer are available the general plan and zoning should promote densities of 6 or more units per acre to maximize the efficient use of limited land within public services districts.

The Commercial (C) land use designation provides for a range of commercial activities. When applied to the Plan's land use maps, this designation identifies the locations most suitable for commercial activities, but does not contain the level of detail needed to identify the range of commercial uses most appropriate for a specific location. Such specificity is provided by zoning and/or specific plans which will include a series of zone districts. Guidelines for seven commercial zone districts are outlined in Table CO-8. Some of these commercial districts may also be applied outside of the Plan's commercially designated areas as described in the table.

The Industrial (I) designation will operate similarly to the Commercial designation, although there may be only two or three industrial zone districts, as outlined in Table CO-9.

Amend "Planned Developments" as follows:

Planned Developments

Planned and/or mixed use developments can provide a more unified and potentially more desirable and attractive development in an area. Such developments involve a combination of comprehensive site planning and architectural design that can often provide a mix of uses that could otherwise create land use conflicts between neighboring uses. A unified site design for a residential planned development may offer a variety of housing types, including clustered one-family housing both attached and detached, two-family duplexes, townhouses and multiple-family housing with common open spaces. While planned developments are commonly used for urban and suburban residential projects, they may also be applied to other types of land uses such as commercial, industrial, and office parks. Planned development proposals which contain a mix of any or all of these uses should be encouraged. A planned and/or mixed use development shall be at a scale where high design standards along with other quality of life amenities can be provided.

The types of quality developments described above should offer a better lifestyle, shopping, and working environment to Shasta County residents. Because of this, the County should provide incentives for those wishing to provide projects that meet this criteria.

Section 7.1.3 "Objectives" of Section 7.1 "Community Organization and Development Pattern" is amended as follows:

Amend section 7.1.3 "Objectives" to read in its entirety as follows:

7.1.3 Objectives

CO-1 To promote a development pattern consistent with the other objectives of the Plan, that will accommodate, the growth which will be experienced by Shasta County during the planning period (2005-2025), and/or such periods as may be extended by future revisions of the Plan.

CO-2 To guide development in a pattern that will provide opportunities for present and future County residents and families of all income levels to enjoy the variety of living environments which currently exist within the County, including:

- Incorporated communities served by the full range of urban services.
- Unincorporated communities served by most but not all urban services.
- Unincorporated rural communities provided with very limited or no urban services.

- Rural home sites located outside of community centers on relatively large lots or in clustered development accompanied by open space areas within the project provided that the clustering does not create an adverse impact on neighboring properties.

CO-3 To guide development in a pattern that will respect the natural resource values of County lands and their contributions to the County's economic base.

CO-4 To guide development in a pattern that will minimize land use conflicts between adjacent land users.

CO-5 To guide development in a pattern that will establish an acceptable balance between public facility and service costs and public revenues derived from new development.

CO-6 To fashion a development pattern whose implementation mechanisms such as zoning, subdivision, and other regulations, explicitly define a relationship between public and private expectations and responsibilities concerning land use that is based on the following principles:

- Public programs shall recognize both the expectations of individual property owners to be able to use their lands as they desire, and the responsibility of government to provide a regulatory climate that enables fulfilment of its obligations while not impeding reasonable private expectations.
- Property owners shall recognize public programs emphasizing that land be used in a responsible manner that considers adjacent land uses, property owners, and the County's fiscal ability to provide services.
- A workable relationship between public and private land use expectations must be achieved in order for each to be well served.
- Periodic review of the relationship between public and private land use expectations is necessary to reflect changing community values.

CO-7 To recognize that the major economic resources for achieving the development pattern will come from the private sector, rather than government, and that the General Plan, as the expression of community values, will guide the use of these resources.

CO-8 To contribute to the provision of an adequate, diverse supply of safe, healthy, and affordable housing in unincorporated areas of Shasta County for residents of all income levels and special needs.

CO-9 To satisfy the requirements of the Regional Housing Needs Allocation Plan for Shasta County.

CO-10 To maximize the efficient use of land adjoining incorporated Urban Centers and within unincorporated Town Centers and Rural Community Centers by promoting higher density development within these areas of the County.

Amend section 7.1.4 "Policies" to read in its entirety as follows:

7.1.4 Policies

CO-a The County shall, in coordination with the Cities of Anderson, Redding, and Shasta Lake ensure the availability within the County of an inventory of developable lands sufficient to accommodate growth projected for the planning period for all income levels.

CO-b The County shall monitor, on a yearly basis, the rate at which the developable land inventory is being consumed, the population and employment growth of the County, and other useful indicators of the County growth.

CO-c In 2010 and at least every five years thereafter (and as required by state law for housing element updates), the County shall examine the results of the monitoring process for the previous period. By amendment of this Plan, appropriate adjustments shall be made in the inventory of developable land so that it will accommodate the growth projected for the subsequent 20-year period. The intent of this policy is that the developable land inventory shall never have less than a 15-year supply. Five-year adjustments in the developable land inventory may include either additions to, or subtractions from, this inventory, but the latter will occur only when new information reveals this land is ill-suited for development and it is replaced in the inventory by other developable lands.

CO-d The normal procedure for adding lands to the inventory shall be by amendment of the Plan at five-year intervals. This policy shall not preclude any resident or property owner in Shasta County from requesting a General

Plan amendment upon submission of the required application and payment of the prescribed fee, or any amendment initiated by the Planning Commission or Board of Supervisors.

CO-e The General Plan shall recognize four general types of living environments and shall distribute the developable land inventory among them so that future residents of the County have available the full range of lifestyle opportunities. These living environments are described in Table CO-6.

CO-f The General Plan shall contain residential, commercial, and industrial land use categories, each of which is described in the following tables and shall be implemented through more specific zone districts:

- Table CO-7 – Residential
- Table CO-8 - Commercial
- Table CO-9 - Industrial

CO-g The density limitations described in Table CO-7 do not preclude development on pre-existing legal lots. Such lots would be permitted to develop at a density of at least one dwelling unit per lot, and up to the density assigned to the lot by the general plan or zoning, provided that the applicable County Development Standards are satisfied.

CO-h A land capability analysis demonstrating that criteria in the County Development Standards and the County's state-mandated Regional Housing Needs Allocation obligations will be met shall be used to establish actual residential densities and parcel sizes for all development projects including lands proposed for General Plan or zone amendments which increases the residential density. The development standards should be periodically reviewed and revised to further refine the application of the land capability analysis concept.

CO-i The Rural Residential A (RA) designation shall be primarily applied to rural community centers around urban and town center fringes in order to accommodate residential development. The RA designation around rural community centers shall be expanded at a rate consistent with policies CO-b, CO-c, and CO-d.

O-j Areas designated Urban (UR) or Suburban (SR) in excess of 30 percent slope should not be developed, but the residential density of up to ½ the dwelling units (d.u.) per acre assigned to the lot for areas designated UR and SR may be credited to the developable portions of the property provided that other site capability criteria and applicable development standards can be met. In areas designated Rural Residential A (RA) or Rural Residential B (RB), lands in excess of 30 percent slope may be either developed at 1 d.u. per 10 acres for RA designated areas and 1 d.u. per 40 acres for RB designated areas or an equivalent density credit may be additionally applied to the land that is less than 30 percent slope provided that other site capability criteria and applicable development standards can be met.

CO-k The minimum parcel size for lands located within the SR or UR land use designation shall be limited to five acres until one of the following conditions is met:

• The land will be included within a publicly-financed assessment district specifically designed to provide community water and sewage disposal services. Sewage services shall include collection, treatment, and disposal facilities and water service shall include treatment and distribution systems.

• The land, as a condition of development approval, will be provided with community water and sewage service from an existing municipal system, assessment district, or special district. The use of individual wastewater disposal systems or common wastewater disposal fields do not qualify for meeting the requirements of this policy.

TABLE CO-6

LIVING ENVIRONMENTS

TYPE OF LIVING ENVIRONMENT	INCORPORATION STATUS	COMMUNITIES	SERVICES
Urban Center	Yes	Anderson Redding Shasta Lake	All Urban Services
Town Center	No	Cottonwood Palo Cedro Burney/Johnson Park Fall River Mills/McArthur	Most Urban Services
Rural Community Center	No	Sacramento Canyon • Lakeshore • Lakehead • Castella/Sweetbriar • South Dunsmuir Big Bend • Round Mountain • Montgomery Creek • Big Bend Northeast Shasta • Cassel • Hat Creek Lassen • Old Station (North and South) Eastern Forest • Shingletown • Viola Eastern Upland • Millville	May have community water, but typically on-site; in limited instances may have community wastewater treatment, but normally on-site.

		• Oak Run • Whitmore South Central Region • Mountain Gate • Jones Valley • Bella Vista • Happy Valley • Centerville • Shasta/Keswick Western Upland • Igo • Ono • Platina French Gulch • French Gulch	
Rural Homesite	No	Not Applicable	No Urban Services
Source: Sedway/Cooke			

TABLE CO-7 RESIDENTIAL LAND USE CATEGORIES AND DENSITY[1]		
Land Use Category	**Purpose**	**Maximum Residential Density**
Urban	Provides living environments receiving full-range of urban services within an Urban or Town Center.	16/25dwellings/acre[2,3]
Suburban	Provides living environments receiving most urban services, but characterized by lower population densities than urban residential category, and located within an Urban or Town Center.	6dwelling units/acre[2,3]
Rural Residential A	Provides living environments receiving no, or only some urban services, usually within or near a Rural Community Center.	1 dwelling/2 acres [2,4,5,6]
Rural Residential B	Provides living environments receiving no urban services and located in areas of the County characterized by one or more of the following conditions: - severe limitations on septic tank use - uncertain long-term availability of water - proximity to lands categorized as timber, grazing, or croplands - remoteness from Urban, Town, and Rural Community Centers - extreme wildland fire hazard, and - inaccessibility via County maintained roads.	1 dwelling/5 acres [2,4,5,6]
Existing Residential	May be applied to residential areas that legally existed before January 10, 1984, that do not fit the land use designation or density applied to surrounding properties as established by the General Plan. Legal preexisting uses that lie within the designation shall be allowed to continue for an indefinite period of time, but may not expand beyond the use that existed on January 10, 1984. Said uses may be replaced with	

TABLE CO-7 RESIDENTIAL LAND USE CATEGORIES AND DENSITY[1]		
Land Use Category	**Purpose**	**Maximum Residential Density**
	same or less intense use. Modification of existing uses shall be in conformance with the Existing Residential (ER) zone district.	

Notes:

[1] Densities based on approximately 2.7 persons per household.

[2] Variable lot size/density averaging permitted. In urban and suburban designations, the maximum density shall be shown as a number following the designation in the general plan or the zoning, or as otherwise indicated in the General Plan. Minimum density shall be eighty (80) percent of the maximum density number, rounded to the nearest whole number.

[3] Maximum density shall remain 16 units per acre in Urban land use designations except for parcels identified in the Housing Element, or otherwise identified by the County, for low-income housing which shall be 25 units per acre. Maximum density may also be exceeded based on Objective CO-l, Policies CO-o, or H-d, and the County's density bonus provisions.

[4] Density and parcel size to be determined by land capability analysis and meeting adopted development standards.

[5] "Urban services" as used in the description of living environments include community water systems, community sewer systems, proximity to schools, fire stations, sheriff's services, public transit and commercial or industrial areas.

[6] Residential clustering required in portions of the Day Bench area.

TABLE CO-8 COMMERCIAL LAND USE CATEGORIES (To be Determined by Zoning)		
Commercial Category	**Description**	**Locational Requirements**
Local Convenience Center	Provides a limited selection of convenience goods within walking distance or brief driving distance of residents. Primary tenant is usually a small food market which might be supplemented by a gas station, laundromat, or other small establishments providing services to residents in the immediate area.	Should be along residential collector streets. Should have a support market area population of 1,000 to 3,500 persons and be located on one to five acres. May be located in areas designated by the General

TABLE CO-8 COMMERCIAL LAND USE CATEGORIES (To be Determined by Zoning)		
Commercial Category	**Description**	**Locational Requirements**
		Plan Land Use Map as C, UR, SR, or RA.
Retail Commercial	Provides a wide range of facilities for the sale of goods and provision of personal services. It generally is applied to either the commercial portions of town centers or to other shopping centers. When applied to shopping centers, the uses are generally conducted within a building and may range in size from neighborhood centers which may have a supermarket as the principal tenant, to a community center which may also include a drug, variety or department store as a principal tenant. When applied to commercial areas of town centers or other existing retail places with similar types of activities, the uses may be broadened to include retail uses conducted outdoors, such as auto and boat sales.	Should be along an arterial or collector street. Shopping centers should be located on sites starting in size from five acres and upward depending on the type of center and the anchor-tenant. Designated on the General Plan Land Use Map as Commercial (C).
Commercial/ Light Industrial	Provides for a wide range of goods and services needed by residents and business firms which are inappropriate in other commercial centers due to size or operating characteristics or are not economically feasible in such centers. Uses include sale of construction and building materials, construction equipment, restaurant supplies, autos and trucks. Some light industrial uses may also be permitted including ministorage, vehicular repair, construction yards, truck terminals, and when found compatible with surrounding uses, fabrication of wood, metal or other materials. This designation is not intended for typical retail sales found in shopping centers, such as food markets, drug stores, etc.	Should be along arterials or collectors or in conjunction with a business or industrial park. Designated on the General Plan Land Use Map as Commercial (C) or Industrial (I).
Office Commercial or Business Park	Provides office space for firms featuring administrative, professional, or financial services. May also include other firms providing computer, reproduction, laboratory testing, and similar services whose operation and scale are compatible with the primary office uses. Small scale retail uses, primarily for use by employees of the area, may also be included.	Should be along an arterial or collector. Designated on the General Plan Land Use Map as Commercial (C).
Highway Commercial	Provides for the needs of recreation and business visitors. Accommodations of lodging, restaurants, gas stations, and automotive and truck service, food supplies, and recreation supplies and equipment, and may also include recreation facilities and small retail shops which primarily serve visitor's needs.	Along access roads to I-5, fronting on State highways or along arterials providing access to major recreation designations. May be permitted in any land use designation. In cases where a highway commercial use

TABLE CO-8 COMMERCIAL LAND USE CATEGORIES (To be Determined by Zoning)		
Commercial Category	**Description**	**Locational Requirements**
		is proposed in a resource area, it may be permitted if the surrounding resource uses will not be adversely impacted.
Commercial Recreational	Provides opportunities for the development of privately owned lands characterized by the natural environment for the purpose of providing commercial recreation activities that utilize and provide for the enjoyment of the natural environment. Examples of commercial recreation activities include campgrounds, fishing and hunting clubs, dude ranches, boating facilities, and recreational vehicle parks. Other uses such as a restaurant or small food market may be permitted when accessory to, supportive of, and compatible with the recreation activity.	Designated on General Plan Land Use maps as R, or in an area in which the project fits harmoniously with the natural features, regardless of the land use designation.
Mixed Use	This category recognizes that in town centers and rural community centers, the strict segregation of different land use types is neither necessary nor practical. At this scale, conflicts which may result from the intermixing of land uses may be addressed by County zoning and development standards relating to screening setbacks and architectural design. This designation, which may permit a mix of residential, commercial and light industrial uses, is assigned to town centers and rural community centers, or may be assigned to locations outside of rural community centers if commercial or light industrial uses existed within the area to be designated MU before January 10, 1984. Residential uses may be permitted at a density commensurate with the most applicable general plan land use designation for the site based on services available. For instance, in a rural community center with a community water system, and an onsite wastewater treatment system one dwelling per acre would be appropriate; if outside a rural community center with individual well and onsite wastewater treatment system, where the rural residential A (RA) designation would be	Designated on the General Plan Land Use Map as Mixed Use (MU).

TABLE CO-8 COMMERCIAL LAND USE CATEGORIES (To be Determined by Zoning)		
Commercial Category	**Description**	**Locational Requirements**
	applied, a density of one dwelling per two acres would be appropriate; if within a town center with both public water and sewer, where the urban or suburban designation would apply, residential density up to 16 units per acre may be considered, or up to 25 units per acre for parcels identified by the County, for low-income housing. Commercial uses that may be permitted include local and tourist oriented retail uses, and professional offices. These would provide a wide range of goods and services to residents, businesses, and travelers including small scale establishments providing convenience goods such as food and drugs, materials and repair services needed by agricultural and forestry related business, and travel accommodations for travelers. This designation may also provide for small to moderate sized light industrial uses that will not cause odors, noise, visual, or other adverse impacts. Uses may be combined on a single property. The single property need not meet the size requirements for each use if it is large enough to accommodate both uses and meet all other applicable development standards. Exceptions may be allowed as set forth in the Zoning Plan.	

TABLE CO-9 INDUSTRIAL LAND USE CATEGORIES AND POLICIES (To be Determined by Zoning)		
Industrial Category	**Description of Uses**	**Location Requirements**
General Industrial	Provides for the intermixing of industrial uses with varying degrees of impacts, scales of operation, and service requirements (including rail access). Permits the inclusion of non-industrial uses providing materials and services primarily used by industrial uses. Other non-industrial uses may be permitted on an interim	Should be located along a freeway, highway or arterial. Designated on the General Plan Land Use Map as Industrial (I).

TABLE CO-9 INDUSTRIAL LAND USE CATEGORIES AND POLICIES (To be Determined by Zoning)		
Industrial Category	**Description of Uses**	**Location Requirements**
	basis with conditions providing for reversion to industrial uses.	
Light Industrial	Provides for the planned development of industrial parks or districts occupied by uses characterized by low or moderate impacts, varying scales of operations, and similar service requirements.	Located within an urban or town center or near a freeway, highway, or arterial. Designated on the General Plan Land Use Map as Industrial (I).

CO-l For qualifying residential developments, a density bonus may be provided in accordance with California Government Code, Section 65915, as may be amended from time to time, and the County Zoning Plan.

CO-m Proposed land divisions that lie in two or more General Plan land use designations that allow residential development may be permitted to create smaller parcels (including clustering), than indicated by the density of any of the land use designations provided that:

- The total number of residential units does not exceed the combined total allowed by each designation, and
- If the area is designated as a resource area, the resource is protected or enhanced.

CO-n Where existing parcels of land are located in areas that permit residential development and contain two or more detached legally constructed or installed residences or mobile or manufactured homes, residential land divisions may be allowed to exceed the General Plan land use density provided that:

- All such residences or mobile or manufactured homes were constructed or installed before January 10, 1984, and must meet the current minimum housing code requirements as set forth in the Health and Safety Code; and
- Each newly-created parcel is occupied by at least one of these residences, and
- Each newly created parcel meets applicable County development standards in effect when the land division application is deemed complete.

CO-o For any development project requiring discretionary approval that is determined to have the potential to reduce overall services or create a negative cost-revenue imbalance, the County may require a fiscal impact analysis to be prepared or financed by the project proponent prior to or concurrently with the, project's environmental assessment to determine its cumulative and long-term fiscal impacts on County-provided public services.

The County, at its discretion, may also develop and/or utilize a fiscal impact system to determine the impact of a project requiring discretionary approval on related public service costs. Projects determined to have a negative cost-revenue impact on the provision of public services may be required to provide acceptable offsets for those negative fiscal impacts before the project can be approved.

CO-p Areas designated Urban Residential (UR) or Suburban Residential (SR) shall be located within the adopted sphere of influence of a city or the special district(s) that serve town centers. The County shall adopt urban development standards for UR and SR areas.

CO-q All discretionary development applications within the adopted sphere of influence of a city or special district shall be referred to the city or special district for review and comments as to the effect the proposal may have on future orderly urbanization and/or the provision of public services.

CO-r The County should develop specific plans or area plans for the Burney, Cottonwood, and Palo Cedro areas. The County should also develop a specific plan for the Churn Creek Bottom area with emphasis on maintaining and preserving a variety of long-range agricultural options for the area.

CO-s The County should develop area land use plans for major recreation and resource areas, such as the Hat Creek Valley between State Highway 299 and Lassen Park and the Sacramento River Canyon from Shasta Lake north to the Siskiyou County line. The intent of such plans will be to recognize the significant natural resource setting from recreation, resource, and economic perspectives.

CO-t Infill development is encouraged for those areas served by community water and sewer service to maintain and improve air quality, conserve energy, maximize use of the transportation network and other existing infrastructure, and to fulfil the County's housing obligations under state housing law and local policies.

CO-u Commercial development in the Churn Creek Bottom area shall be strictly limited to the I-5 interchange/Knighton Road intersection.

CO-v The average density for lands designated RA within the Centerville Community Services District shall not exceed one residence per three acres.

CO-w The County shall determine appropriate commercial/industrial building intensity through the use of building setbacks, floor areas, heights, and parking/loading requirements as well as related site/building design standards.

CO-x The County will identify and maintain an adequate supply of developable land in each residential land use designation and zoning category for both single-family and multiple-family units (including manufactured housing and mobile homes) to accommodate projected population increases and off-set very low residential vacancy rates, with emphasis on potential development areas within or reasonably close to employment and/or service centers, where existing infrastructure capacity exists or can be feasibly provided. CO-y The County will seek to provide suitable areas in which to develop and maintain all types of housing consistent with public health and safety standards and which conserve natural resources without significantly increasing the cost of housing.

CO- z The County will accommodate affordable housing projects in areas where public and private services are adequate or can be cost-effectively extended to serve allocated densities and the development is consistent with adopted General Plan policies and County development standards.

SECTION 2.

Chapter 7.5 "Public Facilities" of Division 7 "Community Development Group" is amended as follows:

Amend section 7.5.3 "Objectives" to read in its entirety as follows:

7.5.3 Objectives

PF-1 Development of a comprehensive, long-term plan for wastewater treatment within the County, coordinated with community development objectives and designed to provide this service in a manner making the most effective use of public resources.

PF-2 Achievement of an improved understanding of the opportunities and constraints governing the use of on-site wastewater treatment systems, both conventional and alternative, in Shasta County.

PF-3 Develop the Shasta County solid waste program in accordance with the adopted management plans.

PF-4 Development of a land use pattern which can be adequately served with community facilities such as schools, libraries, and community recreation.

PF-5 Encourage wastewater treatment and public water agencies to plan for, prioritize and reserve future water capacity for affordable and special needs households in accordance with the County's Regional Housing Needs Allocation (RHNA) obligations.

Amend section 7.5.4 "Policies" to read in its entirety as follows:

7.5.4 Policies

PF-a Shasta County shall take appropriate actions for achieving objective PF-4. Every opportunity for interjurisdictional and interagency cooperation in other areas shall be encouraged to this end.

PF-b Shasta County shall permit experimentation with "alternative" wastewater treatment technologies on a limited and carefully controlled basis, including advance provision establishing what public or private entity will be responsible in the event of failure, to determine which systems are feasible.

PF-c Shasta County shall take actions required to implement plans for the management of its solid waste stream.

PF-d Shasta County may require the dedication of parklands or the payment of in-lieu fees in accordance with County development standards in the areas of the County designated for urban/suburban development by the Community Development Element. Dedication shall be required only if the lands and fees so obtained will be maintained and administered by a local public agency which provides community recreation services.

PF-e The locations of existing and proposed large-scale community recreation facilities shall be designated on General Plan maps as Natural Resources Protection Parklands (N-P).

PF-f Pursuant to California Government Code Section 65589.7, the County shall encourage wastewater treatment and public water agencies to plan for, prioritize and reserve future water capacity to serve affordable and special needs households in accordance with the County's Regional Housing Needs Allocation (RHNA) obligations as determined at the beginning of each Housing Element Update Cycle.

II. Housing-Related Zoning Plan Amendments:

ARTICLE II DEFINITIONS:

Add section 17.02.056 "Agricultural worker housing" to read in its entirety as follows:

17.02.056. Agricultural worker housing. (See "Employee housing").

Add section 17.02.090 "Boarding house" to read in its entirety as follows:

17.02.090 Boarding house. "Boarding house" means a building where long term lodging and/or meals for four or more persons living independently from each other are provided for compensation. Boarding house does not include a "residential care facility."

Amend section 17.02.178 "Density" to read in its entirety as follows:

17.02.178 Density. "Density" means the total number of dwelling units permitted per acre of land and shall include gross density and net density as further defined below.

A. Gross density means the number of dwelling units permitted per acre of land, based on gross acreage. (See section 17.02.045)

B. Net density means the number of dwelling units permitted per acre of land, based on net acreage. (See section 17.02.050)

Add section 17.02.179 "Density bonus" to read in its entirety as follows:

17.02.179 - Density bonus. "Density bonus" means a density increase over the otherwise maximum permitted gross residential density under the land use element of the general plan in accordance with Government Code Sections 65915 – 65918 as they may be amended from time to time.

Add section 17.02.192 "Dwelling, accessory" to read in its entirety as follows:

17.02.192 – Dwelling, accessory. "Accessory dwelling" means an attached or detached residential dwelling unit which provides independent living facilities for one or more persons on the same parcel on which the one-family residence is situated. An accessory dwelling shall include permanent living, sleeping, eating, cooking, and sanitation facilities. Accessory dwelling shall include the term "accessory dwelling unit" in accordance with Government Code Section 65852.2 as it may be amended from time to time. (See section 17.88.132).

Amend section 17.02.205 "Dwelling unit" to read in its entirety as follows:

17.02.205 Dwelling unit. "Dwelling unit" means one habitable room or group of internally connected habitable rooms, that have permanent sleeping, cooking, eating and sanitation facilities which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term

basis. Dwelling unit includes a manufactured or mobile home whether or not installed on a permanent foundation.

Add section 17.02.211 "Emergency shelter" to read in its entirety as follows:

17.02.211 Emergency shelter. "Emergency shelter" has the meaning set forth in Health and Safety Code section 50801(e) as that section may be amended from time to time. At the time of adoption of this ordinance, Health and Safety Code section 50801(e) provides that Emergency shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Replace section 17.02.212 "Encroachment" with section 17.02.212 "Employee housing" to read in its entirety as follows:

17.02.212 – Employee housing. "Employee housing" has the meaning set forth in Health and Safety Code section 17008 as that section may be amended from time to time. Employee housing shall be subject to the provisions of Health and Safety Code section sections 17021.5 and 17021.6 as those sections may be amended from time to time.

Amend section 17.02.215 "Family" to read in its entirety as follows:

17.02.215 Family. "Family" means one or more persons occupying a dwelling and living together as a single housekeeping unit in which each resident has access to all parts of the dwelling and there is a sharing of household activities, expenses, experiences and responsibilities.

Add section 17.02.441 "Regional Housing Needs Allocation" to read in its entirety as follows:

17.02.441 Regional Housing Needs Allocation. “Regional Housing Needs Allocation” means a state-mandated program that identifies the total number of housing units, by family income categories, that all local governments must accommodate during periodic General Plan Housing Element update cycles in accordance with Government Code section 65584 and following as may be amended from time to time.

Amend section 17.02.445 "Residence, multifamily" to read in its entirety as follows:

17.02.445 - Residence, multifamily. "Multifamily residence" means a building containing three or more independent dwelling units under one roof, including a multifamily manufactured home.

Amend section 17.02.450 "Residence, one-family" to read in its entirety as follows:

17.02.450 - Residence, one-family. "One-family residence" means a detached building containing a single dwelling unit, including a manufactured home or mobile home where a mobile home is allowed. One family residence also includes the term "single-family residence."

Amend section 17.02.460 "Residence, two-family" to read in its entirety as follows:

17.02.460 - Residence, two-family. "Two-family residence" means a building containing two independent dwelling units under one roof (e.g., a duplex or two attached one-family residences), including a two-unit multifamily manufactured home.

Amend section 17.02.465 "Residential care facility" to read in its entirety as follows:

17.02.465 - Residential care facility. "Residential care facility" means a facility which is licensed by a federal, state or local health or welfare agency that provides resident services on a 24-hours per day basis, to unrelated persons in need of personal assistance essential for sustaining the activities of daily living, or for the protection of the individual, in a residential setting, excluding members of the resident family or persons employed as facility staff. Residential care facility differs from a "convalescent hospital" in that it is expected to provide comfort, safety, social participation, and the maintenance of health and activity, but does not provide skilled nursing care.

Amend section 17.02.470 "Residential facility for the elderly" to read in its entirety as follows:

17.02.470 - Residential care facility for the elderly. "Residential care facility for the elderly" has the meaning set forth in Health and Safety Code section 1569.2 as that section may be amended from time to time. At the time of adoption of this ordinance, Health and Safety Code section 1569.2 provides that "Residential care facility for the elderly" means a housing arrangement chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels and intensities of care and supervision, protective supervision, personal care, or health-related services are provided, based upon their varying needs, as determined in order to be admitted and to remain in the facility. Persons under 60 years of age with compatible needs may be allowed to be admitted or retained in a residential care facility for the elderly as specified in Section 1569.316.

Replace section 17.02.510 "Servant's quarters" with 17.02.510 "Second residence" to read in its entirety as follows:

17.02.510 – Second residence. "Second residence" means a separate, detached one-family dwelling containing independent living, sleeping, kitchen, and sanitation facilities, located on the same lot as the main dwelling unit and with no specific limitation on size. A second residence, also referred to as second one-family dwelling, is differentiated from an accessory dwelling unit (Section 17.02.192) in that an accessory dwelling unit can be attached and is subject to different standards including size limitations.

Amend section 17.02.591 "Supportive housing" to read in its entirety as follows:

17.02.591- Supportive housing. "Supportive Housing" has the meaning set forth in Government Code section 65582(g) as that section may be amended from time to time. At the time of adoption of this ordinance, Government Code section 65582(g) provides that "Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing shall be subject to the same standards as a one-family residence.

Add section 17.02.592 "Target population" to read in its entirety as follows:

17.02.592 – Target Population. "Target population" has the meaning set forth in Government Code section 65582(i) as that section may be amended from time to time. At the time of adoption of this ordinance, Government Code section 65582(i) provides that "Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Add section 17.02.603 "Transitional housing" to read in its entirety as follows:

17.02.603 - Transitional housing. "Transitional Housing" has the meaning set forth in Government Code section 65582(j) as that section may be amended from time to time. At the time of adoption of this ordinance, Government Code section 65582(j) provides that "Transitional housing" means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Transitional housing shall be subject to the same standards as a one-family residence.

CHAPTER 17.04 LIMITED AGRICULTURE (A-1) DISTRICT:

Amend section 17.04.020 "Permitted uses" to read in its entirety as follows:

17.04.020 - Permitted uses. The following uses are permitted outright in the A-1 district:

A. One-family residence;
B. Agricultural uses, provided that the lot contains one acre of gross area; and
    1. Animal husbandry does not exceed the following number and type of animals per one-half acre:
        a. One horse, mule, steer or similar sized animal, or

b. Three goats, sheep, swine, llamas, alpacas or similar sized animals, or

c. Three adult emus, rheas, ostriches or similar sized birds, or

d. Twenty-five turkeys, chickens, ducks, geese, rabbits or similar sized animals, or

e. Unlimited fish, frogs, worms or similar sized animals;

2. Animals shall be kept in a clean and sanitary condition (see Section 6.04.050) and in a manner that does not become a nuisance (see Section 6.04.060);

C. Sale of agricultural products grown on the premises;

D. Boutique or small winery in accordance with Section 17.88.300;

E. Second one-family residence subject to the provisions of Section 17.88.135;

F. Small family day care home;

G. Supportive housing;

H. Transitional housing;

I. One Accessory dwelling unit when the lot has a primary dwelling unit (see Section 17.88.132);

J. Employee housing associated with commercial agricultural operations;

K. Residential care facility for six or fewer residents.

Amend section 17.04.030 "Use requiring an administrative permit" to read in its entirety as follows:

17.04.030 - Uses requiring an administrative permit. The following uses are permitted in the A-1 district if an administrative permit is issued, and subject to the provisions of Sections 17.88.200 through 17.88.235:

A. Home occupation with customer vehicle trips;

B. Day care center;

C. Bed and breakfast guest facility;

D. Boarding house;

E. Medium winery (see Section 17.88.300).

<u>CHAPTER 17.06 EXCLUSIVE AGRICULTURE (EA) DISTRICT</u>:

Amend section 17.06.020 "Permitted uses" to read in its entirety as follows:

17.06.020 - Permitted uses. The following uses are permitted outright in the EA district:

A. One-family residence, or a mobile home in lieu of a one-family residence;

B. Agricultural uses, except those listed in Section 17.06.040;

C. Sale of products grown on the premises, including a roadside stand for the sale of these products;

D. Wholesale nursery or greenhouse;

E. Forest management;

F. Low-intensity recreational uses which require only minor improvements, such as a non-motorized fishing or hunting club that does not provide food service and/or lodging facilities;

G. Boutique winery or Small winery (see Section 17.88.300);

H. Small family day care home;

I. Supportive housing;

J. Transitional housing;

K. One Accessory dwelling unit when the lot has a primary dwelling unit (see Section 17.88.132);

L. Employee housing associated with commercial agricultural operations;

N. Residential care facility for six or fewer residents.

CHAPTER 17.10 TIMBERLAND (TL) DISTRICT:

Amend section 17.10.020 "Permitted uses" to read in its entirety as follows:

17.10.020 - Permitted uses. The following uses are permitted outright in the TL district:

A. One-family residence;

B. Mobile home, in lieu of a one-family residence, provided the lot is forty acres or larger in size; otherwise the T district must be combined;

C. Forest management, Christmas tree farm;

D. Agricultural uses;

E. Sale of products grown on the premises;

F. Low-intensity recreational uses which involve only minimal improvements, such as a non-motorized fishing or hunting club that does not provide food service and/or lodging facilities;

G. Boutique or small winery in accordance with Section 17.88.300;

H. Second one-family residence subject to the provisions of Section 17.88.135.

I. Small family day care home;

J. Supportive housing;

I. Transitional housing;

J. One Accessory dwelling unit when the lot has a primary dwelling unit (see Section 17.88.132);

K. Employee housing associated with commercial timber operations;

L. Residential care facility serving six or fewer residents.

Amend section 17.10.040 "Uses requiring a use permit" to read in its entirety as follows:

17.10.040 - Uses requiring a use permit. The following uses are permitted in the TL district if a use permit is issued:

A. Dog kennel;

B. Group home serving seven of more residents;

C. Logging contractor's yard when located in a manner to minimize conflicts with timber management activities on the remainder of the site and subject to the provisions of Section 17.88.271;

D. A fishing and/or hunting lodge providing meal service and/or lodging in addition to motorized transportation and guide services;

E. Boutique, small or medium winery in accordance with Section 17.88.300.

F Boarding house;

G. Day care center.

<u>CHAPTER 17.12 MINERAL RESOURCE (MR) DISTRICT</u>:

Amend section 17.12.030 "Uses requiring a use permit" to read in its entirety as follows:

17.12.030 - Uses requiring use permit. The following uses are permitted in the MR district if a use permit is issued:

A. Employee housing associated with commercial mining operations;;

<u>CHAPTER 17.14 HABITAT PROTECTION (HP) DISTRICT</u>:
Amend section 17.14.020 "Permitted uses" to read in its entirety as follows:

17.14.020 - Permitted uses. The following uses are permitted outright in the HP district:

A. One-family residence;

B. A mobile home, in lieu of a one-family residence, provided the parcel is forty acres or larger in size; otherwise the T district must be combined;

C. Forest management;

D. Habitat enhancement or improvement projects, as approved by the Department of Fish and Game;

E. Low-intensity recreational uses which require only minor improvements, such as a non-motorized fishing and/or hunting club that does not provide food service and/or lodging facilities;

F. Agricultural uses;

G. Sale of products grown on the premises;

H. Boutique or small winery in accordance with Section 17.88.300;

I. Small family day care home;

J. Supportive housing;

K. Transitional housing;

L. One accessory dwelling when the lot has a primary dwelling unit (see Section 17.88.132);

M. Employee housing directly associated with and necessary to the principal use of the property;

N. Residential care facility serving six or fewer residents.

CHAPTER 17.16 OPEN SPACE (OS) DISTRICT:

Amend section 17.16.030 "Uses requiring an administrative permit" to read in its entirety as follows:

17.16.030 - Uses requiring an administrative permit. The following uses are permitted in the OS district if an administrative permit is issued, and subject to the provisions of Sections 17.88.200 through 17.88.235:

A. One-family residence, or mobile home, in lieu of a one-family residence, provided the parcel is forty acres or larger in size; otherwise the T district must be combined;

B. Home occupation with customer vehicle trips;

C. Small family day care home or Large family day care home;

D. Family care residence;

E. Second one-family residence; provided, the site conforms to the applicable general plan land use densities and parcel size limitations of the district for two dwelling units.

F. Supportive housing;

G. Transitional housing;

H. One accessory dwelling when the lot has a primary dwelling unit (see Section 17.88.132);

I. Employee housing directly associated with and necessary to the principal use of the property;

CHAPTER 17.18 NATIONAL RECREATION AREA, SHASTA UNIT (NRA-S) DISTRICT:

Amend section 17.18.040 "Requirements – Residential development" to read in its entirety as follows:

17.18.040 - Requirements—Residential development. The following requirements apply to residential development in the NRA-S district:

A. The following is permitted:
   1. A one-family residence;
   2. Supportive housing;
   3. Transitional housing;
   4. One Accessory dwelling unit when the lot has a primary dwelling unit (see Section 17.88.132);
   5. Small family day care home;
   6. Residential care facility serving six or fewer residents.

CHAPTER 17.20 NATIONAL RECREATION AREA – WHISKEYTOWN UNIT (NRA-WI AND NRA-WII) DISTRICT:

Amend section 17.20.030 "NRA-WI district" to read in its entirety as follows:

17.20.030 - NRA-WI district.

A. Generally. The NRA-WI district is created solely for use within the Whiskeytown unit of the Whiskeytown-Shasta-Trinity National Recreation Area and is intended for application to those lands which are contiguous to Whiskeytown Lake and are concerned primarily with water recreation and related activities.

B. Uses. The following uses are permitted with a use permit:
   1. One-family residence and one noncommercial guest house for each one-family residence. Each residence or guest house is subject to the following regulations:
      a. Minimum building site area, three acres; but a lesser acreage may be utilized for this purpose if, on or before February 7, 1963, the site was in separate ownership or within a recorded subdivision,
      b. Maximum height, thirty-five feet,
      c. Minimum frontage, one hundred fifty feet,
      d. Minimum front yard, seventy-five feet,
      e. Minimum side yard, fifty feet,
      f. Maximum rear yard, twenty-five feet,

g. Maximum percentage of lot coverage permitted, ten percent,

h. Neutral colors, non-glare roofing materials, and architecture and layout that harmonizes with forested settings shall be used;

2. Moving, alteration or improvement of existing residences or accessory structures; provided, there is compliance with requirements prescribed for residential uses under subparagraph 1 of this subsection; provided further, that such moving, alteration or improvement does not alter the residential character of the premises;

3. Tree farming under a timber management plan that conforms to the California Forest Practices Act;

4. Riding stables;

5. Campgrounds, organization camps and picnic areas;

6. Limited agricultural uses, such as truck gardening, provided these uses do not require extensive cutting or clearing of wooded areas and are not otherwise destructive of natural or recreational values;

7. Clearing and removal of trees, shrubbery and other vegetation to the extent necessary in order to permit the exercise of a use otherwise allowed within this district;

8. Religious and educational uses;

9. Removal of gravel, sand and rock, or other alteration of the landscape, to the minimum extent necessary for the construction of an access road to the property on which a use is permitted. In all other circumstances, such removal or alteration shall be permitted only to the minimum extent necessary to make possible the exercise of a use otherwise permitted in this district;

10. Signs as allowed by and subject to the provisions of Sections 17.84.060 through 17.84.069.

11. Accessory uses and temporary removable structures appurtenant to any permitted use.

12. Supportive housing;

13. Transitional housing;

14. One Accessory dwelling unit when the lot has a primary dwelling unit (see Section 17.88.132);

15. Small family day care home or Large family day care home;

C. Prohibited Uses. Any use not included above as a permitted use shall be deemed a prohibited use, and if property is put to a prohibited use, the authority of the Secretary of the Interior to acquire "improved property" may be reinstated.

CHAPTER 17.24 LIMITED RESIDENTIAL (R-L) DISTRICT:

Amend section 17.24.020 "Permitted uses" to read in its entirety as follows:

17.24.020 - Permitted uses. The following uses are permitted outright in the R-L district:

A. One-family residence;

B. Agricultural uses, provided that the lot contains 1 acre of gross area; and

   1. Animal husbandry does not exceed the following number and type of animals per one-half acre:

      a. One horse, mule, steer or similar sized animal, or

      b. Three goats, sheep, swine, llamas, alpacas or similar sized animals, or

      c. Three adult emus, rheas, ostriches or similar sized birds, or

      d. Twenty-five turkeys, chickens, ducks, geese, rabbits or similar sized animals.

      e. Unlimited fish, frogs, worms or similar sized animals;

   2. Animals shall be kept in a clean and sanitary condition, as provided in Section 6.04.050, and in a manner that does not become a nuisance, as provided in Section 6.04.060;

   3. The keeping of beehives and the selling of bee products resulting from the keeping of bees in accordance with Chapter 6.08 and applicable state laws;

C. Sale of products grown on the premises;

D. Second one-family residence subject to the provisions of Section 17.88.135; E. Supportive housing;

F. Transitional housing;

G. One Accessory dwelling when the lot has a primary dwelling unit (see Section 17.88.132);

H. Small family day care home;

I. Residential care facility serving six or fewer residents.

Amend section 17.24.030 "Uses requiring an administrative permit" to read in its entirety as follows:

17.24.030 - Uses requiring an administrative permit. The following uses are permitted in the R-L district if an administrative permit is issued, and subject to the provisions of Sections 17.88.200 through 17.88.235:

A. Home occupation with customer service trips;

B. Large family day care home;

C. Family care residence;

D. Bed and breakfast guest facility;

E. Boutique or small winery in accordance with Section 17.88.300;

F. Boardinghouse;

<u>CHAPTER 17.26 RURAL RESIDENTIAL (RR) DISTRICT</u>:

Amend section 17.26.020 "Permitted uses" to read in its entirety as follows:

17.26.020 - Permitted uses. The following uses are permitted outright in the R-R district:

A. One-family residence;

B. Agricultural uses, provided that the lot contains 1 acre of gross area; and

1. Animal husbandry does not exceed the following number and type of animals per one-half acre:

   a. One horse, mule, steer or similar sized animal, or

   b. Three goats, sheep, swine, llamas, alpacas or similar sized animals; or

   c. Three adult emus, rheas, ostriches or similar sized birds; or

   d. Twenty-five turkeys, chickens, ducks, geese, rabbits or similar sized animals.

   e. Unlimited fish, frogs, worms or similar sized animals.

2. Animals shall be kept in a clean and sanitary condition, as provided in Section 6.04.050, and in a manner that does not become a nuisance, as provided in Section 6.04.060,

3. The keeping of beehives and the selling of bee products resulting from the keeping of bees in accordance with Chapter 6.08 and applicable state laws;

C. Sale of agricultural products grown on the premises;

D. Second one-family residence subject to the provisions of Section 17.88.135;

E. Supportive housing;

F. Transitional housing;

G. One Accessory dwelling unit when the lot has a primary dwelling unit (see Section 17.88.132);

H. Small family day care home;

I. Residential care facility serving six or fewer residents.

Amend section 17.26.030 "Uses requiring an administrative permit" to read in its entirety as follows:

17.26.030 - Uses requiring an administrative permit. The following uses are permitted in the R-R district if an administrative permit is issued, and subject to the provisions of Sections 17.88.200 through 17.88.235:

A. Home occupation with customer vehicle trips;

B. Large family day care home;

C. Family care residence;

D. Bed and breakfast guest facility;

E. Boutique or small winery in accordance with Section 17.88.300;

F. Boardinghouse;

<u>CHAPTER 17.28 INTERIM RURAL RESIDENTIAL (IR) DISTRICT</u>:

Amend section 17.28.020 "Permitted uses" to read in its entirety as follows:

17.28.020 - Permitted uses. The following uses are permitted outright in the I-R district:

A. One-family residence;

B. Agricultural uses; provided that, the lot contains one acre of gross area, and

1. Animal husbandry does not exceed the following number and type of animals per one-half acre:

   a. One horse, mule, steer or similar sized animal, or

   b. Three goats, sheep, swine, llamas, alpacas or similar sized animals, or

   c. Three adult emus, rheas, ostriches or similar sized birds, or

   d. Twenty-five turkeys, chickens, ducks, geese, rabbits or similar sized animals,

   e. Unlimited fish, frogs, worms or similar sized animals.

2. Animals shall be kept in a clean and sanitary condition, as provided in Section 6.04.050, and in a manner as to not become a nuisance, as provided in Section 6.04.060;

3. The keeping of beehives and the selling of bee products resulting from the keeping of bees in accordance with Chapter 6.08 and applicable state laws;

C. Sale of agricultural products grown on the premises;

D. Second one-family residence subject to the provisions of Section 17.88.135;

E. Supportive housing;

F. Transitional housing;

G. One Accessory dwelling unit when the lot has a primary dwelling unit (see Section 17.88.132);

H. Small family day care home;

I. Residential care facility serving six or fewer residents.

Amend section 17.28.030 "Uses requiring an administrative permit" to read in its entirety as follows:

17.28.030 - Uses requiring an administrative permit. The following uses are permitted in the I-R district if an administrative permit is issued, and subject to the provisions of Sections 17.88.200 through 17.88.235:

A. Home occupation with customer vehicle trips;

B. Large family day care home;

C. Family care residence;

D. Bed and breakfast guest facility;

E. Boardinghouse

<u>CHAPTER 17.30 ONE-FAMILY RESIDENTIAL (R1) DISTRICT</u>:

Amend section 17.30.020 "Permitted uses" to read in its entirety as follows:

17.30.020 - Permitted uses. The following uses are permitted outright in the R-1 district:

A. One-family residence, except manufactured and mobile homes on foundation systems are subject to subsection B of this section;

B. A mobile home certified under the National Mobile Home Construction and Safety Act of 1974 (42 U.S.C. Section 5401 et seq.) and installed on a foundation system and meeting other adopted development standards, in lieu of a frame-constructed dwelling;

C. Second one-family residence subject to the provisions of Section 17.88.135;

D. Supportive housing;

E. Transitional housing;

F. One Accessory dwelling unit when the lot has a primary dwelling unit (see Section 17.88.132);

G. Small family day care home;

H. Residential care facility serving six or fewer residents.

Amend section 17.30.030 "Uses permitted with an administrative permit" to read in its entirety as follows:

17.30.030 - Uses requiring an administrative permit. The following uses are permitted in the R-1 district if an administrative permit is issued, and subject to the provisions of Sections 17.88.200 through 17.88.235:

A. Home occupation with customer vehicle trips;

B. Large family day care home;

C. Family care residence;

D. Bed and breakfast guest facility.

E. Boardinghouse;

<u>CHAPTER 17.32 ONE-FAMILY MOBILE HOME (R-M) DISTRICT</u>:

Amend section 17.32.010 "Purpose" to read in its entirety as follows:

17.32.010 - Purpose. The purpose of the one-family mobile home (R-M) district is to provide fully serviced, urban-sized lots for manufactured and mobile homes, one-family residences and related uses. This district is consistent with the urban residential (UR), suburban residential (SR) and mixed use (MU) general plan designations.

Amend section 17.32.020 "Permitted uses" to read in its entirety as follows:

17.32.020 - Permitted uses. The following uses are permitted outright in the R-M district:

A. Manufactured home, mobile home, or a one-family residence;

B. Recreation facilities incidental to a planned residential development, including a community swimming pool, tennis courts, clubhouse, etc.

C Supportive housing;

D. Transitional housing;

E. One Accessory dwelling unit when the lot has a primary dwelling unit (see Section 17.88.132);

F. Small family day care home;

I. Residential care facility serving six or fewer residents.

<u>CHAPTER 17.34 TWO-FAMILY RESIDENTIAL (R2) DISTRICT</u>:

Amend section 17.34.010 "Purpose" to read in its entirety as follows:

17.34.010 - Purpose. The purpose of the two-family residential (R-2) district is to provide fully serviced urban-sized lots for either one-family or two-family (duplex) residences and related uses. This district is consistent with the urban residential (UR), suburban (SR) and mixed use (MU) general plan designations.

Amend section 17.34.020 "Permitted uses" to read in its entirety as follows:

17.34.020 - Permitted uses. The following uses are permitted outright in the R-2 district:

A. One-family residence;

B. Two-family residence;

C. Townhouses and attached one-family residences;

D. Recreational facilities incidental to a planned residential development, including a swimming pool, tennis courts, clubhouse, etc;

E. Supportive housing;

F. Transitional housing;

G. Small family day care home;

H. Residential care facility serving six or fewer residents.

<u>CHAPTER 17.36 MULTIFAMILY RESIDENTIAL (R3) DISTRICT</u>:

Amend section 17.36.010 "Purpose" to read in its entirety as follows:

17.36.010 - Purpose. The purpose of the multifamily residential (R-3) district is to provide for higher density residential development in areas which have the services and facilities necessary for higher density residential uses, and where appropriate to establish residential densities high enough to meet the County's regional housing needs allocation obligations under state housing law. This district is consistent with the urban residential (UR), suburban residential (SR) and mixed use (MU) general plan designations.

Amend section 17.36.020 "Permitted uses" to read in its entirety as follows:

17.36.020 - Permitted uses. The following uses are permitted outright in the R-3 district:

A. Multifamily residences;

B. One- and two- -family residences, attached one-family residences and townhouses when part of a mix of residential uses that meet the required minimum density for the site;

C. Condominiums;

D. Accessory buildings and uses commonly found in multifamily or condominium developments, including garages, carports, laundry facilities and rental and administrative offices;

E. Recreational facilities incidental to a planned residential development, including a swimming pool, tennis courts, clubhouse, etc.

F. Supportive housing;

G. Transitional housing;

H. Small family day care home;

J. Residential care facility serving six or fewer residents.

Amend subsections (A) "Minimum Building Site," (B) "Maximum Residential Density," (G) "Maximum structure height," and (M) "Development Plan" of section 17.36.060 "Site development standards" to read in their entirety as follows:

17.36.060 - Site development standards. The following site development standards apply in the R-3 district:

A. Minimum gross lot size. The minimum gross lot size requirement is eight thousand square feet, except as otherwise provided in Section 17.84.010.

B. Maximum and Minimum residential density. Residential density is measured in residential units per gross acre. The maximum residential density is provided by a number following the general plan designation or the zoning district and the minimum density in the urban general plan designation is eighty (80) percent of the maximum density. Density may be increased beyond the identified maximum density through density bonus provisions, if a use permit is first approved, or as part of an approved Planned Development.

G. Maximum Structural Height. The following structural height restrictions apply, except as otherwise provided in Section 17.84.030:

1. Main buildings, forty-five feet;

2. Accessory buildings, not to exceed twenty feet.

M. Development Plan. An applicant for either a building permit or a use permit shall submit a site development plan which indicates how all required health and safety standards will be met including, but not limited to, water, sanitation, fire, and circulation; how any applicable conditions of approval or mitigation measures will be addressed; and how all applicable standards including, but not limited to, those listed in this section will be met. This submittal shall be made on a form prescribed by the director of resource management. If only a building permit is required for the use, then the director's approval shall be obtained prior to issuance of the building permit. If a use permit is required, then the director's approval shall occur as set forth by the terms and conditions of the use permit.

Add subsection (O) "Design performance standards" to section 17.36.060 "Site development standards" to read in its entirety as follows:

17.36.060 - Site development standards. The following site development standards apply in the R-3 district:

O. Design performance standards. For any development of five or more multifamily residential units the following additional design performance standards shall apply:

a. Except for approved pick-up and drop-off areas, resident and visitor parking shall be located behind the buildings, in the rear of the site, accessed from alleys where available and screened from view of the public street.

b. Walkways, driveways or other impervious surfaces shall not exceed 25 percent of front building setback area.

c. The following architectural features (or a similar level of design enhancements shown to be equal or superior in effect as approved by the Director) shall be incorporated into the project design as follows:

I. Balconies (when two stories or greater)
II. Porches
III. Pitched roofs
IV. Overhanging roofs with gabled ends
V. Dormers
VI. Change in wall plane (pop-outs, projections, etc.) for buildings that exceed 24 feet in length.

d. Alternative standards may be applied through an approved administrative permit, which may be referred to the Planning Commission in accordance with section 17.92.050(D)(3), use permit, or Planned Development as applicable, provided that the approving body finds that with the alternative standards the proposed development will be of equal or greater excellence in arrangement, design, attractiveness, safety and compatibility with its surroundings than would result if the routine development standards of this section were applied.

<u>CHAPTER 17.39 MOBILE HOME PARK CONVERSIONS IS ADDED AS FOLLOWS</u>:

Add Chapter 17.39 "Mobile Home Park Conversions" to read in its entirety as follows:

Chapter 17.39
MOBILE HOME PARK CONVERSIONS

Sections:

17.39.010 Purpose.
17.39.020 Definitions.
17.39.030 Applications for mobile home park conversions.
17.39.040 Procedures for review.
17.39.050 Findings.
17.39.060 Conditions.

17.39.010 Purpose. The unrestricted conversion of mobile home parks to other uses diminishes the mobile home stock and spaces available within the County. The purpose of this chapter is to provide certain regulatory safeguards for the protection of residents and potential purchasers of mobile homes, and to implement the County's general plan policies to provide varied housing choices and opportunities.

17.39.020 Definitions. For purposes of this chapter, the following words are defined as follows:

(A) "Park" means a mobile home park which rents spaces for mobile home dwelling units.

(B) "Owner" means the owner, lessor, or designated agent of the park.

(C) "Tenant" means the owner(s) of a mobile home dwelling unit who is renting space from the owner of a park.

17.39.030 Applications for mobile home park conversions.

(A) The use of property as a mobile home park shall not be terminated for the purpose of conversion to another land use until application for a mobile home park conversion has been made to the Director and approval has been received from the Planning Commission or the Board of Supervisors on appeal.

(B) No building permit shall be issued on property occupied by a mobile home park for uses other than those associated with the mobile home park use until approval for mobile home park conversion has been obtained pursuant to this chapter.

(C) Applications for a mobile home park conversion shall be made to the Director with the filing fee prescribed by the Board of Supervisors. The application shall contain the following information:

(1) Plans indicating the proposed use for the site for which an application for conversion is made.

(2) The timetable for conversion of the park.

(3) If the proposed conversion is to a use not consistent with the underlying zone district or general plan land use designation, or requires any approval of a tentative map, use permit, or other entitlement, the applicant shall file concurrently an application for rezoning, general plan amendment and any additional entitlement, as applicable.

(4) The total number of spaces within the park; the number of spaces occupied; the length of time each space has been occupied by the present tenant; and the monthly rent currently charged.

(D) An application for a mobile home park conversion shall be subject to environmental review in accordance with the County's environmental review guidelines.

17.39.040 Procedures for review.

(A) Following the submittal of all required information in connection with an application for a mobile home park conversion and completion of the environmental review, the application shall be set for public hearing before the Planning Commission in the same manner as a use permit and in accordance with section 17.92.020.

(B) The Planning Commission shall, after the close of the public hearing, render a decision whether the conversion should be approved based upon the findings set forth in section 17.39.050.

(C) Any applicant, or any other interested person may appeal the planning Commission's determination to the Board of Supervisors in the same manner as a use permit appeal and in accordance with section 17.92.030.

17.39.050 Findings. An application for a mobile home park conversion may be approved if the following findings are made:

(A) There exists sufficient mobile home space availability within the unincorporated area of the County of Shasta to accommodate the mobile homes to be displaced by reason of the conversion.

(B) The conversion will not result in the displacement of low income individuals or households who cannot afford rents charged in other parks.

(C) That the age, type, and style of mobile homes within the park proposed for conversion can be accepted into other parks within the County of Shasta.

(D) If the conversion is to another residential use, that the tenants of the mobile home park will have first opportunity to occupy the units and the construction schedule will not result in long-term displacements.

(E) The proposed conversion is consistent with the County General Plan.

(F) The proposed conversion is pursuant to the public health, safety and welfare.

(G) The conversion will not result in a shortage of housing opportunities and choices within the County of Shasta.

17.39.060 Conditions. In the approval of a mobile home park conversion, the County may attach conditions deemed reasonable in order to mitigate the impacts associated with the conversion. Such conditions may include, but are not limited to, the following:

(A) Full or partial payment by the owner for relocation of mobile homes to another park.

(B) If the land occupied by the park is to be sold, the tenants be given the first right of refusal accepting the offer of the seller for the purchase of the park including all improvements.

(C) The tenants be given the option of a long-term lease of the land and purchase of the improvements.

(D) An effective date of the approval of the conversion of not less than one year after approval of the conversion so as to provide sufficient time for the relocation of the mobile homes to other parks.

(E) If the mobile homes cannot be relocated to parks in the area, the applicant may be required to purchase said mobile homes at fair market value, determined by an independent appraiser with mobile home expertise.

CHAPTER 17.40 EXISTING RESIDENTIAL (ER) DISTRICT:

Amend section 17.40.020 "Permitted uses" to read in its entirety as follows:

17.40.020 - Permitted uses. The following uses are permitted outright in the ER district:

A. Those uses that existed on July 16, 1985;
B. One-family residence, or mobile home in lieu of a one-family residence, if placed on an undeveloped, legally separate lot.
C. Small family day care home;
D. Supportive housing;
E. Transitional housing.

CHAPTER 17.52 COMMERCIAL-LIGHT INDUSTRIAL (CM) DISTRICT:

Amend section 17.52.020 "Uses permitted within buildings" to read in its entirety as follows:

17.52.020 - Uses permitted within buildings. The following uses are permitted in the C-M district if conducted within a building:

A. Wholesale and retail sales and service uses, including:
    1. Building, electrical and plumbing materials, and furniture,
    2. Farm or ranch feed and related supplies sales,
    3. Janitorial or restaurant supplies,
    4. Nursery or garden supply,
    5. Auto or truck parts and supplies,
    6. Household appliance or furniture repair or service, including radio or television repair or furniture upholstery shops,

7. Auction house,
8. Building maintenance services, such as pest extermination, janitorial or grounds maintenance,
9. Communication services, such as telegraph, telephone and radio telephone businesses, or radio or television stations,
10. Printing, engraving, lithographing or publishing,
11. Equipment rental,
12. Taxidermist,
13. Veterinarian clinic, provided any kennels are located within a building,
14. Trade school, vocational or sports training center,
15. Warehouse, ministorage or other storage buildings or wholesale distribution facilities, except those storing flammable or explosive material,
16. Food storage lockers and ice-making facilities;

B. Light manufacturing activities, including:

1. Combining, assembly or packaging of products, including:
   a. Pharmaceuticals, drugs, toiletries or cosmetics,
   b. Small equipment, instruments or appliances, such as medical, dental or optical equipment; drafting instruments, watches, clocks, musical instruments, cameras, photographic equipment (except film); hair-curling machines or electric razors,
   c. Electronic and light electrical equipment, including radios, televisions and computers,
   d. Food products, excluding those that may create obnoxious odors or smoke,
2. Light manufacturing activities, including manufacturing of ceramic products such as pottery, figurines, or small glazed tile, using only previously pulverized clay; hand tools, cutlery, and kitchen utensils, electronic and light electrical equipment, including radios, televisions and computers; jewelry manufacturing; manufacturing of neon signs;
3. Boutique, small or medium winery in accordance with Section 17.88.300.

C. Uses accessory to the primary use and contained within the same building site, including offices, print shops, cafeteria, etc. This does not include businesses open to the public;

D. Outdoor storage or sales in conjunction with a permitted use, provided:

1. Storage is located on the rear portion of the lot,
2. Storage is completely enclosed by a solid wall or fence (with necessary solid gates) not less than six feet in height, unless the storage area abuts a residential district, in which case the screening shall meet the criteria established in subsection I of Section 17.52.050,

3. No material shall be stored to a height greater than that of the wall or fence enclosing the storage area;

E. Agricultural uses;

F. Caretaker's or night watchman's quarters;

G. Emergency shelters (see Section 17.88.065).

CHAPTER 17.54 MIXED USE (MU) DISTRICT:

Amend section 17.54.010 "Purpose" to read in its entirety as follows:

17.54.010 - Purpose. The purpose of the mixed use (MU) district is to provide for a variety of residential, commercial and light industrial uses that will not cause odors, noise, visual or other adverse impacts. Conflicts that may result from the intermixing of land uses should be addressed by site-specific performance standards. This district is consistent with the commercial (C) and mixed use (MU) general plan land use designations.

Amend section 17.54.025 "Uses requiring a zoning permit" to read in its entirety as follows:

17.54.025 - Uses requiring a zoning permit. The following uses are permitted in the M-U district if accessory to a residence, if a zoning permit is issued, and subject to the provisions of Sections 17.88.170 through 17.88.196:

A. A one- or two-family residence, provided, that for parcels created after January 10, 1984, the lot size must meet the building site requirement established in Section 17.54.060A:

B. Home occupation with no customer vehicle trips;

C. Guest house;

D. Seasonal sales of pumpkins and Christmas trees when conducted separately from a legally established commercial use on the lot;

Amend section 17.54.030 "Uses requiring an administrative permit" to read in its entirety as follows:

17.54.030 - Uses requiring an administrative permit. The following uses are permitted in the M-U district if an administrative permit is issued, and subject to the provisions of Sections 17.88.200 through 17.88.235:

A. Home occupation with customer vehicle trips;

B. Family care residence;

C. Small family day care home or Large family day care home;

D. Bed and breakfast guest facility;

E. Boarding house;

F. Second residence; provided, the site conforms to the applicable general plan land use densities and parcel size limitations of the district for two dwelling units;

G. If conducted within a commercial building:

1. Retail sales,
2. Personal services,
3. Professional, business, administrative and medical offices;

H. Boutique or small winery (see Section 17.88.300);

I. Residential care facility serving more than six residents.

Amend section 17.54.040 "Uses requiring a use permit" to read in its entirety as follows:

17.54.040 - Uses requiring a use permit. The following uses are permitted in the M-U district if a use permit is issued:

A. Day care center;

B. Multifamily residence;

C. Hotel, motel, recreational vehicle park, campground;

D. Auto or truck service station, auto or boat repair service, self-serve and non-self-serve auto wash; auto or truck parts or supplies;

E. Wholesale and retail sales of building, electrical or plumbing materials; furniture sales; farm or ranch supplies;

F. Sales of autos, boats, motorcycles, mobile homes, agricultural equipment; nursery or garden supplies and other outdoor sales and storage uses;

G. Bowling alley, theater, video game center, billiard parlor, fraternal organization;

H. Large and small animal veterinary hospital, provided kennels are located within a building;

I. Contractor's yard, truck terminal, truck yard, truck repair and wash;

J. Warehouse and mini-storage;

K. Church;

L. Light manufacturing activities that are at a scale commensurate with the size of the community; and do not cause odors, noise, visual or other adverse impacts;

M. Commercial and light industrial condominiums;

N. Boutique, small, or medium winery in accordance with Section 17.88.300;

O. Convalescent hospital.

Amend the narrative first paragraph and subsection (J) of section 17.54.060 "Site development standards" to read in their entirety as follows:

17.54.060 - Site development standards. The development standards established by this section apply to all development in the MU district. However, due to the diversity of areas within which the mixed use district may be applied, alternative standards may be applied through an approved use permit , provided that the approving body finds that with the alternative standards the proposed development will be of equal or greater excellence in arrangement, design, attractiveness, safety and compatibility with its surroundings than would result if the routine development standards of this section were applied.

J. Development Plan. For multifamily residential projects and all nonresidential uses, an applicant for either a building permit or use permit shall submit a plan which indicates how the required health and safety standards will be met including, but not limited to, water, sanitation, circulation and fire, how any applicable conditions of approval or mitigation measures will be addressed, and how all applicable standards including, but not limited to, those standards listed in this section will be met. This submittal shall be made on a form prescribed by the planning director. If only a building permit is required for the use, then the director's approval shall be obtained prior to issuance of the permit and the approved plan shall become part of the permit. If a use permit is required, then the director's approval shall occur as set forth by the terms and conditions of the use permit.

<u>CHAPTER 17.64 UNCLASSIFIED (U) DISTRICT</u>:

Amend section 17.64.020 "Permitted uses" to read in its entirety as follows:

17.64.020 - Permitted uses. The following uses are permitted outright in the unclassified (U) district:

A. One-family residence, except that in areas designated by the general plan as commercial (C), industrial (I) or mineral resource (M) residential uses shall be subject to the provisions of the zoning district most appropriate for the site as determined by the Director;

B. All agricultural and timber management uses permitted without a use permit in the A-1, TL and TP districts, if the property is ten acres or smaller. If the parcel is larger than ten acres, the agricultural and timber uses permitted are those agricultural and timber uses permitted without a use permit in the EA, TL and TP districts;

C. Any parcel designated for open space (N-O) in the general plan shall comply with the standards of the open space (OS) district as defined in Chapter 17.16;

D. Any parcel designated as mixed use (MU) in the general plan shall comply with the standards of the mixed use (MU) district as defined in Chapter 17.54;

E. Notwithstanding the provisions of Chapter 17.90 and Section 17.64.040, any mobile home lawfully installed without a foundation system prior to July 1, 1982, may be replaced within six months of its removal with another mobile home without a foundation system if all other requirements of law relating to the installation of mobile homes without a foundation system have been met.

F. In areas where a one-family residence is allowed outright, the following related uses shall also be permitted:
   1. Supportive housing;
   2. Transitional housing;
   3. Small family day care home;
   4. One Accessory dwelling unit when the lot has a primary dwelling unit (see Section 17.88.132);

<u>CHAPTER 17.83 DENSITY BONUS IS AMENDED AS FOLLOWS</u>:

Amend section 17.83.010 "Purpose" to read in its entirety as follows:

17.83.010 - Purpose. This chapter is intended to establish policies that implement state housing law under California Government Code sections 65915 through 65918, as may be amended from time to time, to facilitate the development of affordable housing to serve families of moderate and less-than-moderate incomes within the county through density bonus and other incentives. The regulations set forth in this chapter shall apply countywide.

Delete section 17.83.020 "Definitions" in its entirety.

Amend section 17.83.030 "Implementation" to read in its entirety as follows:

17.83.030 - Implementation.

A. Pursuant to Government Code Section 65915 and following, as ma be amended from time to time, the County shall grant an applicant for a qualifying housing development who seeks a density bonus either (1) a density bonus, the amount of which shall be as specified in subdivision (f) of Government Code section 65915, or (2) a density bonus with one or more additional incentive(s) as described in subdivision (d) of Government Code section 65915, waivers or reductions in development standards, and/or reductions of parking ratios as described in subdivisions (e) and (p) of Government Code section 65915.

B. As part of the approval process, a binding density bonus agreement between the County and the property owner, must be recorded with the County recorder, which agreement sets forth the conditions and terms to be met in the implementation of the density bonus law requirements and the requirements of this chapter. The agreement will also establish compliance standards and remedies available to the county should the developer/property owner fail to make or maintain the identified residential units accessible to the intended households for the term specified in the agreement. Unless otherwise provided, the agreement shall be recorded as a covenant on the property on which the designated affordable dwelling units will be constructed, which covenant shall run with the land.

C. To be eligible for a density bonus in accordance with this chapter, an applicant must agree to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this chapter that will contain at five or more dwelling units and any one of the following:

1. A minimum of Ten percent of the total units of a housing development for lower income households, as defined in Section 50079.5 of the Health and Safety Code, as may be amended from time to time;

2. A minimum of Five percent of the total units of a housing development for very low income households, as defined in Section 50105 of the Health and Safety Code, as may be amended from time to time;

3. A senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code, as may be amended from time to time; or a mobile home park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code as may be amended from time to time;

4. Ten percent of the total dwelling units in a common interest development, as defined in Section 4100 of the Civil Code, as may be amended from time to time, for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, as may be amended from time to time, provided that all units in the development are offered to the public for purchase;

5. Ten percent of the total units of a housing development for transitional foster youth, as defined in Section 66025.9 of the Education Code, as may be amended from time to time, disabled veterans, as defined in Section 18541, or homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.) as may be amended from time to time. The units described in this subparagraph shall be subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability level as very low income units.

Amend section 17.83.040 "Application" to read in its entirety as follows:

17.83.040 - Application.

A. To apply for a density bonus, the developer/property owner shall submit to the county a written proposal for a project pursuant to this chapter. If appropriate, the application shall be submitted in conjunction with a subdivision application or use permit application. Otherwise, the application shall stand alone. The proposal shall include at least the following information:

1. Identification of the qualifying category and amount of density bonus requested in accordance with this chapter and Government Code section 65915 and following, and the total number of units proposed for the housing development, including the number of designated affordable units.

2. A description of the household income or special needs group to be accommodated by the housing development, and the standards and methodology for determining the corresponding affordable rent or affordable sales price and housing costs consistent with U.S. Department of Housing and Urban Development ("HUD") Guidelines.

3. Adequate information to determine the project cost per unit of the proposed development, including but not be limited to, capital costs, equity investment, debt service, projected revenues, operating expenses, or other information requested by the County.

4. The projected sales price or rental rates, and marketing plan for the affordable units.

5. The location, unit sizes (square feet), and number of bedrooms of the designated affordable dwelling units.

6. Proposed tenure of the use restrictions for designated affordable dwelling units as required by this section and Government Code Section 65915.

7. A schedule for completion and occupancy of the designated affordable dwelling units, which must be phased in in proportion to the rest of the development.

8. A description of the additional incentives or concessions, if any, being requested, with information supporting the premise that additional incentives or concessions are necessary to make the units affordable and the overall project viable.

9. Other provisions to ensure successful implementation and compliance with this section and Government Code Section 65915.

Add section 17.83.045 "Processing a density bonus request" to read in its entirety as follows:

17.83.045 - Processing a density bonus request. Once a complete proposal is received by the County, the following procedures shall be followed:

A. Permit requirement.

1. Where a density bonus request is part of a project that includes an application for a use permit or tentative or parcel map, the density bonus proposal along with the density bonus agreement shall be processed and considered by the Planning Commission concurrently with the use permit or map application in the manner prescribed for the use permit or map application. However, (1) the planning commission shall render its decision in the form of a written resolution, which shall include a recommendation to the board of supervisors for action on the application with the density bonus, the reasons for the recommendation, the relationship of the application to the general plan and any applicable specific plan, and findings as required by this section; (2) the Director of Resource Management shall cause a report of the Planning Commission's action to be filed with the Clerk of the Board within ten working days after the Planning Commission's decision; (3) upon receipt of

the report of the Planning Commission's action, the board of supervisors shall set the matter for public hearing before it and shall consider the use permit or tentative or parcel map application along with the proposed density bonus in accordance with section 17.92.020(G) or 15.08.085 as applicable; (4) the board of supervisors may continue any hearing to a specific time, date, and place without further public notice; (5) The board of supervisors shall conduct a "de novo" review of the Planning Commission's decision and shall review the report of the Planning Commission's action and any additional relevant information that may have been received at the hearing before the board of supervisors; (6) the board of supervisors may, in its discretion, refer any application back to the Planning Commission for further review and report. The Board may also, in its discretion, approve, disapprove, or modify, wholly or partly, any recommendation of the Planning Commission. The board of supervisors may also impose additional conditions; (7) following approval by the Board, the density bonus agreement shall be recorded with the County Recorder concurrently with the final or parcel map, or at the time the use permit is issued.

2. Where a request for a density bonus is a stand-alone request, the proposal shall be submitted to the Director, with all required fees. Once accepted as complete, the Director shall present the proposal to the Planning Commission whose decision shall be rendered in the form of a written resolution, which shall include findings as required by this section and a recommendation to the board of supervisors for action on the request. Upon receipt of the report of the Planning Commission's action, the board of supervisors shall set the matter for consideration before it. A noticed public hearing shall not be required for either the Planning Commission or the Board of Supervisors. The board of supervisors may, in its discretion, refer any request back to the Planning Commission for further review and report. The Board may also, in its discretion, approve, disapprove, or modify, wholly or partly, any recommendation of the Planning Commission. Following approval by the Board, the density bonus agreement shall be recorded with the County Recorder.

B. Findings for approval. The approval of a density bonus and other incentives and concessions shall require that the review authority first make all the following findings:

1. The residential development will be consistent with the General Plan,

2. The approved number of dwellings can be accommodated by existing and planned infrastructure capacities.

3. Adequate evidence exists to indicate that the project will provide affordable housing in a manner consistent with the purpose and intent of this chapter and state housing law.

4. Remain affordable for the required time period.

Amend section 17.83.050 "Additional incentives" to read in its entirety as follows:

17.83.050 - Additional incentives or concessions.

An applicant for a density bonus may submit a request for specific incentives or concessions as listed, and may request a meeting with the County staff prior to submitting the development application. The Director shall grant an incentive or concession request that complies with the requirements of this section and state law, unless the Board of Supervisors states in writing, based on substantial evidence, the findings established in Government Code Section 65915(d)(1)(A), 65195(d)(1)(B), or 65915 (d)(1)(C), as may be amended from time to time. The following are allowed incentives or concessions that can be made for projects qualifying under this section:

A. Number of Incentives. The applicant shall receive other concessions or incentives, as listed in subsection B of this section, which significantly contribute to the economic feasibility of the qualifying development project. The number of concessions or incentives will be determined by Government Code Section 65915(d)(2), as may be amended from time to time.

B. Types of Incentives. Additional concessions or incentives which the County may provide include, but are not limited to any of the following, as established in Government Code Section 65915(k).

1. A reduction in site development standards or a modification of architectural design requirements that exceed the minimum State of California Building Standard pursuant to California Government Code Section 65915(k);

2. A modification of zoning ordinance or design standards requirements that result in identifiable cost reductions that exceed the minimum State of California Building Standards pursuant to California Government Code Section 65915(k), including but not limited to a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required;

3. Approval of mixed-use zoning in conjunction with the housing project, if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project; and

4. Any other incentive or concession proposed by the Developer or the County that results in an identifiable, financially sufficient, and actual cost reductions.

Amend and rename section 17.83.060 "Requirements for participation" to read in its entirety as follows:

17.83.060 - Density Bonus Agreement.

A. Agreement Required. An applicant requesting a density bonus shall enter into a recordable density bonus agreement ("agreement") with the County in a form approved by the County Counsel. The executed agreement shall be recorded on the property designated for the construction of the designated affordable units. The agreement shall be recorded prior to

final or parcel map approval, or prior to use permit issuance, or where neither a map nor a use permit are required, prior to issuance of building permits for such properties.

B. Project Information: The agreement shall include at least the following information about the project:

1. Identification of the qualifying category and amount of density bonus requested in accordance with this chapter and Government Code section 65915 and following, and the total number of units proposed for the housing development, including the number of designated affordable units.

2. A description of the household income or special needs group to be accommodated by the housing development, and the standards and methodology for determining the corresponding affordable rent or affordable sales price and housing costs consistent with U.S. Department of Housing and Urban Development ("HUD") Guidelines.

3. Adequate information to determine the project cost per unit of the proposed development, including but not be limited to, capital costs, equity investment, debt service, projected revenues, operating expenses, or other information requested by the County.

4. The projected sales price or rental rates, and marketing plan for the affordable units.

5. The location, unit sizes (square feet), and number of bedrooms of the designated affordable dwelling units.

6. Proposed tenure of the use restrictions for designated affordable dwelling units as required by this section and Government Code Section 65915, as may be amended from time to time.

7. A schedule for completion and occupancy of the designated affordable dwelling units, which must be phased in in proportion to the rest of the development.

8. A description of the additional incentives or concessions, if any, being requested, with information supporting the premise that additional incentives or concessions are necessary to make the units affordable and the overall project viable.

9. Other provisions to ensure successful implementation and compliance with this section and Government Code Section 65915, as may be amended from time to time.

10. A description of the additional incentives and concessions being provided by the County, if any.

11. A description of the compliance standards and remedies available to the county should the developer/property owner fail to make or maintain the identified

residential units accessible to the intended households for the term specified in the agreement.

12. Other provisions to ensure successful implementation and compliance with this Section and Government Code Section 65915, as may be amended from time to time.

    a. Minimum Requirements. The agreement shall provide, at a minimum, that:

        1) The Developer shall give the County the continuing right-of-first-refusal to lease or purchase any or all the designated low income or affordable dwelling units at the appraised value.

        2) The deeds to the designated affordable dwelling units shall contain a covenant stating that the developer or successors-in-interest shall not assign, lease, rent, sell, sublet, or otherwise transfer any interest for designated low income or affordable dwelling units without the written approval of the County.

        3) When providing the written approval, the County shall confirm that the price (rent or sale) of the designated low income or affordable dwelling unit is consistent with the limits established for low and very low income households, as published by HUD.

        4) The County shall have the authority to enter into other agreements with the developer, or purchasers of the designated low income or affordable dwelling units, to ensure that the required dwelling units are continuously occupied by eligible households.

        5) Applicable deed restrictions, in the form satisfactory to the County Counsel, shall contain provisions for the enforcement of owner or developer compliance. Any default or failure to comply may result in the County seeking any and all remedies available by law.

        6) In any action taken to enforce compliance with deed restrictions, the County Counsel shall, if compliance is ordered by a court of law, take all action that may be allowed by law to recover all of the County's costs of action including legal services.

        7) Compliance with the agreement will be monitored and enforced in compliance with the measures included in the agreement.

        8) The designated low income or affordable dwelling units that qualified the housing development for a density bonus and other incentives and concessions shall continue to be available as affordable units in compliance with the requirements of Government Code Section 65915(c).

b. For-sale housing conditions: In the case of for-sale housing developments, the agreement shall provide for the following conditions governing the initial sale and use of designated low income or affordable dwelling units during the applicable restriction period:

1) A requirement that designated affordable dwelling units shall be owner-occupied by eligible households, or by qualified residents in the case of senior housing.

2) Provisions as the County may require ensuring continued compliance with maintaining low income or affordable dwelling units in compliance with this section and State law.

3) Terms for future sales and recapture of any equity to ensure continued affordability of dwelling units for the requisite time period, as prescribed by Government Code Section 65915(c).

c. Rental Housing Conditions: In the case of rental housing development, the agreement shall provide for the following conditions governing the use of designated low income or affordable dwelling units during the restriction period:

1) The rules and procedures for qualifying tenants, establishing affordable rent, filling vacancies, and maintaining the designated affordable dwelling units for qualified tenants.

2) Provisions requiring owners to annually verify to the County tenant incomes and maintain books and record to demonstrate compliance with this section.

3) Provisions requiring owners to submit an annual report to the County, which includes the name, address, and income of each person occupying the designated affordable dwelling units, and which identifies the number bedrooms in each dwelling and monthly rent or cost of each unit.

4) The applicable use restriction shall comply with the time limits for continued availability in compliance with this section and Government Code Section 65915(c), as may be amended from time to time.

d. Execution of agreement: Following Board of Supervisors approval of the agreement and execution of the agreement by all parties, the completed agreement shall be recorded on the parcels designated for the low income or affordable dwelling units, at the County Recorder's Office.

e. The agreement shall be recorded prior to final or parcel map approval, or prior to use permit issuance, or where neither a map nor a use permit are required, prior to issuance of building permits for such properties.

f. The agreement shall be binding on all future owners, developer and/or successors-in-interest.

CHAPTER 17.86 OFF-STREET PARKING AND LOADING REGULATIONS:

Amend section 17.86.030 "When required" to read in its entirety as follows:

17.86.030 - When required. Every building or manufactured or mobile home hereafter installed, constructed, or enlarged, and every use of property hereafter inaugurated or expanded, shall be required to provide off-street parking and loading facilities, as specified by this chapter. The spaces shall be improved and installed prior to final building inspection or occupancy. When justified, a deferral of the required parking improvements may be approved, as set forth in the county development standards. All required off-street parking and loading spaces shall be maintained in good condition for the duration of the use that they are intended to serve.

Amend section 17.86.060 "Compact car parking" to read in its entirety as follows:

Compact vehicle parking may be provided at the following rate:

Total Parking Stalls	Maximum Compact Stalls
1 to 10 stalls	None
11 to 30 spaces	15 percent of all spaces
31 to 100 spaces	35 percent of all spaces
101 or more spaces	30 spaces plus 40 percent of all spaces in excess of 100

Amend subsection (A) "Parking requirements" of section 17.86.140 "Off-street parking standards" to read in its entirety as follows:

17.86.140 - Off-street parking standards.

The following parking schedule applies in all zone districts. The required parking spaces are in addition to company operated vehicles. When computing the required number of off-street parking or loading spaces, a remaining fraction of one-half or more shall be deemed a whole unit of measurement; a remaining fraction of less than one-half will be disregarded.

A. Parking requirements:

Use	Off-street Parking Space Requirements
Accessory dwelling unit	Refer to section 17.88.132
Animal care facility	5 parking spaces per doctor.

Automobile service, including repair, body shop or service station	5 parking spaces exclusive of service bays, pumping areas, or auto storage areas.
Bowling alley	5 parking spaces for each bowling lane, plus 1 parking space for each 200 square feet of gross floor area devoted to accessory uses.
Business or trade school	1 parking space per 3 students, plus 1 space per employee.
Card room	1 parking space for each 2 seats in the play area, plus restaurant and bar parking.
Church, social hall, club, lodge, community center, theater, or other place of public assembly	1 parking space for each 4 seats in the principal seating area, or 1 parking space for every 40 square feet in the principal seating area, whichever is the greater, plus 1 passenger loading space.
Condominiums or townhouses	See "multifamily residences."
Convalescent hospital	1 parking space for each 3 beds.
Day care center	1 parking space for each 10 children, plus 2 other parking spaces, plus 1 passenger loading space.
Large family day care home	In addition to the required residential parking, 1 parking space, plus 1 passenger loading space.
Emergency Shelters, Supportive and Transitional Housing serving seven or more residents	In addition to the required residential parking, one half (0.5) space for each bedroom housing a recipient of support services, rounded to the next highest whole number.
Flea market	1 parking space for each 500 square feet of sales or display area, plus 1 per sales booth.
Golf course	4 parking spaces per hole, plus required parking for accessory uses.
Guest house	1 space in addition to that required for the main residence.
Hotel, motel, boardinghouse, or bed and breakfast guest facility	1 parking space per guest room, plus 1 space per two employees, plus required parking for accessory uses.
Industry	1 parking space for each 1,000 square feet of manufacturing or warehousing area, or per employee, whichever is greater, plus 1 parking space for each 300 square feet of office area, plus 1 parking space for each 250 square feet of retail floor area, if retail sales are allowed.
Medical offices and clinic	1 parking space for each 250 square feet of gross floor area.
Mobile or manufactured home park	2 parking spaces per unit (tandem parking permitted), plus 1 guest parking space for each 4 units, plus 1 recreational vehicle

	parking space for each 5 units. For mobile or manufactured home parks restricted to seniors only, 1 parking space per unit.
Mortuary	1 parking space for each 4 seats in the principal seating area, plus 3 parking spaces; or 1 parking space for each 45 square feet in the principal seating area, whichever is the greater.
Motel	See "hotel."
Multifamily or group residence, condominiums or townhouses	1.5 parking spaces per unit; plus 1 guest parking space for each 5 units, plus 1 recreational vehicle parking space for each 10 units.* Where such units are restricted to seniors only, or are developed at 20 or more units per acre and at least 20 percent of the units are restricted for affordable housing, 1 space per unit, plus guest and RV parking* as indicated above. *Note: On-site RV parking spaces may be waived by the Director where there is an enforceable, binding prohibition against parking RVs on site.
One-family or two-family residence	2 parking spaces per dwelling unit.
Personal services	1 parking space for each 200 square feet of gross floor area.
Professional office, including bank and other financial institution	1 parking space for each 300 square feet of gross floor area.
Research and development	1 parking space per 2 employees.
Residential facility for the elderly	½ parking space per unit, in addition to parking for other types of residences.
Restaurant (standard) or bar	1 parking space for each 250 square feet of gross floor area or 1 space for every 4 seats based upon the capacity of the fixed or movable seating area, whichever is greater.
Restaurant (fast food)	1 parking space for each 50 square feet of gross floor area.
Retail:	
a. Enclosed — general retail	1 parking space for each 200 square feet of gross floor area.
b. Shopping center	1 parking space for each 275 square feet of gross floor area.
c. Enclosed — furniture, large appliance, carpet, piano, auto showroom or similar uses	1 parking space for each 500 square feet of retail floor area.
d. Open lot, including auto, boat, recreation vehicle and	1 parking space for each 5000 square feet, not to exceed 5 spaces, plus 1 space for each 2 employees.

mobile home (does not include flea market or similar uses)	
School:	
a. Grades K — 8	1 parking space per employee, plus 10 spaces.
b. Grades 9 — 12	1 parking space per 5 students, plus 1 space per 2 employees.
Convalescent hospital	1 parking space for each 3 beds.

ADD SECTION 17.88.275 "EMERGENCY SHELTERS" TO READ IN ITS ENTIRETY AS FOLLOWS:

17.88.275 Emergency shelters. Emergency shelters are permitted outright in the Commercial-Light Industrial (CM) district and shall comply with all objective standards identified in Government Code Section 65583 (a) ((4), as may be amended from time to time, and the Shasta County Code, that include the following:

1. Off-street parking as provided under Section 17.86 of this Code.
2. Shall not be located closer than three hundred (300) feet of any other emergency shelter, unless such other emergency shelter is located within the same building or on the same lot.
3. There shall be adequate receiving and reception space inside the structure such that prospective and current residents are not required to wait on sidewalks or any other public rights-of-way.
4. Any outdoor area provided for the residents of the emergency shelter shall be gated and fenced.
5. Lighting shall be provided for appropriate security subject to approval of the Sherriff and the Director, and provided that such light does not cause light or glare on adjacent properties and uses.
6. A management plan is required for all emergency shelters to address management experience, good neighbor issues, transportation, client supervision, client services, and food services. Such plan shall be submitted to and approved by the Director prior to establishing the emergency shelter. Minimum standards and practices addressed in the plan shall be as follows:
    a. The Emergency Shelter shall be operated by or in association with an agency or organization, with prior experience in managing or providing social services.
    b. The Emergency Shelter shall have an identified administrator and representative to address community concerns.
    c. The Emergency Shelter shall provide at least one responsible onsite supervisor at all times for every ten residents.

d. Residents shall be regularly evaluated by a case manager or other person(s) experienced in emergency shelter placement and/or management.

e. The plan shall identify how the shelter will assist its residents with gaining access to social services, employment opportunities and other services.

f. First aid and CPR assistance, life skills training, counseling, and personal services essential to enable homeless persons to make the transition to permanent housing shall be provided. Services may also include providing meals, as incidental to the operation of an Emergency Shelter.

g. Referral services shall be provided to assist residents in obtaining permanent housing and income. Such services shall be available at no cost to residents of a shelter.

h. Emergency Shelters shall be maintained in a safe and clean manner and free from refuse or discarded goods.

CHAPTER 17.100 REASONABLE ACCOMMODATION IS ADDED AS FOLLOWS:

Add Chapter 17.100 "Reasonable Accommodation" to read in its entirety as follows:

17.100
REASONABLE ACCOMMODATION

Sections:

17.100.010 Purpose
17.100.020 Applicability
17.100.030 Application
17.100.040 Approval authority
17.100.050 Grounds for approving accommodation
17.100.060 Appeals

17.100 010 Purpose. The purpose of this chapter is to establish reasonable and necessary standards and procedures, pursuant to the Federal Fair Housing Amendments Act of 1988 and California Fair Employment and Housing Act, Gov. Code Section 12901 (the Acts) and following, as they may be amended from time to time, for the County of Shasta to provide people with disabilities reasonable accommodation from the various land use, zoning and building laws, rules, policies, practices and procedures of the County that may be necessary to ensure equal access to housing.

17.100.020 Applicability. In order to make specific housing available to an individual with a disability, a disabled person or their authorized representative may request reasonable accommodation relating to the various land use, zoning, and building laws, rules, policies, practices and procedures of the County. A request may be filed at any time that the accommodation may be necessary to ensure equal access to housing. If the project for which the request is being made also requires some other planning or building permit or approval, then the applicant shall file the request together with the application for such permit or approval.

17.100.030 Application. All requests for reasonable accommodation shall include the following information:

1. Assessor's Parcel Number and physical address of the property for which the request is being made;

2. The current actual use of the property;

3. The code provision, regulation or policy from which accommodation is being requested;

4. The basis for the claim (including documentation) that the individual is considered disabled under the state and federal fair housing acts and why the accommodation is necessary to make the specific housing available to the individual;

5. Plans showing the details of the proposed use to be made of the land or building, and any other pertinent supporting documentation as required by the Planning Department.

17.100.040 Approval authority. The Director, or his/her designee, shall have the authority to consider and act on a request for reasonable accommodation. When a request for reasonable accommodation is filed with the County, it will be referred to the Director for review and consideration. The Director shall issue a written decision within thirty (30) days of the date of receipt of a completed application and may (1) approve the accommodation request, (2) approve the accommodation request subject to specified nondiscriminatory conditions, or (3) deny the request. All written decisions shall give notice of the right to appeal and the right to request reasonable accommodation on the appeals process, if necessary. The notice of decision shall be sent to the applicant or any other person requesting notice by certified mail, return receipt requested.

If necessary to reach a determination on the request for reasonable accommodation, the Director or designee may request further information from the applicant consistent with this chapter, specifying what additional information is required. In the event a request for further information is made, the thirty (30) day period to issue a written determination shall be stayed until the applicant responds to the request. Additional information shall not be requested solely as a means to postpose the timeline for a decision. Accommodation approval shall not have any force and effect until the applicant acknowledges receipt thereof and agrees in writing to each and every term and condition thereof.

17.100.050 Grounds for approving accommodation. In making a determination regarding the reasonableness of a requested accommodation, the following factors shall be considered:

1. Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual protected under the Acts.

2. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.

3. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the County.

4. Whether the requested accommodation will require a fundamental alteration to the zoning or building laws, policies or procedures of the County.

5. Physical attributes of the property and structures.
6. Alternative reasonable accommodations which may provide an equivalent level of benefit.

17.100.060 Appeals. Within thirty (30) days of the date the Director issues a written decision, the applicant requesting the accommodation may appeal an adverse determination or any conditions or limitations imposed in the written determination. Any other interested person not satisfied with the decision of the Director, may file an appeal within seven (7) calendar days of the date on which the decision being appealed was rendered. All appeals shall contain a statement of the grounds for the appeal. Appeals shall be to the Board of Supervisors who shall consider the matter and render a determination as soon as reasonably practicable, but in no event later than sixty (60) days after an appeal has been filed. Following the filing of an appeal, the Board of Supervisors shall hold a public hearing on the matter. All determinations on an appeal shall address and be based upon the same findings required to be made in the original determination from which the appeal is taken.

III. Zoning Map Amendments:

On September 18, 2018, the Shasta County Board of Supervisors passed Resolutions 2018-091 and 2018-092 to amend the General Plan Land Use Maps and adopted Ordinances 378-2047 and 378-2048 to amend the Shasta County Zoning Plan to accommodate the previously unmet need of lower income households from the 2009-2014 Housing Element Cycle. Below are the previous and amended maps that were passed and adopted by the Board of Supervisors – accounting for a total realistic capacity of 850 dwelling units for lower income households.

Figure E-1
Area 1 - Existing General Plan Land Use Map

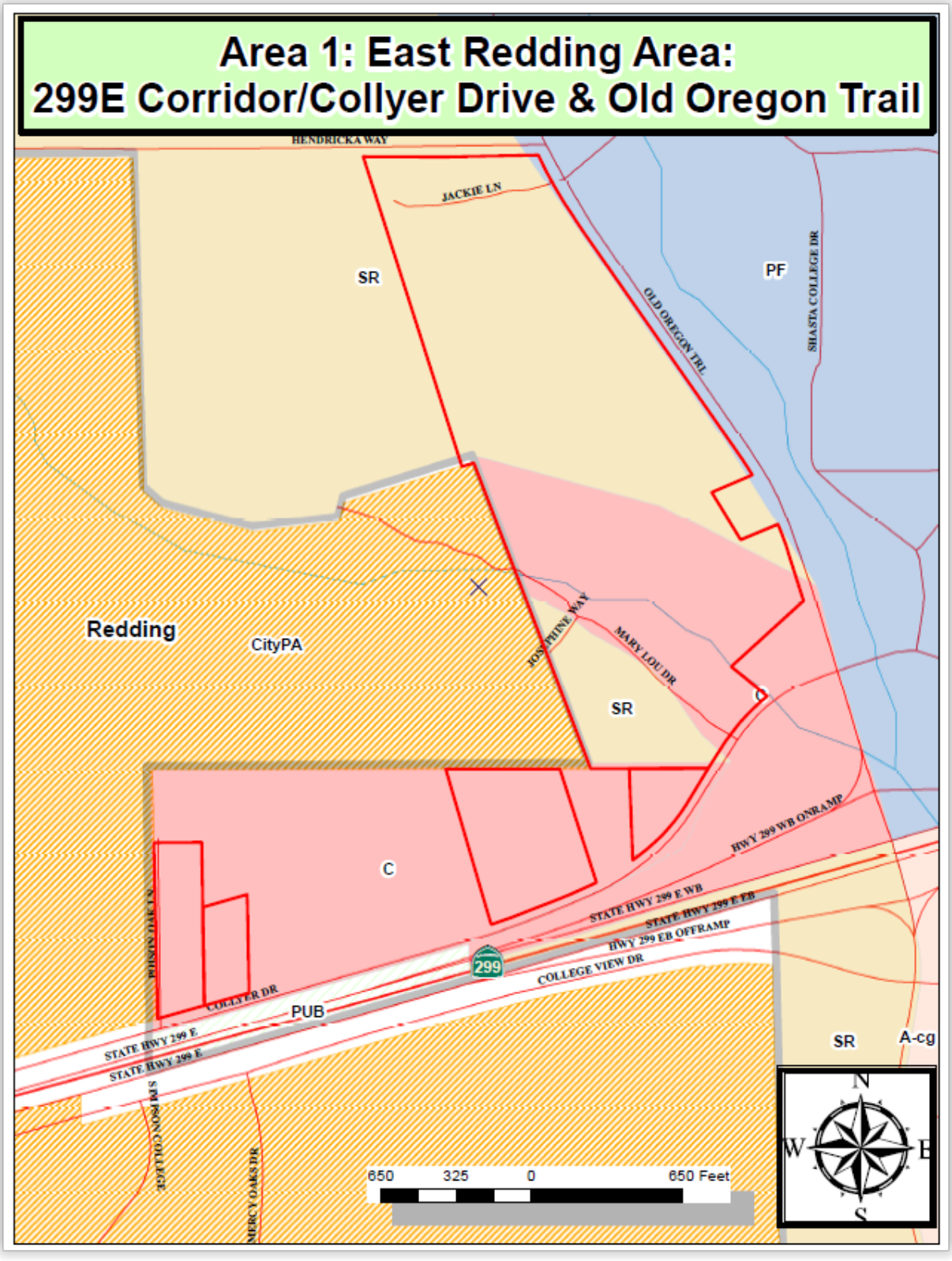


Figure E-2
Area 1 - Amended General Plan Land Use Map

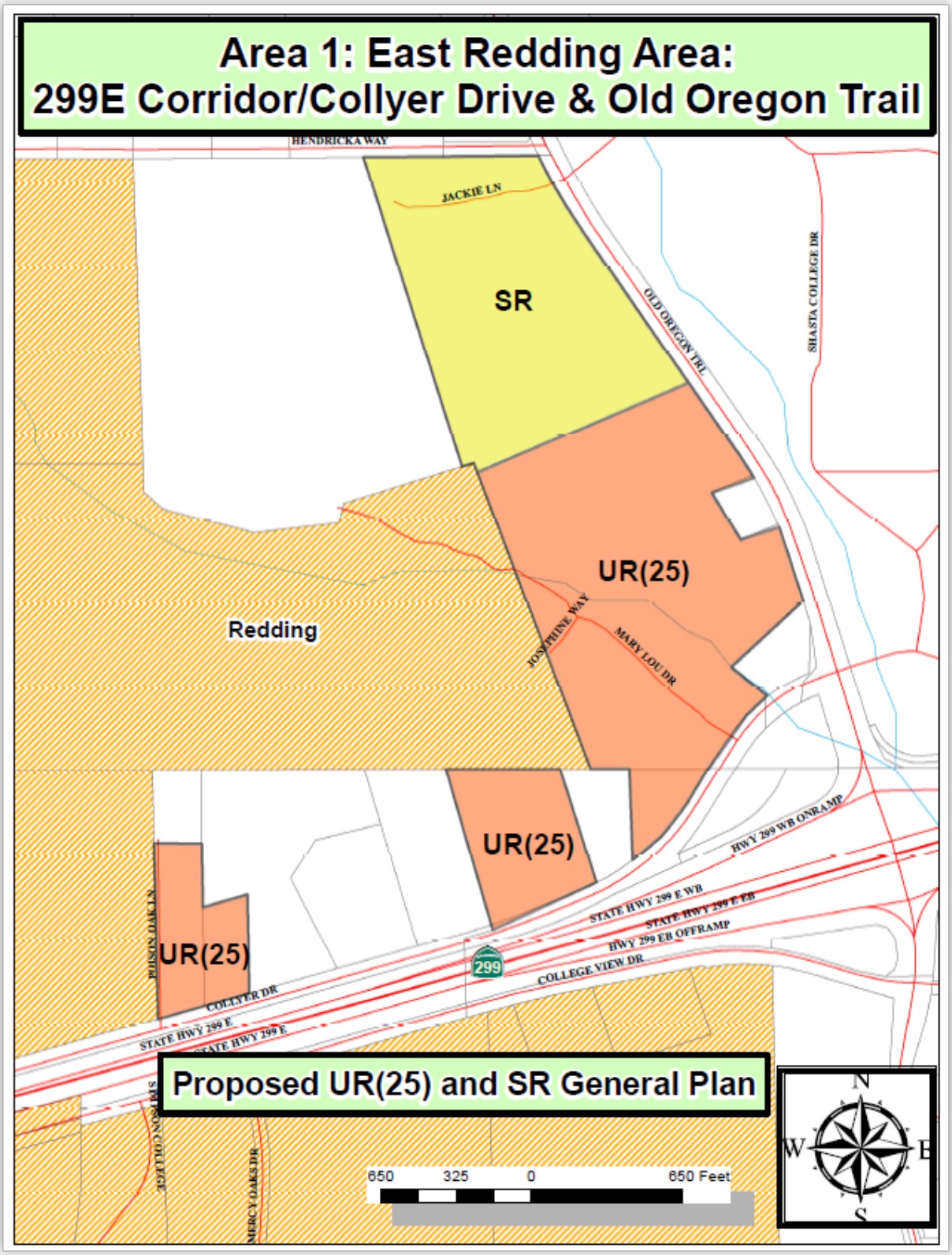


Figure E-3
Area 1 - Existing Zone Districts

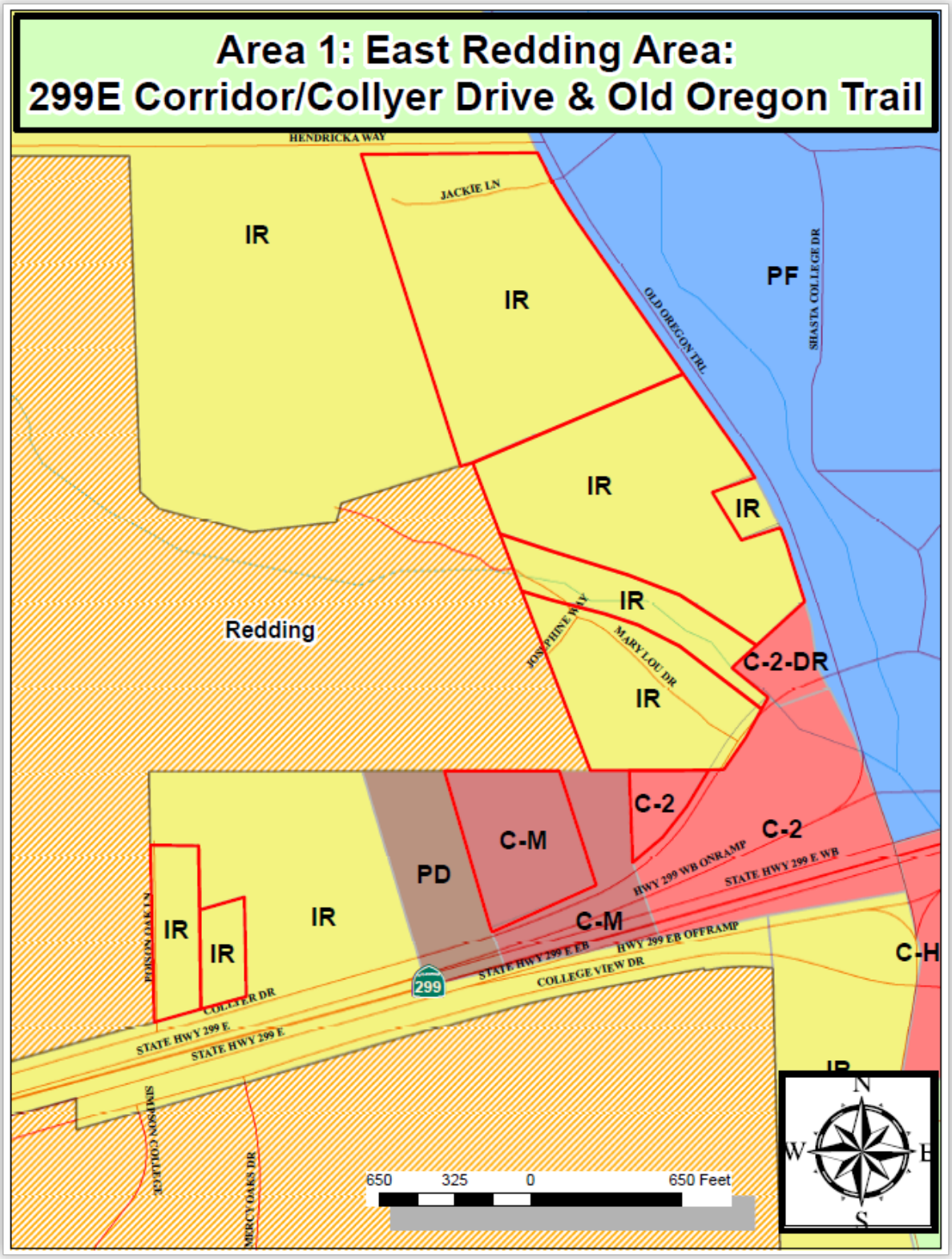


Figure E-4
Area 1 - Amended Zone Districts

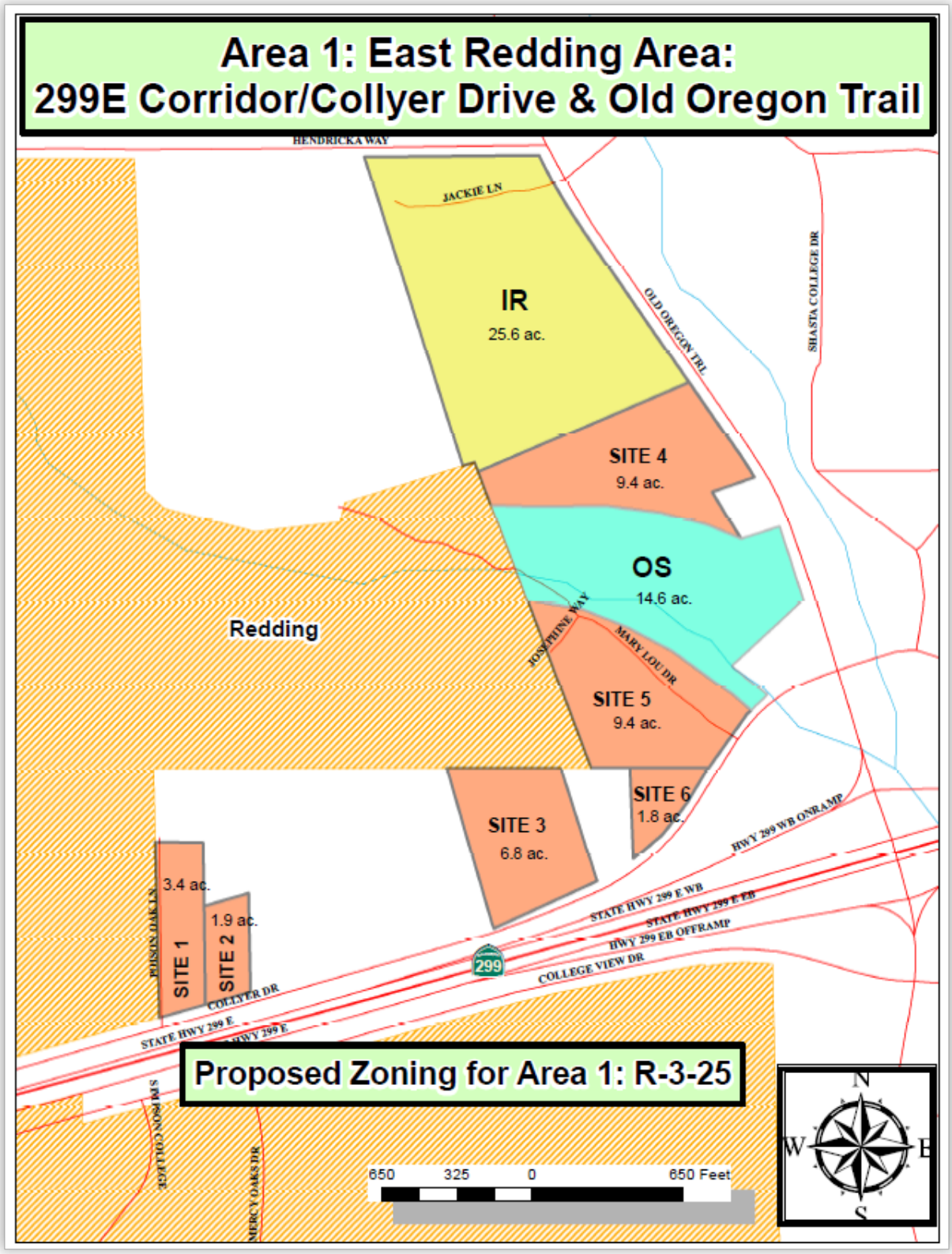


Figure E-5
Area 2 – Existing General Plan Land Use Map

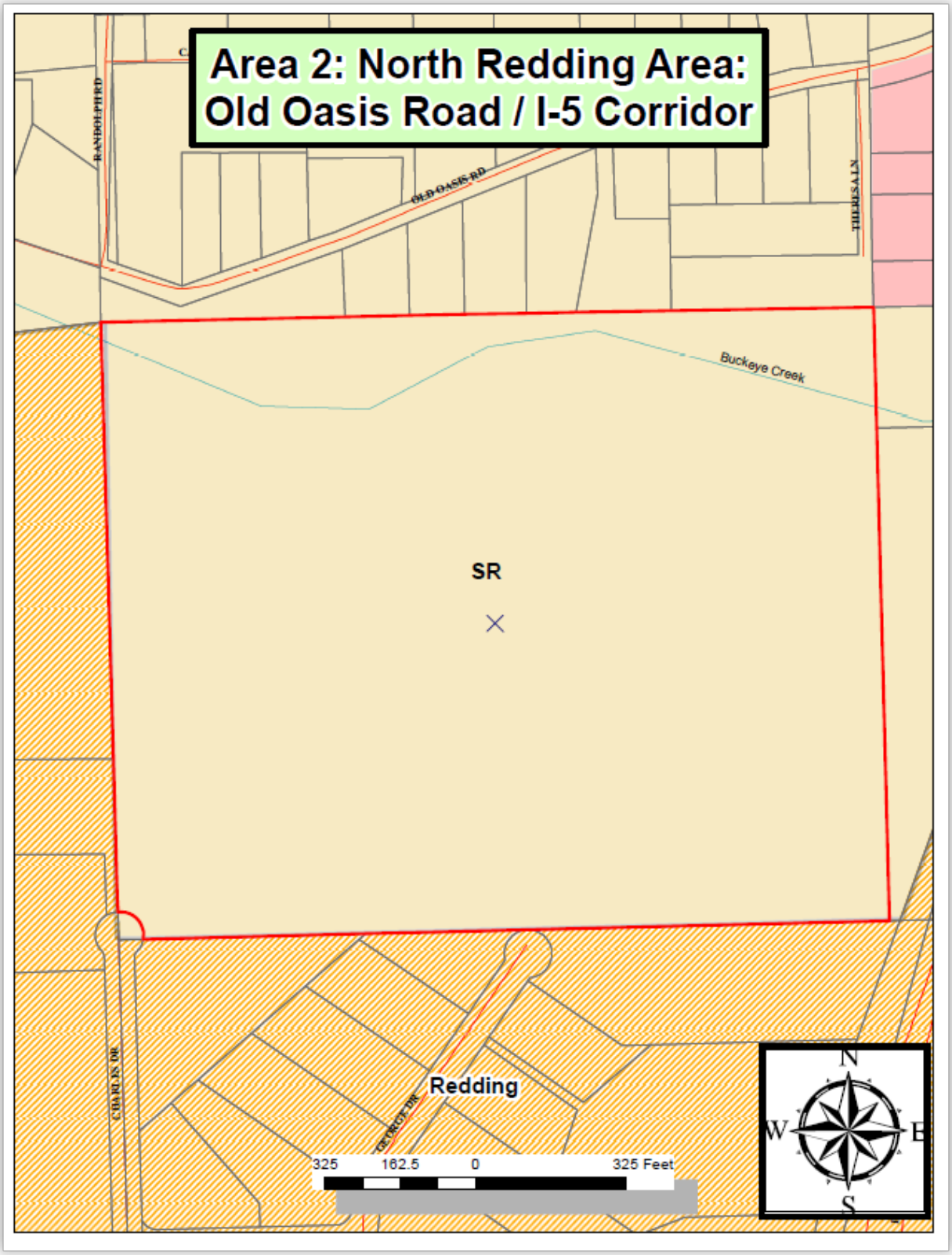


Figure E-6
Area 2 – Amended General Plan Land Use Map

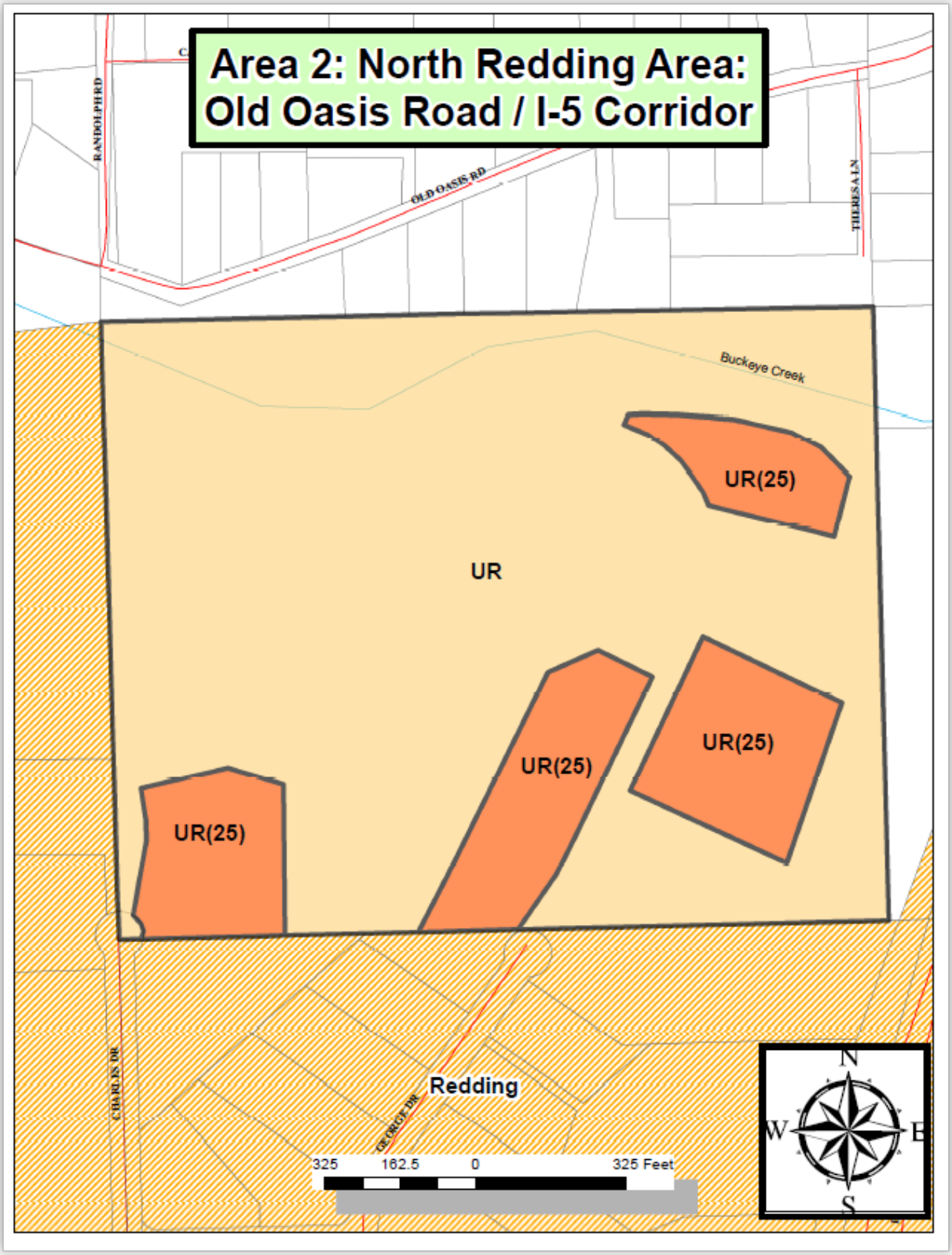


Figure E-7
Area 2 – Existing Zoning Plan

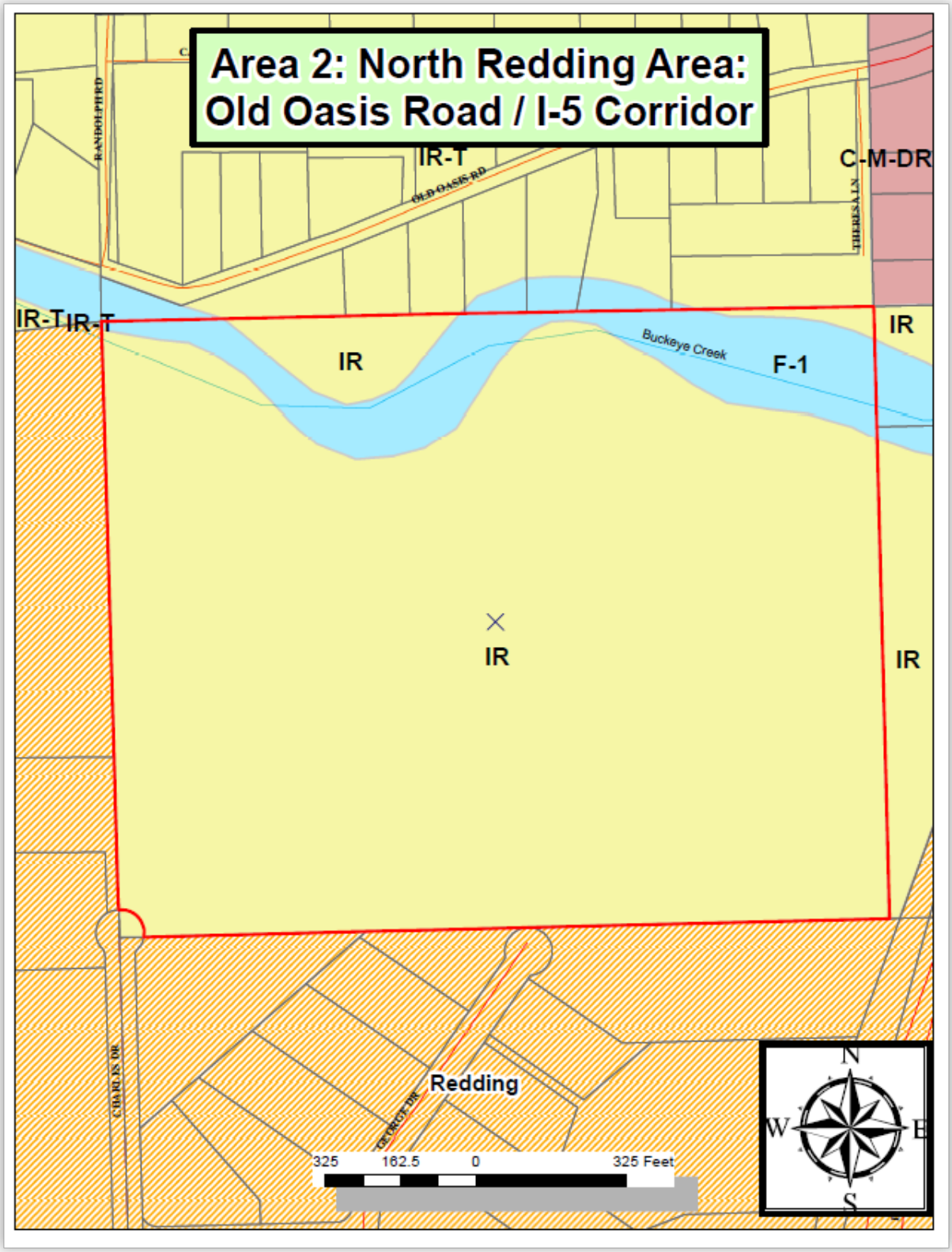
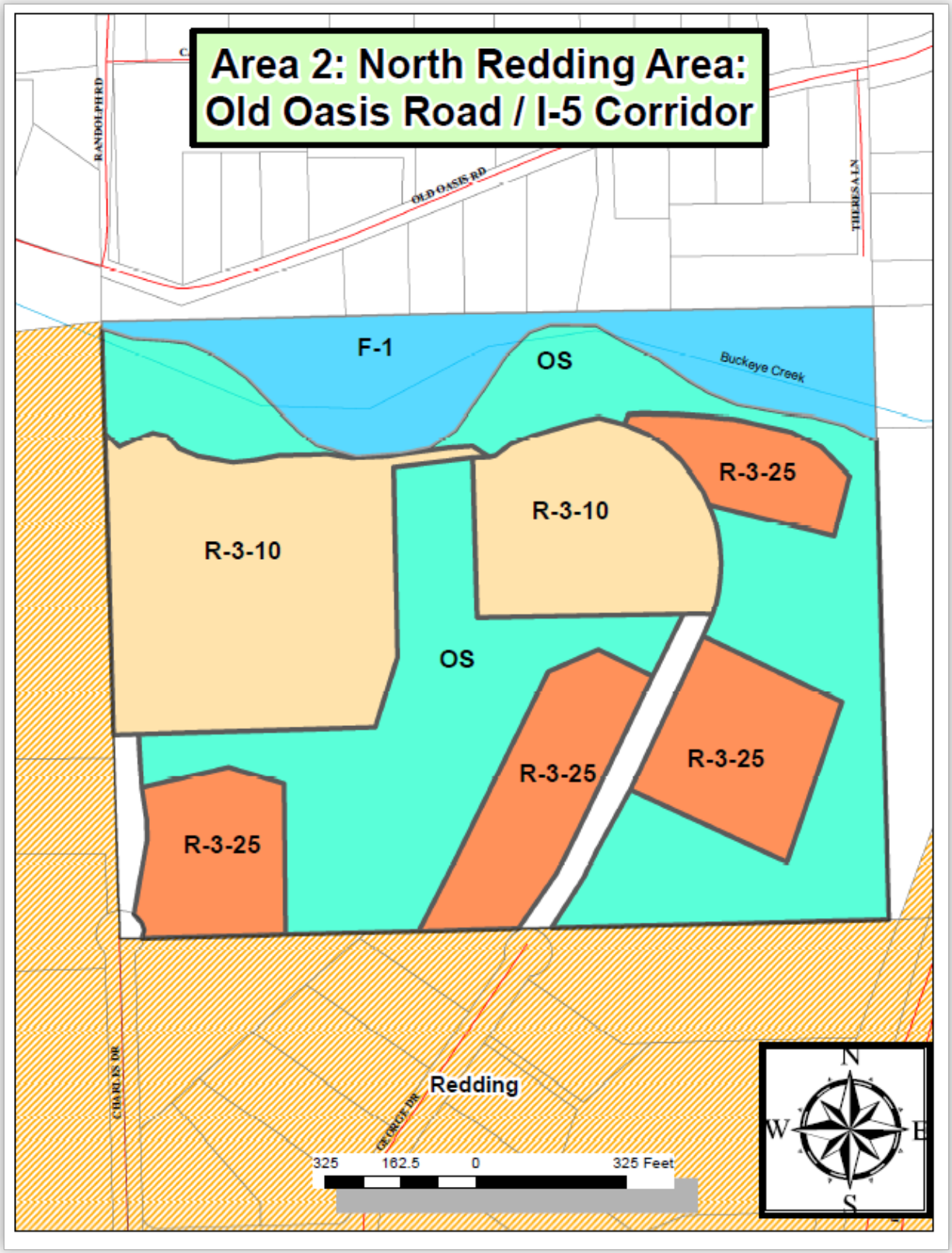


Figure E-8
Area 2 – Amended Zoning Plan



IV. Final Zoning Text Amendments:

After public review of the Zoning Text Amendments previously adopted on July 17, 2018, it was discovered that additional changes were necessary to bring the zoning ordinance into compliance with State law and with requirements in the Court-ordered stipulated judgement with the Public Interest Law Project and Legal Services of Northern California. Below are those changes which have been adopted by the Board of Supervisors on November 6, 2018.

ORDINANCE NO. SCC 2018-
AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SHASTA AMENDING THE SHASTA COUNTY CODE TITLE 17 ZONING PLAN

The Board of Supervisors of the County of Shasta ordains as follows:

SECTION 1

Article II Definitions, of Chapter 17.02 General Provisions, is amended as follows:

Amend section 17.02.365 "Mobile home" to read in its entirety as follows:

17.02.365 - Mobile home. "Mobile home" has the meaning set forth in Health and Safety Code section 18008 as that section may be amended from time to time. At the time of adoption of this ordinance, Health and Safety Code section 18008 provides that a "Mobile home" means a structure that was constructed prior to June 15, 1976, is transportable in one or more sections, is eight body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected onsite, is 320 or more square feet, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation system when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. “Mobile home” includes any structure that meets all the requirements of this paragraph and complies with the state standards for mobile homes in effect at the time of construction. “Mobile home” does not include a commercial modular, as defined in Section 18001.8, factory-built housing, as defined in Section 19971, a manufactured home, as defined in Section 18007, a multifamily manufactured home, as defined in Section 18008.7, or a recreational vehicle, as defined in Section 18010. Notwithstanding the prior exclusion of recreational vehicles from the definition of “Mobile home,” a recreational vehicle may be considered a “Mobile home” for the purposes of Chapter 17.39, in accordance with section 17.39.020(A).

SECTION 2

Chapter 17.39 Mobile Home Park Conversions is amended as follows:

Amend Chapter 17.39 "Mobile Home Park Conversions" to read in its entirety as follows:

Chapter 17.39
MOBILE HOME PARK CONVERSIONS

Sections:

17.39.010 Purpose.
17.39.020 Definitions.
17.39.030 Applications for mobile home park conversions.
17.39.040 Procedures for review.
17.39.050 Findings.
17.39.060 Conditions.
17.39.070 Waivers.

17.39.010 Purpose. The unrestricted conversion of mobile home parks to other uses diminishes the mobile home stock and spaces available within the County. The purpose of this chapter is to provide certain regulatory safeguards for the protection of residents and potential purchasers of mobile homes, and to implement the County's general plan policies to provide varied housing choices and opportunities.

17.39.020 Definitions. For purposes of this chapter, the following words are defined as follows:

(A) "Mobile home" has the meaning set forth in section 17.02.365, and shall also mean a recreational vehicle that is used for human habitation, and either of the following occupancy criteria are met: (1) the recreational vehicle occupies a mobile home site in a mobile home park, on November 15, 1992, under a rental agreement with a term of one month or longer, and the recreational vehicle occupied the site in the park prior to January 1, 1991; or (2) the recreational vehicle occupies a mobile home site in a mobile home park for nine or more continuous months commencing on or after November 15, 1992.

~~(A)~~ (B) "Park" means a mobile home park which rents spaces for mobile home dwelling units.

~~(B)~~ (C) "Owner" means the owner, lessor, or designated agent of the park.

~~(C)~~ (D) ~~"Tenant"~~ "Homeowner" means the owner(s) of a mobile home dwelling unit who is renting space from the owner of a park.

(E) "Resident" means a homeowner or other person who lawfully occupies a mobile home in a mobile home park.

17.39.030 Applications for mobile home park conversions.

(A) The use of property as a mobile home park shall not be terminated for the purpose of conversion to another land use until application for a mobile home park conversion has

been made to the Director and approval has been received from the Planning Commission or the Board of Supervisors on appeal.

(B) No building permit shall be issued on property occupied by a mobile home park for uses other than those associated with the mobile home park use until approval for mobile home park conversion has been obtained pursuant to this chapter.

(C) Applications for a mobile home park conversion shall be made to the Director with the filing fee prescribed by the Board of Supervisors. The application shall contain the following information:

(1) Plans indicating the proposed use for the site for which an application for conversion is made.

(2) The timetable for conversion of the park.

(3) If the proposed conversion is to a use not consistent with the underlying zone district or general plan land use designation, or requires any approval of a tentative map, use permit, or other entitlement, the applicant shall file concurrently an application for rezoning, general plan amendment and any additional entitlement, as applicable.

(4) The total number of spaces within the park; the number of spaces occupied; the length of time each space has been occupied by the present tenant; and the monthly rent currently charged.

(5) A Conversion Impact Report as set forth in Government Code section 65863.7, or a Relocation Impact Report as set forth in Government Code section 66427.4, as these sections may be amended from time to time.

(D) An application for a mobile home park conversion shall be subject to environmental review in accordance with the County's environmental review guidelines.

17.39.040 Procedures for review.

(A) Following the submittal of all required information in connection with an application for a mobile home park conversion and completion of the environmental review, the application shall be set for public hearing before the Planning Commission in the same manner as a use permit and in accordance with section 17.92.020.

(B) Prior to the public hearing, the applicant shall provide evidence that: (1) a copy of the Conversion Impact Report or a Relocation Impact Report was provided to all park residents and homeowners at least 15 days prior to the hearing pursuant to Government Code section 65863.7, subdivision (b), as that subdivision may be amended from time to time; and (2) notice of the hearing has been provided to all park residents and

homeowners at least 15 days prior to the hearing pursuant to Civil Code section 798.56, subdivision (g), as that subdivision may be amended from time to time.

~~(B)~~ (C) The Planning Commission shall, after the close of the public hearing, render a decision whether the conversion should be approved based upon the findings set forth in section 17.39.050.

~~(C)~~ (D) Any applicant, or any other interested person may appeal the Planning Commission's determination to the Board of Supervisors in the same manner as a use permit appeal and in accordance with section 17.92.030.

17.39.050 Findings. An application for a mobile home park conversion may be approved if the following findings are made:

(A) There exists sufficient mobile home space availability within the unincorporated area of the County of Shasta to accommodate the mobile homes to be displaced by reason of the conversion.

(B) The conversion will not result in the displacement of low income individuals or households who cannot afford rents charged in other parks.

(C) That the age, type, and style of mobile homes within the park proposed for conversion can be accepted into other parks within the County of Shasta.

(D) If the conversion is to another residential use, that the residents of the mobile home park will have first opportunity to occupy the units and the construction schedule will not result in long-term displacements.

(E) The proposed conversion is consistent with the County General Plan.

(F) The proposed conversion is pursuant to the public health, safety and welfare.

(G) The conversion will not result in a shortage of housing opportunities and choices within the County of Shasta.

17.39.060 Conditions.

(A) ~~Full or partial payment by the owner for relocation of mobile homes to another park~~ In the approval of a mobile home park conversion, the County shall attach conditions necessary to mitigate the impacts associated with the conversion. Such mitigation measures, which may include a lump sum payment of relocation benefits, must be sufficient to allow displaced residents to relocate to comparable housing, including mobile homes in comparable mobile home parks in the community.

(B) Such conditions may include, but are not limited to, the following conditions:

(1) Payment by the owner for relocation of the resident to comparable housing.

~~(1)~~ (2) If the land occupied by the park is to be sold, the residents be given the first right of refusal accepting the offer of the seller for the purchase of the park including all improvements.

~~(2)~~ (3) The residents be given the option of a long-term lease of the land and purchase of the improvements.

~~(3)~~ (4) An effective date of the approval of the conversion of not less than one year after approval of the conversion so as to provide sufficient time for the relocation of the mobile homes to other parks.

~~(4)~~ (5) If the mobile homes cannot be physically relocated to parks in the area, payment of ~~applicant may be required to purchase said mobile homes at fair market~~ of the in-place value of the mobile home if the mobile home park were not closing, determined by an independent appraiser with mobile home expertise.

17.39.070 Waivers. The County may waive one or more of the requirements of this Chapter upon the request of a park owner. Approval of a waiver request shall be based upon substantial evidence provided by the park owner showing that compliance with the requirement or requirements proposed to be waived would deprive the owner of all economically viable use of the property.

SECTION 3

Chapter 17.83 Density Bonus is amended as follows:

Amend section 17.83.030 "Implementation" to read in its entirety as follows:

17.83.030 - Implementation.

A. Pursuant to Government Code Section 65915 and following, as may be amended from time to time, the County shall grant an applicant for a qualifying housing development who seeks a density bonus either (1) a density bonus, the amount of which shall be as specified in subdivision (f) of Government Code section 65915, or (2) a density bonus with one or more additional incentive(s) as described in subdivision (d) of Government Code section 65915, waivers or reductions in development standards, and/or reductions of parking ratios as described in subdivisions (e) and (p) of Government Code section 65915.

B. As part of the approval process, a binding density bonus agreement between the County and the property owner, must be recorded with the County recorder, which agreement sets forth the conditions and terms to be met in the implementation of the density bonus law requirements and the requirements of this chapter. The agreement will also establish compliance standards and remedies available to the county should the developer/property owner fail to ~~make or maintain~~ ensure that the identified residential units ~~accessible~~ are available to eligible renters or buyers at rent or sales prices that are affordable consistent

with the ~~intended households~~ level of affordability identified in the agreement for the term specified in the agreement. Unless otherwise provided, the agreement shall be recorded as a covenant on the property on which the designated affordable dwelling units will be constructed, which covenant shall run with the land.

C. To be eligible for a density bonus in accordance with this chapter, an applicant must agree to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this chapter that will contain five or more dwelling units and any one of the following:

1. A minimum of Ten percent of the total units of a housing development for lower income households, as defined in Section 50079.5 of the Health and Safety Code, as may be amended from time to time;

2. A minimum of Five percent of the total units of a housing development for very low income households, as defined in Section 50105 of the Health and Safety Code, as may be amended from time to time;

3. A senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code, as may be amended from time to time; or a mobile home park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code as may be amended from time to time;

4. Ten percent of the total dwelling units in a common interest development, as defined in Section 4100 of the Civil Code, as may be amended from time to time, for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, as may be amended from time to time, provided that all units in the development are offered to the public for purchase;

5. Ten percent of the total units of a housing development for transitional foster youth, as defined in Section 66025.9 of the Education Code, as may be amended from time to time, disabled veterans, as defined in Section 18541, or homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.) as may be amended from time to time. The units described in this subparagraph shall be subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability level as very low income units.

Amend section 17.83.045 "Processing a density bonus request" to read in its entirety as follows:

17.83.045 - Processing a density bonus request. Once a complete proposal is received by the County, the following procedures shall be followed:

A. Permit requirement.

1. The County shall notify the applicant whether the application has been deemed complete within 30 calendar days from the receipt of the application pursuant to Government Code section 65943, as that section may be amended from time to time.

~~1.~~ 2. Where a density bonus request is part of a project that includes an application for a use permit or tentative or parcel map, the density bonus proposal along with the density bonus agreement shall be processed and considered by the Planning Commission concurrently with the use permit or map application in the manner prescribed for the use permit or map application. However, (1) the Planning Commission shall render its decision in the form of a written resolution, which shall include a recommendation to the Board of Supervisors for action on the application with the density bonus, the reasons for the recommendation, the relationship of the application to the general plan and any applicable specific plan, and findings as required by this section; (2) the Director of Resource Management shall cause a report of the Planning Commission's action to be filed with the Clerk of the Board within ten working days after the Planning Commission's decision; (3) upon receipt of the report of the Planning Commission's action, the Board of Supervisors shall set the matter for public hearing before it and shall consider the use permit or tentative or parcel map application along with the proposed density bonus in accordance with section 17.92.020(G) or 15.08.085 as applicable; (4) the Board of Supervisors may continue any hearing to a specific time, date, and place without further public notice; (5) The Board of Supervisors shall conduct a "de novo" review of the Planning Commission's decision and shall review the report of the Planning Commission's action and any additional relevant information that may have been received at the hearing before the Board of Supervisors; (6) the Board of Supervisors may, in its discretion, refer any application back to the Planning Commission for further review and report. The Board may also, in its discretion, approve, disapprove, or modify, wholly or partly, any recommendation of the Planning Commission. The Board of Supervisors may also impose additional conditions; (7) following approval by the Board, the density bonus agreement shall be recorded with the County Recorder concurrently with the final or parcel map, or at the time the use permit is issued.

~~2.~~ 3. Where a request for a density bonus is a stand-alone request, the proposal shall be submitted to the Director, with all required fees. Once accepted as complete, the Director shall present the proposal to the Planning Commission whose decision shall be rendered in the form of a written resolution, which shall include findings as required by this section and a recommendation to the Board of Supervisors for action on the request. Upon receipt of the report of the Planning Commission's action, the Board of Supervisors shall set the matter for consideration before it. A noticed public hearing shall not be required for either the Planning Commission or the Board of Supervisors. The Board of Supervisors may, in its discretion, refer any request back to the Planning Commission for further review and report. The Board may also, in its discretion, approve, disapprove, or modify, wholly or partly, any recommendation of the Planning Commission. Following approval by the Board, the density bonus agreement shall be recorded with the County Recorder.

B. Findings for approval. The approval of a density bonus and other incentives and concessions shall require that the review authority first make all the following findings:

1. The residential development will be consistent with the General Plan,

2. The approved number of dwellings can be accommodated by existing and planned infrastructure capacities.

3. Adequate evidence exists to indicate that the project will provide affordable housing in a manner consistent with the purpose and intent of this chapter and state housing law.

4. Remain affordable for the required time period.

Amend section 17.83.060 "Density Bonus Agreement" to read in its entirety as follows:

17.83.060 - Density Bonus Agreement.

A. Agreement Required. An applicant requesting a density bonus shall enter into a recordable density bonus agreement ("agreement") with the County in a form approved by the County Counsel. The executed agreement shall be recorded on the property designated for the construction of the designated affordable units. The agreement shall be recorded prior to final or parcel map approval, or prior to use permit issuance, or where neither a map nor a use permit are required, prior to issuance of building permits for such properties.

B. Project Information: The agreement shall include at least the following information about the project:

1. Identification of the qualifying category and amount of density bonus requested in accordance with this chapter and Government Code section 65915 and following, and the total number of units proposed for the housing development, including the number of designated affordable units.

2. A description of the household income or special needs group to be accommodated by the housing development, and the standards and methodology for determining the corresponding affordable rent or affordable sales price and housing costs consistent with U.S. Department of Housing and Urban Development ("HUD") Guidelines.

3. Adequate information to determine the project cost per unit of the proposed development, including but not be limited to, capital costs, equity investment, debt service, projected revenues, operating expenses, or other information requested by the County.

4. The projected sales price or rental rates, and marketing plan for the affordable units.

5. The location, unit sizes (square feet), and number of bedrooms of the designated affordable dwelling units.

6. Proposed tenure of the use restrictions for designated affordable dwelling units as required by this section and Government Code Section 65915, as may be amended from time to time.

7. A schedule for completion and occupancy of the designated affordable dwelling units, which must be phased in in proportion to the rest of the development.

8. A description of the additional incentives or concessions, if any, being requested, with information supporting the premise that additional incentives or concessions are necessary to make the units affordable and the overall project viable.

9. ~~Other provisions to ensure successful implementation and compliance with this section and Government Code Section 65915, as may be amended from time to time.~~ A description of the additional incentives and concessions being provided by the County, if any.

10. A description of the compliance standards and remedies available to the county should the developer/property owner fail to make or maintain the identified residential units accessible to the intended households for the term specified in the agreement.

11. Other provisions to ensure successful implementation and compliance with this Section and Government Code Section 65915, as may be amended from time to time.

g. Minimum Requirements. The agreement shall provide, at a minimum, that:

1) ~~The Developer shall give the County the continuing right-of-first-refusal to lease or purchase any or all the designated low income or affordable dwelling units at the appraised value.~~ The deeds to the designated affordable dwelling units shall contain a covenant stating that the developer or successors-in-interest shall not assign, lease, rent, sell, sublet, or otherwise transfer any interest for designated low income or affordable dwelling units without the written approval of the County.

2) When providing the written approval, the County shall confirm that the price (rent or sale) of the designated low income or affordable dwelling unit is consistent with the limits established for low and very low income households, as published by HUD.

3) The County shall have the authority to enter into other agreements with the developer, or purchasers of the designated low income or affordable dwelling units, to ensure that the required dwelling units are continuously occupied by eligible households.

4) Applicable deed restrictions, in the form satisfactory to the County Counsel, shall contain provisions for the enforcement of owner or developer compliance. Any default or failure to comply may result in the County seeking any and all remedies available by law.

5) In any action taken to enforce compliance with deed restrictions, the County Counsel shall, if compliance is ordered by a court of law, take all action that may be allowed by law to recover all of the County's costs of action including legal services.

6) Compliance with the agreement will be monitored and enforced in compliance with the measures included in the agreement.

7) The designated low income or affordable dwelling units that qualified the housing development for a density bonus and other incentives and concessions shall continue to be available as affordable units in compliance with the requirements of Government Code Section 65915(c).

h. For-sale housing conditions: In the case of for-sale housing developments, the agreement shall provide for the following conditions governing the initial sale and use of designated low income or affordable dwelling units during the applicable restriction period:

5) A requirement that designated affordable dwelling units shall be owner-occupied by eligible households, or by qualified residents in the case of senior housing.

6) Provisions as the County may require ensuring continued compliance with maintaining low income or affordable dwelling units in compliance with this section and State law.

7) Terms for future sales and recapture of any equity to ensure continued affordability of dwelling units for the requisite time period, as prescribed by Government Code Section 65915(c).

i. Rental Housing Conditions: In the case of rental housing development, the agreement shall provide for the following conditions governing the use of designated low income or affordable dwelling units during the restriction period:

4) The rules and procedures for qualifying tenants, establishing affordable rent, filling vacancies, and maintaining the designated affordable dwelling units for qualified tenants.

5) Provisions requiring owners to annually verify to the County tenant incomes and maintain books and record to demonstrate compliance with this section.

6) Provisions requiring owners to submit an annual report to the County, which includes the name, address, and income of each person occupying the designated affordable dwelling units, and which identifies the number bedrooms in each dwelling and monthly rent or cost of each unit.

8) The applicable use restriction shall comply with the time limits for continued availability in compliance with this section and

Government Code Section 65915(c), as may be amended from time to time.

j. Execution of agreement: Following Board of Supervisors approval of the agreement and execution of the agreement by all parties, the completed agreement shall be recorded on the parcels designated for the low income or affordable dwelling units, at the County Recorder's Office.

k. The agreement shall be recorded prior to final or parcel map approval, or prior to use permit issuance, or where neither a map nor a use permit are required, prior to issuance of building permits for such properties.

l. The agreement shall be binding on all future owners, developer and/or successors-in-interest.

SECTION 4

Chapter 17.86 Off-street Parking and Loading Regulations is amended as follows:

Amend subsection (A) "Parking requirements" of section 17.86.140 "Off-street parking standards" to read in its entirety as follows:

17.86.140 - Off-street parking standards.

The following parking schedule applies in all zone districts. The required parking spaces are in addition to company operated vehicles. When computing the required number of off-street parking or loading spaces, a remaining fraction of one-half or more shall be deemed a whole unit of measurement; a remaining fraction of less than one-half will be disregarded.

A. Parking requirements:

Use	Off-street Parking Space Requirements
Accessory dwelling unit	Refer to section 17.88.132
Animal care facility	5 parking spaces per doctor.
Automobile service, including repair, body shop or service station	5 parking spaces exclusive of service bays, pumping areas, or auto storage areas.
Bowling alley	5 parking spaces for each bowling lane, plus 1 parking space for each 200 square feet of gross floor area devoted to accessory uses.
Business or trade school	1 parking space per 3 students, plus 1 space per employee.
Card room	1 parking space for each 2 seats in the play area, plus restaurant and bar parking.
Church, social hall, club, lodge, community center,	1 parking space for each 4 seats in the principal seating area, or 1 parking space for every 40 square feet in the principal

theater, or other place of public assembly	seating area, whichever is the greater, plus 1 passenger loading space.
Condominiums or townhouses	See "multifamily residences."
Convalescent hospital	1 parking space for each 3 beds.
Day care center	1 parking space for each 10 children, plus 2 other parking spaces, plus 1 passenger loading space.
Large family day care home	In addition to the required residential parking, 1 parking space, plus 1 passenger loading space.
Emergency Shelters ~~Supportive and Transistional Housing serving seven or more residents~~	1 space per employee + 1 space per ten beds for persons 16 years and older. ~~In addition to the required residential parking one half (0.5) space for each bedroom housing a recipient of supportive services, rounded to the next highest whole number.~~
Flea market	1 parking space for each 500 square feet of sales or display area, plus 1 per sales booth.
Golf course	4 parking spaces per hole, plus required parking for accessory uses.
Guest house	1 space in addition to that required for the main residence.
Hotel, motel, boardinghouse, or bed and breakfast guest facility	1 parking space per guest room, plus 1 space per two employees, plus required parking for accessory uses.
Industry	1 parking space for each 1,000 square feet of manufacturing or warehousing area, or per employee, whichever is greater, plus 1 parking space for each 300 square feet of office area, plus 1 parking space for each 250 square feet of retail floor area, if retail sales are allowed.
Medical offices and clinic	1 parking space for each 250 square feet of gross floor area.
Mobile or manufactured home park	2 parking spaces per unit (tandem parking permitted), plus 1 guest parking space for each 4 units, plus 1 recreational vehicle parking space for each 5 units. For mobile or manufactured home parks restricted to seniors only, 1 parking space per unit.
Mortuary	1 parking space for each 4 seats in the principal seating area, plus 3 parking spaces; or 1 parking space for each 45 square feet in the principal seating area, whichever is the greater.
Motel	See "hotel."
Multifamily or group residence, condominiums or townhouses	1.5 parking spaces per unit; plus 1 guest parking space for each 5 units, plus 1 recreational vehicle parking space for each 10 units.* Where such units are restricted to seniors only, or are developed at 20 or more units per acre and at least 20 percent

	of the units are restricted for affordable housing, 1 space per unit, plus guest and RV parking* as indicated above. *Note: On-site RV parking spaces may be waived by the Director where there is an enforceable, binding prohibition against parking RVs on site.
One-family or two-family residence	2 parking spaces per dwelling unit.
Personal services	1 parking space for each 200 square feet of gross floor area.
Professional office, including bank and other financial institution	1 parking space for each 300 square feet of gross floor area.
Research and development	1 parking space per 2 employees.
Residential facility for the elderly	½ parking space per unit, in addition to parking for other types of residences.
Restaurant (standard) or bar	1 parking space for each 250 square feet of gross floor area or 1 space for every 4 seats based upon the capacity of the fixed or movable seating area, whichever is greater.
Restaurant (fast food)	1 parking space for each 50 square feet of gross floor area.
Retail:	
a. Enclosed — general retail	1 parking space for each 200 square feet of gross floor area.
b. Shopping center	1 parking space for each 275 square feet of gross floor area.
c. Enclosed — furniture, large appliance, carpet, piano, auto showroom or similar uses	1 parking space for each 500 square feet of retail floor area.
d. Open lot, including auto, boat, recreation vehicle and mobile home (does not include flea market or similar uses)	1 parking space for each 5000 square feet, not to exceed 5 spaces, plus 1 space for each 2 employees.
School:	
a. Grades K — 8	1 parking space per employee, plus 10 spaces.
b. Grades 9 — 12	1 parking space per 5 students, plus 1 space per 2 employees.
Supportive Housing	Supportive Housing can take the form of a single family or multi-family residential unit(s) and off-street parking shall be required in the same manner applied to the same single or multi-family residential use type in the same zone.
Transitional Housing	Transitional Housing can take the form of a single family or multi-family residential unit(s) and off-street parking shall be

	required in the same manner applied to the same single or multi-family residential use type in the same zone.
Convalescent hospital	1 parking space for each 3 beds.

SECTION 5

Chapter 17.88 Special Uses is amended as follows:

Amend Article III Other Special Uses as follows:

Amend section 17.88.275 "Emergency shelters" to read in its entirety as follows:

17.88.275 Emergency shelters. Emergency shelters are permitted outright in the Commercial-Light Industrial (CM) district and shall comply with all objective standards identified in Government Code Section 65583 (a) ((4), and the Shasta County Code, that include the following:

1. Off-street parking as provided under Section 17.86 of this Code.

2. Shall not be located closer than three hundred (300) feet of any other emergency shelter, unless such other emergency shelter is located within the same building or on the same lot.

3. There shall be adequate receiving and reception space inside the structure such that prospective and current residents are not required to wait on sidewalks or any other public rights-of-way.

4. ~~Any outdoor area provided for the residents of the emergency shelter shall be gated and fenced.~~ A security plan is required for all emergency shelters that identify the security features for ~~appropriate security subject to approval of the Sheriff and the Director, and~~ the facility such as security cameras, lighting, provided that such light does not cause light or glare on adjacent properties and uses, intake and discharge hours and procedures, and other appropriate security measures.

5. A management plan is required for all emergency shelters to address management experience, good neighbor issues, transportation, client supervision, client services, and food services. Such plan shall be submitted to and approved by the Director prior to establishing the emergency shelter. Minimum standards and practices addressed in the plan shall be as follows:

    a. The Emergency Shelter shall be operated by or in association with an agency or organization, with prior experience in managing or providing social services.

    b. The Emergency Shelter shall have an identified administrator and representative to address community concerns.

c. The Emergency Shelter shall provide at least one responsible onsite supervisor at all times for every ten residents.

d. Residents shall be regularly evaluated by a case manager or other person(s) experienced in emergency shelter placement and/or management.

e. The plan shall identify how the shelter will assist its residents with gaining access to social services, employment opportunities and other services.

f. First aid and CPR assistance, life skills training, counseling, and personal services essential to enable homeless persons to make the transition to permanent housing shall be provided. Services may also include providing meals, as incidental to the operation of an Emergency Shelter.

g. Referral services shall be provided to assist residents in obtaining permanent housing and income. Such services shall be available at no cost to residents of a shelter.

h. Emergency Shelters shall be maintained in a safe and clean manner and free from refuse or discarded goods.

SECTION 6

Chapter 17.100 Reasonable Accommodation is amended as follows:

Amend Chapter 17.100 "Reasonable Accommodation" to read in its entirety as follows:

17.100
REASONABLE ACCOMMODATION

Sections:

17.100.010 Purpose
17.100.020 Applicability
17.100.030 Application
17.100.040 Approval authority
17.100.050 Grounds for approving accommodation
17.100.055 Alternative reasonable accommodations
17.100.060 Appeals

17.100.010 Purpose. The purpose of this chapter is to establish reasonable and necessary standards and procedures, pursuant to the Federal Fair Housing Amendments Act of 1988 and California Fair Employment and Housing Act, Gov. Code Section 12901 (the Acts) and following, as they may be amended from time to time, for the County of Shasta to provide people with disabilities reasonable accommodation from the various land use, zoning and building laws, rules, policies, practices and procedures of the County that may be necessary to ensure equal access to housing.

17.100.020 Applicability. In order to make specific housing available to an individual with a disability, a disabled person or their authorized representative may request reasonable accommodation relating to the various land use, zoning, and building laws, rules, policies, practices and procedures of the County. A request may be filed at any time that the accommodation may be necessary to ensure equal access to housing. If the project for which the request is being made also requires some other planning or building permit or approval, then the applicant shall file the request together with the application for such permit or approval.

17.100.030 Application. All requests for reasonable accommodation shall include the following information:

1. Assessor's Parcel Number and physical address of the property for which the request is being made;

2. The current actual use of the property;

3. The code provision, regulation or policy from which accommodation is being requested;

4. The basis for the claim (including documentation) that the individual(s) is considered disabled under the state ~~and~~ or federal fair housing acts and why the accommodation is necessary ~~to make the specific housing available to~~ for the individual(s) with the disability to use and enjoy the dwelling;

5. Plans showing the details of the proposed use to be made of the land or building, and any other pertinent supporting documentation as required by the Planning Department.

17.100.040 Approval authority. The Director, or his/her designee, shall have the authority to consider and act on a request for reasonable accommodation. When a request for reasonable accommodation is filed with the County, it will be referred to the Director for review and consideration. The Director shall issue a written decision within thirty (30) days of the date of receipt of a completed application and may (1) approve the accommodation request, (2) approve the accommodation request subject to specified nondiscriminatory conditions, or (3) deny the request. All written decisions shall give notice of the right to appeal and the right to request reasonable accommodation on the appeals process, if necessary. The notice of decision shall be sent to the applicant or any other person requesting notice by certified mail, return receipt requested.

If necessary to reach a determination on the request for reasonable accommodation, the Director or designee may request further information from the applicant consistent with this chapter, specifying what additional information is required. In the event a request for further information is made, the thirty (30) day period to issue a written determination shall be stayed until the applicant responds to the request. Additional information shall not be requested solely as a means to postpose the timeline for a decision. Accommodation approval shall not have any force and effect until the applicant acknowledges receipt thereof and agrees in writing to each and every term and condition thereof.

17.100.050 Grounds for approving accommodation. ~~In making~~ The written decision to grant, grant with modifications, or deny a ~~determination regarding the reasonableness of a requested~~ request for reasonable accommodation shall be consistent with fair housing laws and based on the following factors ~~shall be considered~~:

1. Whether the housing, which is the subject of the ~~request for reasonable~~ requested accommodation, will be used by an individual protected under the Acts.

2. Whether the requested accommodation is necessary to make specific housing available to an individual with a disability under the Acts.

3. Whether the ~~request for reasonable~~ requested accommodation would impose an undue financial or administrative burden on the County.

4. Whether the requested ~~reasonable~~ accommodation will require a fundamental alteration to the zoning or building laws, policies or procedures of the County.

17.100.055 Alternative reasonable accommodations ~~which~~. When the Director determines that a request for reasonable accommodation would impose an undue financial or administrative burden on the County and/or would require a fundamental alteration to the zoning or building laws, policies or procedures of the County, the Director must engage in an interactive process with the person seeking the accommodation to determine if there is another reasonable accommodation that may provide an equivalent level of benefit.

17.100.060 Appeals. Within thirty (30) days of the date the Director issues a written decision, the applicant requesting the accommodation may appeal an adverse determination or any conditions or limitations imposed in the written determination. Any other interested person not satisfied with the decision of the Director, may file an appeal within seven (7) calendar days of the date on which the decision being appealed was rendered. All appeals shall contain a statement of the grounds for the appeal. Appeals shall be to the Board of Supervisors who shall consider the matter and render a determination as soon as reasonably practicable, but in no event later than sixty (60) days after an appeal has been filed. Following the filing of an appeal, the Board of Supervisors shall hold a public hearing on the matter. All determinations on an appeal shall address and be based upon the same findings required to be made in the original determination from which the appeal is taken.

APPENDIX F
PUBLIC PARTICIPATION PROGRAM

Government Code Section 65583 (c) 7 states that each jurisdiction "….shall make a diligent effort to achieve participation of all economic segments of the community in the development of the housing element." Several public meetings were held with the Planning Commission and Board of Supervisors, a survey was conducted on housing issues with the community, meetings and draft documents were posted on the County's website, and the County reached out to several Native American tribes to obtain public comments.

The original Housing Element Update process began in 2016, which included preparation of an initial public draft Housing Element Update and related public participation elements. This original public participation program includes a community survey and several public workshops, which resulted in completion of a preliminary public draft Housing Element. After receiving comments from HCD on July 18, 2017, on this preliminary draft, the County embarked on a Housing Element Update Revision Program starting in late 2017. This Revisions Program included amending other sections of the General Plan and Zoning Plan and amendments to the Zoning Map to increase opportunities for the development of affordable housing to accommodate the Regional Housing Needs Allocation. This process, referred to as the Housing Element Update Revision Program, included substantive revisions to this Housing Element document to both address comments from HCD and to comply with State Housing law. The following is a summary of both public participation programs:

Phase I, Preliminary Housing Element Update Public Participation Program:

During the development of this Housing Element update, Shasta County staff disseminated a survey to individuals, community organizations, County departments, and public agencies to gain a deeper understanding of resident housing needs (see Appendix D for list of contacts). The survey consisted of 15 questions designed to better understand the needs and constraints of affordable housing in Shasta County. A total of 71 surveys were completed.

The majority of respondents (59%) felt that it is difficult for the average family to find safe, decent and affordable housing. Over three-quarters (76%), of the respondents felt that buying a home in Shasta County is out of reach of the average person or family. Shasta County's housing needs in order of response frequency, include more affordable housing (87%), housing closer to public transportation (55%), more available housing (52%), better quality housing (49%), safer neighborhoods (48%), housing closer to work, school, shopping, and medical services (45%), housing closer to sidewalks and bicycle paths (37%), more ADA accessible housing (34%), and housing for veterans (28%). Three respondents didn't feel that any of these needs applied to Shasta County (4%).

According to the respondents, the most needed affordable housing types in Shasta County are very low-income housing (80%), transitional housing (75%), lower-income housing (55%), followed by emergency shelters (41%), moderate income housing (27%), and other housing types (17%). The housing product types most needed in Shasta County, in order of response frequency include duplexes (70%), apartments (67%), single-family homes (64%), condominiums and townhouses (33%), farm worker housing (11%), and mobile home parks (9%). Shasta County housing programs should focus on the following, programs to partially off-set the costs of rents or mortgages (67%), homeownership programs (61%), programs to reduce costs

of utilities (50%), weatherization and energy efficiency programs (46%), repairs to homes or apartments (41%), ADA accessibility improvements (36%), and other (19%).

In order of importance, survey respondents were fairly evenly split on the items important to consider when choosing a location for affordable housing: compatibility with existing development, accessibility, proximity to medical care, proximity to child care and schools, proximity to shopping, proximity to public transportation, and proximity to jobs. Lack of market demand, lack of property zoned for multi-family development, lack of flexibility from the General Plan and zoning, and utility hook-up fees are seen as the top four constraints to the development of affordable housing. The three unincorporated communities that respondents most felt that affordable housing should be a high priority were Cottonwood/Happy Valley (73%), Burney/Johnson Park (71%), and Bella Vista/Palo Cedro/Millville (58%). The vast majority (75%) of those who completed the survey felt that the development of safe, decent, affordable housing is very important to the overall vitality and economy of Shasta County, and another 23% considered this to be important. Survey respondents also provided specific recommendations for locations where affordable housing could be developed, and provided suggestions for ways the County can address and improve housing.

The preliminary draft Housing Element was made available on the County's website and a public notice was circulated about the availability of the draft Housing Element and the public workshop that was conducted by the Planning Commission on May 11, 2017. The main themes from the comments received on the draft Housing Element will be summarized in this chapter prior to submitting the draft Housing Element to HCD for review.

Phase II, Housing Element Update Revision Program Recognizing that several programs from the 2007-14 Housing Element were not completed and that the Regional Housing Needs Allocation required that the county complete rezoning of several properties to accommodate for the County's State mandated affordable housing requirements. During this second phase of public participation, the County conducted additional public participation, including public hearings with the Planning Commission and Board of Supervisors prior to document adoption.

For adoption of the Housing Element. Notices were both e-mailed and sent through the U.S. Postal Service to public agencies as referenced in Appendix D of this document. Notices were published in the Record Searchlight newspaper at least ten days before each of the meetings. In addition, organizations that represent the interests of low income and special needs households or are otherwise involved in the development of affordable housing were consulted during the preparation of this element as specified above.

A comprehensive description of the public participation program is presented in Appendix F, Housing Plan Public Participation Program.

The draft Housing Element was made available on the County's website and a public notice was circulated about the availability of the draft Housing Element. The draft Housing Element was made available for review by the public in the Planning Department and was posted on the Shasta County's website for review and comments. During Board of Supervisors/Planning Commission workshops and noticed public hearings, public comments were received. These included:

1. Community Workshop with the Shasta County Planning Commission on February 8, 2018.

2. Community Workshop with the Shasta County Planning Commission on May 10, 2018.

3. Community Workshop with the Shasta County Board of Supervisors and Shasta County Planning Commission, including noticed public hearing on August 22, 2017, to further obtain public comments on the Housing Element Update process, to review proposed amendments to the Shasta County General Plan and Zoning Code for compliance with related Housing Element law.

4. A noticed public workshop on the Housing Element with the Shasta County Planning Commission on May 10, 2018.

5. A noticed public workshop on Housing Element related amendments to the General Plan and Zoning Code with the Shasta County Planning Commission on June 14, 2018.

6. A noticed public hearing and workshop on the Housing Element with the Shasta County Board of Supervisors on July 24, 2018.

7. Noticed 30 day public review of the Draft Housing Element between July 2, 2018 and July 30, 2018.

8. A noticed public hearing and workshop with the Shasta County Planning Commission on the Housing Element on July 12, 2018.

9. A noticed public hearing with the Shasta County Planning Commission on August 9, 2018, to consider formal public comments on the Housing Element Update process and for recommendation to the Board of Supervisors adoption of the 2014-19 Housing Element as revised from comments from HCD and other related General Plan amendments.

10. A continued public hearing with the Shasta County Planning Commission on August 23, 2018, to consider formal public comments on the Housing Element Update process and for recommendation to the Board of Supervisors adoption of the 2014-19 Housing Element as revised from comments from HCD and other related General Plan amendments.

11. A noticed public hearing with the Shasta County Board of Supervisors on September 18, 2018, to consider formal public comments on the Housing Element Update process, for adoption of the 2014-2019 Housing Element as revised from comments from the Planning Commission and other related General Plan amendments.

Notices for each of the meetings were posted in local post offices, advertised in the paper of local distribution, mailed directly to stakeholders and posted in various locations. Opportunities to comment on the draft and final document were afforded by attending legally noticed public hearings at the Planning Commission and Board of Supervisor meetings. Notices were also sent to various agencies and housing interest groups as referenced in Appendix D.

Native American Tribe Consultation: To comply with SB 18, Shasta County requested consultation opportunities to local tribes taken from a list derived from the Native American Heritage Commission. These tribes included the Pit River Tribe of California,, Shasta Nation, Round Valley Reservation,

Winneman Winter Tribe, Winter Tribe of Northern California, Pit River Tribe of California, Greenville Rancheria, Quartz Valley Community, Pit River Tribe of California-Aborige Band, Pit River Tribe of California-Ajumawi Band, Pit River Tribe of California,-Medisi Band, Pit River Tribe of California-Atsuge Band, No-Rel-Muk Nation, and Paskenta Band of Nomlaki Indians. No Tribes indicated an interest in consultation.

Other Public and Agency Comments: The Revised Housing Element Update draft was circulated for a 30 day public review comment period between July 2 and July 31, 2018, to various affected public agencies, through public hearing notice in the newspaper and through posting on the County's Website. Although the formal public comment period ended July 31, 2018, the County continued its outreach to the public for comments. Comments received to August 10, 2018 are summarized as follows:

Shasta Regional Transportation Agency: Per the attached August 9, 2018, letter, this agency noted support of the County's efforts to update the Housing Element, amend other sections of the General Plan and amend the Zoning Code to address related State Housing laws.

California Department of Housing and Community Development: The California Department of Housing and Community Development (HCD) reviewed the original draft 2017 Housing Element document and submitted a letter dated July 18, 2017, which provided extensive comments.

Legal Services of Northern California: When the original Draft Housing Element was circulated for public comment in 2017, the County received letters dated June 2, 2017 and August 24, 2017, from Legal Services of Northern California (LSNC), which included extensive comments on the draft document. The County then revised the document and released a second versions of the Housing Element document in July, 2018. During this public comment period, LSNC submitted a comment letter dated August July 13, 2018, regarding to amendments to the General Plan and the Zoning Code to address State Housing laws. LSNC then submitted a third letter on the revised Housing Element Update document to the County on July 31, 2018. All letters are attached for reference.

Public Interest Law Office: The County received a letter from Public Interest Law Office on October 26, 2018, that included extensive comments on the Draft Housing Element that was posted on the County's Website on September 25, 2018. This letter includes reference to previous letters and comments made on the Draft Housing Element from Legal Services of Northern California (LSNC). The letter was signed by a staff attorney who is referenced as an attorney from LSNC, so presumably, Public Interest Law Office is affiliated with NSNC. Most of the comments found in the letter appear to be substantially the same as those referenced in LSNC's previous comments.

Responses to Public Written Comments:

Responses to written public comment from the County are referenced after each written comment received as follows.

Public Comments:

Verbal Comments: Pending receipt.

Written Comments:

From Shasta Regional Transportation Agency:

1255 East Street, Suite 202 • Redding, CA 96001 • (530)262-6190 • Fax: (530)262-6189
E-mail: srta@srta.ca.gov • Website: www.srta.ca.gov

Daniel S. Little, AICP, Executive Director

August 9, 2018

Kim Hunter
Planning Division Manager
Shasta County Resource Management Department, Planning Division
1855 Placer Street
Redding, CA 96001

Subject: Comments Regarding the Proposed Amendments to the Shasta County General Plan Land Use Maps, Shasta County Zoning Maps, and Shasta County General Plan Housing Element

Ms. Kim Hunter:

The Shasta Regional Transportation Agency (SRTA) appreciates the opportunity to comment on Shasta County's proposed amendments to the Shasta County General Plan Land Use Maps (GPA 18-0001, GPA 18-0002, GPA 18-0003, and GPA 18-0004), and Shasta County Zoning Maps (ZA 18-0002, ZA 18-0003, ZA 18-0004, and ZA 18-0005). SRTA applauds Shasta County for taking steps to bring the County's General Plan Housing Element into compliance with state requirements.

SRTA's mission as the metropolitation planning organization for the Shasta Region is to "maximize state, federal and other revenues for cost-effective transportation investment strategies that connect communities, people and goods." To help us meet that mission, SRTA is guided by the goals, objectives and strategies identified in our Regional Transportation Plan and Sustainable Communties Strategy (RTP/SCS). The RTP/SCS provides a 20-year vision of transportation improvements for the region, in conjunction with local land use, housing, and economic policies and goals. SRTA recognizes that the proposed amendments are in accordance with and support the 2015 RTP/SCS. Additional benefits of the proposed amendments include: reduced greenhouse gas emissions, an increase in housing options in County areas, and the preservation of open space. Further, proposed amendments to Area 3 (Southwest Palo Cedro/Gilbert Drive) and Area 4 (Southwest Cottonwood/I-5 Corridor) benefit two of the County's four Strategic Growth Areas defined in the RTP/SCS.

SRTA would like to remind the County that SRTA plans to adopt the 2018 RTP/SCS in October 2018. Following SRTA Board of Directors adoption of the RTP/SCS, the Shasta Region will receive new Regional Housing Needs Allocation numbers from the California Deparment of Housing and Community Development for an 8 year housing period, and Shasta County will have 18 months to complete updates to the General Plan Housing Element with these new numbers.

If you have any questions regarding our comments please contact Associate Transportation Planner Julie McFall at (530) 262-6188 or jmcfall@srta.ca.gov.

Regards,

Daniel S. Little, AICP, Executive Director
DSL/JNM/acl

County Response: Comments noted. No further response necessary.

From California Department of Housing and Community Development:

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY EDMUND G. BROWN JR., *Governor*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

July 18, 2017

Ms. Kim Hunter, Planning Division Manager
Department of Resource Management
County of Shasta
1855 Placer Street
Redding CA 96001

Dear Ms. Hunter:

RE: County of Shasta's 5th Cycle (2014-2019) Draft Housing Element

Thank you for submitting Shasta County's draft housing element received for review on May 19, 2017. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a telephone conversation on July 14, 2017 with you and Mr. Rick Simon, Director. In addition, the Department considered comments from Legal Services of Northern California, Inc., pursuant to
GC Section 65585(c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State housing element law (Article 10.6 of the Government Code). The enclosed Appendix describes revisions needed to comply with State housing element law.

For your information, on January 6, 2016, HCD released a Notice of Funding Availability (NOFA) for the Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP). This program replaces the former Mobilehome Park Resident Ownership Program (MPROP) and allows expanded uses of funds. The purposes of this new program are to loan funds to facilitate converting mobilehome park ownership to park residents or a qualified nonprofit corporation, and assist with repairs or accessibility upgrades meeting specified criteria This program supports housing element goals such as encouraging a variety of housing types, preserving affordable housing, and assisting mobilehome owners, particularly those with lower-incomes. Applications are accepted over the counter beginning March 2, 2016 through June 30, 2018. Further information is available on the Department's website at: http://www.hcd.ca.gov/grants-funding/active-funding/mprrop.shtml#application.
HCD is committed to assisting Shasta County in addressing all statutory requirements of housing element law. If you have any questions or need additional technical assistance, please contact Jess Negrete, of our staff, at (916) 263-7437.

Sincerely,

Jennifer Seeger
Assistant Deputy Director

Enclosure

APPENDIX
COUNTY OF SHASTA

The following changes would bring Shasta's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on the Department's website at www.hcd.ca.gov/hpd. Among other resources, the Housing Element section contains the Department's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks),* available at www.hcd.ca.gov/hpd/housing_element2/index.php and includes the Government Code addressing State housing element law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households (Section 65583(a)(1)).*

   The data used for the analysis should be updated. The Department provided the County with a 5th Cycle Housing Element Date Package that includes the required data.

2. *Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition (Section 65583(a)(2)).*

   The housing element must be revised to include information on the number of overcrowded households by tenure. The data used for the analysis should be updated. The Department provided the County with a 5th Cycle Housing Element Date Package that includes the required data.

3. *Include an inventory of land suitable for residential development, including Vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).*

   Unaccommodated Need: To demonstrate adequate sites for the prior planning period, the prior element included Program 8 to rezone sites to address the shortfall of 783 units to accommodate the regional housing need for lower-income households. However, the program was not completed (page A-5). As a result, the County was required to rezone sites to

accommodate the unaccommodated need within the first year of the current planning period that started June 14, 2014. Since more than one year has lapsed since the beginning of the current planning period, the element cannot be found in compliance with housing element law until the required rezoning is complete and the element is amended to reflect that rezoning. For additional information, see the Department's AB 1233 Memorandum at http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml and the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/getting-started/review-revise.shtml. Table IV-2 attempts to calculate the remaining unaccommodated need from the 4th cycle housing element (page IV-2). The appropriate calculation would include units constructed and sites rezoned pursuant to Program 8 or otherwise rezoned. To appropriately credit the units constructed, the housing element must describe the City's methodology for assigning these units to the various income groups based on actual sales price or rent level of the units and demonstrate their availability in the planning period. Table IV-2 should be revised accordingly.

Progress in Meeting the RHNA: The element indicates that 163 units affordable to very low-income households and 72 units affordable to low-income household have been built or are under construction or approved (page IV-3). The units' affordability appears to be based upon "average market rent", "average mobile home rents", and building permit valuations. As you know, the County's RHNA may be reduced by the number of new units approved, permitted, or built since January 1, 2014. However, the element must describe the County's methodology for assigning these units to the various income groups based actual or projected sales prices, rent levels, or other mechanisms establishing affordability in the planning period (Section 65583.1(d)). Table IV-3 must be revised accordingly. For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/projected-housing-needs.shtml.

The County has a regional housing need allocation (RHNA) of 755 housing units, of which 306 are for lower-income households. In addition, the housing element identifies a shortfall of at least 295 units for lower-income households (page IV-3). To address this need, the element relies on second units and sites zoned single-family, multifamily, commercial, and sites designated for mobile home parks. To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses:

Sites Inventory: The sites inventory aggregates several sites, e.g. "244 parcels",
"23 parcels", and "125 parcels" (pages B-B-2, 4, and 18). While Table IV-3 relies upon sites zoned Mobile Home Park District, C-1, C-2, and C-O (pages IV-3 and B-19), the sites are not included in the sites inventory. If the County

is relying upon these sites to accommodate lower- and moderate-income households, the element must list each parcel of each site by parcel number or unique reference, parcel size, zoning, general plan designation, describing existing uses for any non-vacant sites and include a calculation of the realistic capacity of each site. For additional information and sample sites inventory, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/inventory-of-land-suitable.shtml.

Realistic Capacity: The sites inventory seems to indicate that multifamily zoned sites will be developed at their maximum capacity (page B-2). To support this estimate, the element must describe established minimum density standards or include analysis demonstrating the likelihood of the sites developing at maximum capacity (GC 65583.2(c)). The estimate of the number of units for each site must account for land-use controls and site improvement requirements and could reflect recently built densities. For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/SIA_zoning.php#zoning.

Zoning for Lower-Income Households: While the element identifies the single-family zone, single-family mobilehome combining districts, potential mobilehome parks, and commercially zoned parcels to accommodate housing for lower-income households, it does not include analysis to support the assumption. The element must demonstrate zoning or densities that can accommodate housing for lower-income households by including either:

- An analysis, including, but not limited to, factors such as market demand, financial feasibility and development experience within the identified zone(s) demonstrating how the adopted densities can accommodate the RHNA for lower-income households; or
- For communities with densities that meet specific standards (at least 20 units per acre for Shasta County), no analysis is required other than identifying sufficient sites to accommodate the RHNA for lower-income households (Section 65583.2(c)(3)).

For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/SIA_zoning.php#zoning.

Potential Manufactured/Mobilehome Parks: Table IV-3 relies upon “potential mobile homes at mobile home parks” sites to address the RHNA for low-income households (page IV-3). However, the element indicates that the sites are not currently zoned for Mobile Home Park District (MHP) (page B-19). The element should document available spaces and previous and current manufactured home park development trends, as well as incentives that indicate the stated development potential within the planning period is feasible and realistic. For example, the element should provide additional analysis

and description documenting the number of new manufactured home park developments and hookups approved during the previous planning period. The affordability analysis for manufactured homes in the new parks should account for estimated rents, costs of new manufactured homes, and related housing costs. Programs should be revised, or added, that include specific actions and timelines to rezone specific sites to MHP. For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/second-units.shtml.

Nonvacant and Commercially Zoned Sites: The housing element generally concludes that nonvacant commercially zoned sites can accommodate 108 units for lower-income households (pages IV-3 and B-19). The element must include analysis of the additional development potential of these nonvacant sites within the planning period based upon the extent to which existing uses may impede additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites (Section 65583.2(g)). For additional information and sample analysis, see the *Building Blocks* at: http://www.hcd.ca.gov/hpd/housing_element2/SIA_zoning.php#nonvancant.

In addition, to demonstrate the likelihood for residential development the element should describe any factors increasing the potential for residential development on these commercially zoned sites, such as incentives for residential use and residential development trends in these zoning districts. For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml#zoning.

Second Units: The element relies on sites for second units to accommodate a portion of adequate sites for lower-income households (page IV-3). However, the element must include an analysis supporting affordability of the second units. The analysis could consider a community survey of existing new second units for their rents and include other factors such as square footage, number of bedrooms, amenities, age of the structure and general location. Another method would be to examine market rates for reasonably comparable new rental properties to determine an average price per square foot in the community. This price can be applied to anticipated sizes for second units to estimate the anticipated affordability of second units. For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/second-units.shtml.

Manufactured/Mobilehomes: The element utilizes potential capacity for mobilehomes and manufactured homes on sites zoned single-family for more than fifty percent of the site capacity for the County's regional housing need for lower-income households (pages IV-3 and B-19). To count these units toward the regional housing need, the element must describe the number of

mobilehomes and manufactured homes permitted in the prior planning period, the need for these units in the community, the resources available for their development, and affordability assumptions for the units.

The housing element's affordability analysis for manufactured homes indicate a range of total costs of $52,000 to $237,000 (page B-19). It should be noted that the manufactured home costs are based on used manufactured homes that may render obtaining a loan infeasible and make such housing unaffordable to lower-income households. Based on the proposed costs, manufactured homes may not be affordable for lower-income households.

The affordability analysis must be revised to demonstrate than new manufactured homes on single family lots are affordable to lower income households. The analysis must consider sales prices, development costs, water and sewer costs, as well as other applicable costs such as space rents. For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/second-units.shtml.

Suitability and Availability of Infrastructure: While the housing element includes a general description of water and sewer infrastructure (pages III-21:25), it must demonstrate sufficient existing or planned water, sewer, and other dry utility's supply capacity to accommodate the County's regional housing need (Section 65583.2(b)). The element must also identify infrastructure capacity by community area or service district relative to identified sites. For additional information and sample analysis, see the *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/SIA_zoning.php#environmental.

For your information, water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households (Section 65589.7). If the County is the water or sewer service provider it must establish such priorities. Local governments are required to immediately deliver the housing element to water and sewer service providers. The Department recommends including a cover memo describing the County's housing element, including the County's housing needs and regional housing need. For additional information and sample cover memo, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/other-requirements/priority-for-water-sewer.shtml.

Environmental Constraints: While the housing element indicates that sites were selected based on lack of environmental constraints (page B-1), the housing
element must include a general description of any known environmental features
(e.g., presence of floodplains, protected wetlands, oak tree preserves) that have the potential to impact the development viability of the identified sites (GC

65583.2(b)). This site suitability analysis must demonstrate that the existence of these features will not preclude development of the sites identified in the inventory at the projected residential densities/capacities as indicated in the housing element. For additional information and sample analysis, see the *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/SIA_zoning.php#environmental.

Sites with Zoning for a Variety of Housing Types:

- Emergency Shelters: The element must demonstrate the Commercial Light Industrial and Public Facilities zones have sufficient capacity to accommodate the identified housing need for emergency shelters (Section 65583(a)(4)). For example, identifying the number of parcels, typical parcels sizes, whether the sites are nonvacant, and the potential capacity for adaptive reuse. For additional information and a sample analysis, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb2_memo050708.pdf

  It should be noted that the housing element cannot be found in compliance until the zoning ordinance has been amended to identify a zone(s) which allows emergency shelters as a permitted use without a conditional use or other discretionary permit (GC 65583(a)(4)).

- Group Homes: The housing element should clarify whether unlicensed group homes for six or fewer persons are permitted in the same manner as licensed group homes for six or fewer (See page III-8). The housing element should also describe how unlicensed group homes for more than six persons are permitted. The housing should include an analysis of these zoning, development standards, building codes, and process and permit procedures as potential constraints on housing for persons with disabilities (Section 65583(c)(1)(3)). For more information and sample analysis, see the *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/CON_disabilities.php.

- Second Units: The housing element indicates the County is in the process of amending its zoning ordinance to permit accessory dwelling units in all zones allowing residential uses by right (pages III-3, B-18, V-9). For your information, several bills have recently been enacted that affect accessory dwelling units and junior accessory units: Chapter 720, Statutes of 2016 (SB 1069), Chapter 735, Statutes of 2016 (AB 2299), and Chapter 755, Statutes of 2016 (SB 2406). The proposed zoning amendments should be revised for consistency with the recent bills which provide that any existing ADU ordinance that does not meet the bill's requirements null and void upon January 1, 2017. In such cases, a jurisdiction must approve accessory dwelling units based on Government Code Section 65852.2 until the

jurisdiction adopts a compliant ordinance. For more information, see the see the Department's website at http://www.hcd.ca.gov/housing-policy-development/hpd_memo_ab1866.pdf.

4. *Analyze potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7) (Section 65583(a)(5)).*

   Land-Use Controls: If relying upon MHP sites, the element must identify and analyze all relevant land use controls for the MHP zone and their impacts as potential constraints on manufactured/mobile home development. The analysis must also evaluate the cumulative impacts of land use controls on the cost and supply of housing, including the ability to achieve maximum densities and cost and supply of housing. The analysis should also describe past or current efforts to remove identified governmental constraints. For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/constraints/land-use-controls.shtml.

   The housing element indicates that the zoning ordinance currently provides a 25 percent density bonus instead of a 35 percent density bonus as provided by State Density Bonus Law (GC 65915). While Program 8 proposes to revise the zoning ordinance to comply with the law, the housing element should demonstrate that the County complies with State Density Bonus Law. For example, it would provide a
   35 percent density bonus to a qualified development.

   Fees and Exaction: While the housing element generally describes fees and exactions (pages III-16:19), it should also identify the total amount of fees and their proportion to the development costs for both a typical single- and multifamily housing development. For additional information and a sample analysis and tables, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/constraints/fees-and-exactions.shtml.

   Local Processing and Permit Procedures: While the element generally describes the processing and permitting procedures (III-13:16), it should also describe the processing and approval procedures timeframe for typical single-

and multi-family developments, including type of permit, level of review, approval findings and any discretionary approval procedures. For additional information and sample analysis, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/constraints/processing-permitting-procedures.shtml.

Constraints on housing for Persons with Disabilities: The housing element indicates that an evaluation of zoning, development standards, building codes, and process and permit procedures as potential constraints on housing for persons with disabilities was conducted (page III-8). However, the housing element should clarify whether any constraints were identified and, if so, what program actions are being taken to address the identified constraints.

The housing element indicates the County's definition of family excludes persons living in a "boarding or lodging house, hotel, club or similar dwelling for group use" (page III-9). The element should clarify that persons living in transitional housing, supportive housing, residential care facilities, or group homes are not included in the term "similar group use." For additional information and sample analysis, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/constraints/constraints-for-people-with-disabilities.shtml.

5. *Analyze potential and actual nongovernmental constraints upon 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 (Section 65583(a)(6)).*

   The housing element should include a general estimate of total construction costs, including materials and labor, for typical residential development. For more Information, see the *Building Blocks* at http://www.hcd.ca.gov/community-development/building-blocks/constraints/nongovernment-constraints.shtml

6. *Analyze existing assisted housing developments that are eligible to change to non-low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions (Sections 65583(a)(8) through 65583(a)(9)(D)).*

   The housing element should clarify whether any assisted units are at-risk of converting to market rents within a 10-year period. If so, the element must estimate the total cost for producing, replacing and preserving the units at-risk and identify public and private nonprofit corporations known to the County to have the legal and managerial capacity to acquire and manage at-risk units (Section 65583(a)(9)). For additional information and sample analysis, see the *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/EHN_atrisk.php and for more

information on identifying units at-risk, see the California Housing Partnership Corporation at http://www.chpc.net.

B. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions (Section 65583(c)).*

   To address the program requirements of GC Section 65583)(c)(1-6), and to facilitate implementation, programs should include: (1) a description of the County's specific role in implementation; (2) definitive implementation timelines; (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials.

   Programs must have a beneficial impact within the planning period. However, several programs, such as Programs 1 – Adequate Sites, 6 – Infrastructure Assessment and Improvements, 8 – Density Bonus, 11 – Rezone For Mobile Home Park Development, 30 – Zoning for Emergency Shelters, Transitional Housing, and Supportive Housing, and 31 – Zoning for Employee Housing have timelines for completion of "Fiscal Year 2018/2019." The programs should be reviewed, prioritized, and timelines revised so that they are initiated or completed early enough in the planning period to provide a beneficial impact in the planning period.

   Numerous programs continue to indicate an "ongoing" implementation status. While this may be appropriate for some programs, programs with quantified objectives or specific implementation actions must include completion or initiation dates resulting in beneficial impacts within the planning period. Programs needing revision include, but are not limited to, Programs 3, 5 9, 21, 28, and 37. For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/PRO_overview.php. Programs to be revised include the following:

   Program 1 or Program 2: At least one of the programs must be revised, or a program added, with specific actions and timelines to rezone sites address the unaccommodated need and shortfall of sites for the current planning period and comply with the requirements of GC Section 65583.2(h) and (i). The rezoned sites must have a site capacity of at least 16 units, permit rental and owner

multifamily development without discretionary review at minimum densities of at least 20 dwelling units per acre, and that at least at least 50 percent of the very low and low-income housing need shall be accommodated on sites designated for exclusive residential uses or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project. For additional information, go to http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml.

Program 3: Clarify whether this program was completed in the last planning period and the land inventory has been posted online. Revise program with specific actions and timelines for this planning period. For example, "Land inventory will be posted online on the County's website by June 2018."

Program 4: Clarify whether surplus sites have been identified and revise program with specific actions, timelines, and quantified objectives for identifying surplus sites and outreach/developer proposals. For example, "Identify surplus sites by January 2018", "At least annual outreach to agencies and developers to discuss development proposals", and "Develop 100 units of housing affordable to lower income households in the planning period."

Program 5: Revise the program to include next actions and timelines if it is determined that the General Plan or Zoning Plan is inadequate to accommodate a variety of residential units. For example, "Review in 2017 and thereafter every two years. Revisions will be adopted on same timeline."

Program 6: Clarify whether all program actions will be completed in "2018/2019."

Program 7: Clarify whether the program was completed in the last planning period and revise program with specific actions and timelines for this planning period. Also clarify whether Program 21 and Program 7 differ or not.

Program 8: Clarify whether revisions to density bonus ordinance will comply with all state density bonus requirements, e.g. senior development, land donation and childcare facility.

Program 9: Revise program with specific actions, timelines, and quantified objectives for this planning period. For example, "Include program information on County website" and "Assist 15 home purchasers, 20 rehabilitations, and 20 tenants with rental assistance each year." Describe how County will "actively promote partnerships" to increase funding and clarify whether County funds any of the housing assistance programs described.

Program 10: Revise program with specific timelines for each program action, for example "Review and revise every two years." Include quantified objective for development on new housing units. For example, "Ten units per year for residents with special needs."

Program 11: If relying upon new mobile home parks to accommodate a portion of the RHNA for lower-income households, amendments to the zoning ordinance need to be completed as soon as possible and program revised accordingly. Program could be revised, or programs added, that provide incentives for new mobilehome parks.

Program 12: Clarify whether program is limited to obtaining funding for Housing Choice Vouchers. Revise program to include quantified objectives to maintain existing vouchers or seeking funding to obtain additional vouchers.

Program 13: Clarify whether program is the same as Program 12. If not, revise timeline to indicate frequency of funding applications, for example every two years, and quantified objectives, for example "Obtain funding to develop 100 units affordable to lower and moderate income households in the planning period."

Program 14: Revise to describe next steps and timeline after "explore opportunities" and include quantified objectives. For example, "Increase annual funding by $250,000" or "Obtain funding for 200 units affordable to lower income households in the planning period."

Program 16: Clarify whether program is different that Program 9 and whether it is an existing program. Revise to include quantified objectives. For example, "15 units rehabilitated each year."

Program 18: Clarify whether program fast-tracks all housing developments that include units affordable to lower income households or special needs housing.

Program 19: Could revise program to include annual consistency review of General Plan elements with the housing element.

Program 21: Clarify whether Program 21 and Program 7 are the same program.

Program 22: Clarify timeline for completion of program. Narrative indicates process could take three years or more. Timing indicates completion with two years of adoption of housing element. No timeline for Planning Commission to consider and recommend to Board of Supervisors. Also, clarify whether fee waivers would be in addition to incentives offered under state density bonus law and if there is a required affordability time period.

Program 23: Revise program to indicate next steps and timelines after "review" and "consider" parking reductions pursuant to AB 744. For example, "Adopt revised parking standards for multifamily and mixed use zoned sites by June 2018."

Program 26: Revise the program to include a timeline for "evaluating other feasible options that provide incentives" for SROs and special needs housing and actions and timelines to adopt the incentives. Also clarify whether incentives would be offered in addition to those available under state density bonus law.

Program 27: Could be revised to include the adoption of universal design standards

Program 28: Revise the program to include quantified objectives. For example, "100 new emergency shelter beds within the planning period" or "Independently or in conjunction with other jurisdictions/agencies submit 3 funding requests for additional emergency shelter beds with the planning period."

Program 29: Revise program to describe timeline to "explore feasible cooperative strategies" and subsequent actions and timelines. Revise program to include quantified objectives. For example, "1000 loans and 50 grants during the planning period" or "Five funding applications for lower income or farmworker housing during the planning period."

Program 30: The program proposes to permit transitional housing and supportive housing the same as other residential uses in the same zone. However, transitional housing and supportive housing must be permitted as a residential use in all zones and only subject to those restrictions that apply to *other residential dwellings* of the same type in the same zone (GC 65583(a)(5)). The element must demonstrate consistency with these statutory requirements and the program revised, as appropriate. For additional information, see the *Building Blocks* at SB745 Memo.

Program 31: The housing element should be revised to ensure the County's zoning ordinance complies with the Employee Housing Act (Health and Safety Code Section 17000 et seq.). Specifically, Section 17021.5 requires employee housing for six of fewer persons to be treated as a single-family structure and residential use. No conditional use permit (CUP), zoning variance, other zoning clearance, taxes, or fees shall be required for this type of employee housing
that is not required of a family dwelling of the same type in the same zone. Section 17021.6 requires employee housing consisting of not more than 36 beds in group quarters or 12 units or less designed for use by a single-family or household to be treated as an agricultural use. No CUP, zoning

variance, other zoning clearance, taxes, or fees shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone. For more information and sample analysis, see the *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/SIA_variety.php#Farmworker .

Program 32: Could clarify that the reasonable accommodation procedure will provide exception to zoning and land use polices and regulations.

Program 34: Clarify whether flexible alternatives are available to all Planned Unit Developments that include low and moderate-income units or if determined on a case-by-case basis.

Program 35: The review and revise indicates that the County will "increase efforts to disseminate information." The program should describe the actions, timelines, and quantified objectives for the increase efforts. Clarify whether the program is existing or proposed.

Program 36: Describe how fair housing complaints are addressed. Clarify whether program is an existing program and that materials are also provided to the general public. Describe timelines for each program action.

Program 37: Revise program to describe specific actions and timeline to publicize programs and include a quantified objective. For example, "Distribution of 500 flyers annually."

2. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing. Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*

   As noted in Finding A3, the element does not include a complete site analysis and therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the County may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

Programs must be added, or revised, to address the unaccommodated need from the prior planning period and a shortfall of sites for the current planning period. The programs must rezone sites that comply with the requirements of GC Section 65583.2(h) and (i). The rezoned sites must have a site capacity of at least 16 units, permit rental and owner multifamily development without discretionary review at minimum densities of at least 20 dwelling units per acre, and that at least at least 50 percent of the very low and low-income housing need shall be accommodated on sites designated for exclusive residential uses or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project. For additional information, go to http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml.

3. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households (Section 65583(c)(2)).*

   While the housing element includes programs to assist seeking vouchers for extremely low-income households and fee waivers for housing developments that include a portion of units reserved for low income households, it must also include a program(s) to assist in the development of housing affordable extremely low-income (ELI) households. Programs must be revised or added to the element to assist in the development of housing for ELI households. Program actions could include prioritizing some funding for housing developments affordable to ELI households and offering financial incentives or regulatory concessions to encourage the development of housing types, such as multifamily, single-room occupancy (SRO) units, to address the identified housing needs for ELI households. For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/PRO_assist.php.

4. *The housing element shall contain programs which address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing (Section 65583(c)(3)).*

   As noted in Finding A4, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the County may need to revise or add programs and address and remove or mitigate any identified constraints.

5. *The housing element shall include programs to conserve and improve the condition of the existing affordable housing stock (Section 65583(c)(4)).*

The element must include a program(s) to conserve and improve the condition of the existing stock, which may include addressing the loss of dwelling units. A program could provide grants for substantial rehabilitation, provide matching grants for homeowner improvements, or implement proactive code enforcement program. For additional information and a sample program, see the *Building Blocks*' at http://www.hcd.ca.gov/hpd/housing_element2/PRO_conserve.php.

C. Quantified Objectives

Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame (Section 65583(b)(1 & 2)).

The element must include quantified objectives to establish an estimate of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period. While the element includes these objectives by income group for very low-, low-, moderate- and above-moderate income (page V-18), it must also include objectives for extremely low-income households.

D. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort (Section 65583(c)(8)).

While the housing element generally describes public comments received (page I-3:4), it should also describe how they were considered and incorporated into the element. For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/GS_publicparticipation.php.

E. Consistency with General Plan

The housing element shall describe the means by which consistency will be achieved with other general plan elements and community goals (Section 65583(c)(7)).

While the housing element indicates there are proposed changes to the General Plan to ensure consistency with the housing element, the element must describe how consistency was achieved and how it will be maintained during the planning period. For example, the element could include a program to conduct an internal consistency review of the General Plan as part of the annual General Plan implementation report required by Section 65400. The annual report can also assist future updates of the housing element. For additional information and a sample program, see the *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/OR_costal.php.

For your information, some other elements of the general plan must be updated on or before the next adoption of the housing element. The safety and conservation elements of the general plan must include analysis and policies regarding fire and flood hazard management (GC Section 65302(g)). Also, the land-use element must address disadvantaged communities (unincorporated island or fringe communities within spheres of influence areas or isolated long established "legacy" communities) based on available data, including, but not limited to, data and analysis applicable to spheres of influence areas pursuant to GC Section 56430. The Department urges the City to consider these timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at http://opr.ca.gov/docs/SB244_Technical_Advisory.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

County Response to HCD Letter of July 18, 2017: All comments responded to in a complete revision to the Housing Element document released in August 2018.

From Northern California Legal Services:

LEGAL SERVICES
of
NORTHERN CALIFORNIA

RECEIVED
AUG 21 2017
CLERK OF THE BOARD

June 2, 2017

Kim Hunter & Bill Walker
Shasta County Department of Resource Management
Planning Division
1855 Placer Street, Suite 103
Redding, CA 96001

Sent via email to khunter@co.shasta.ca.us and bwalker@co.shasta.ca.us

Dear Ms. Hunter and Mr. Walker,

Thank you for meeting with us on May 22, 2017 to discuss the County's 2014-2019 Draft Housing Element. ("Draft Housing Element.") We write today to provide written comments pursuant to the County's 30-day comment period on the Draft Housing Element. We have serious concerns about several aspects of the Draft Housing Element, but hope to work together to create a document that is legally compliant as well as useful for our community.

Legal Services of Northern California (LSNC) represents rural low-income Californians in Shasta County, as well as 22 other counties in Northern California. We work primarily with low income individuals and seniors on a variety of civil legal matters, including access to and maintenance of affordable housing. We see Housing Element advocacy as an essential component of our work, as it is a key mechanism to lay the foundation for the development of affordable housing. We share your hope that this Housing Element will be a workable document that encourages development for the benefit of all county residents.

Since the County has not yet adopted a Housing Element for the current planning period, which began June 30, 2014, we are glad to see that the County is in the process of updating its Housing Element. However, as we discussed at our meeting we have serious concerns about the Draft Housing Element and do not think that the Draft Housing Element demonstrates that the County is properly planning for housing that is affordable to lower income households.

We believe that the current Draft Housing Element does not comply with state law and should not be certified by HCD for the reasons discussed below.

Concerns Regarding the Prior Planning Period

1. **Shasta County has not zoned adequate sites to meet the unaccommodated need from the 2009-2014 planning period**

During the 2009-2017 planning period, the County's RHNA at the Very Low Income (VLI) level was 970 units, and the County had a deficit of 783 VLI units. (See Table IV-2 in the 2009-2014 Housing Element.) To meet this deficit the County had an adequate sites program and identified specific parcels

Shasta Regional Office
1370 West Street
Redding, CA 96001
P: 530.241.3365
Toll Free: 800.822.9687
F: 530.241.3982
www.lanc.net

A Legal Services Corporation Program LSC

that the Housing Element said the County would consider rezoning. (See Program 8 in the 2019-2014 Housing Element.) However, the County has not rezoned any land or made any changes to its zoning code to address this deficit.

Since the County had a deficit for VLI units during the last planning period and failed to identify or make available adequate sites to accommodate this deficit, the County had an obligation to zone or rezone adequate sites to accommodate the unaccommodated portion during the **first year** of this planning period. (Gov't Code § 65584.09.) The Draft Housing Element sates that the current unaccommodated need for the 2009-2014 planning period is 395 VLI units. (See Table IV-2 in the 2014-2019 Draft Housing Element.)[1] The County should have zoned or rezoned adequate sites to accommodate the unaccommodated VLI units no later than June 30, 2015. Since the County has not done this, the draft Housing Element cannot be found in substantial compliance with the section 65584.09. (See June 20, 2007 [Updated June 3, 2010] HCD Memo on Application of Government Code Section 65584.09, at page 3, available at http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/ab_1233_final_dt.pdf.)

The Draft Housing Element does include a program to "identify adequate sites to address the unaccommodated housing need for very low-income units required by the Regional Housing Need Allocation for the 2007-2014 planning period." (See Program 1 at page V-8.) However, this program is not sufficient for at least three reasons. First, since the deadline to zone adequate sites to meet the unaccommodated need has passed, the County can only be in compliance with the law once zoning is complete. Second, this program states it will be done in "Fiscal Year 2018/2019," which is the end of the current planning period. Therefore, the program will not meet the unaccommodated need until the very end of the planning period. Third, Program 1 does not comply with Government Code section 65583.2(h).

Government Code section 65583.2(h) requires that the sites zoned or rezoned to meet the unaccommodated need satisfy all of the following requirements: 1) permit owner-occupied and rental multifamily residential use by right during the planning period; 2) be zoned at a minimum density of 20 units per acre; and 3) at least 50 percent of the very-low income parcels must be on sites designated for residential use and for which nonresidential use or mixed-uses are not allowed.

A review of Program 1 demonstrates that the County is not committing to amend its zoning code to comply with section 65582.3(h). Currently, no zones in the County allow multi-family residential development by right. (See Table III-6 on page III-7.) Also, the General Plan only allows a maximum density of 16 units per acre, and it appears that the County does not have minimum densities. (See Table III-1 at page III-2.) Program 1 states: " The County anticipates that the Zoning Plan will also be amended to permit multi-family dwellings as a permitted use by right in some commercial zoning districts where the full range of urban services are or will be available." This action is not enough to comply with section 65583.2(h).

[1] LSNC thinks that the Draft Housing Element undercounts the unaccommodated need from the 2009-2014 planning period for the reasons discussed in Section 3 of this letter.

In order for its Draft Housing Element to be found in compliance with state law, the County must zone or rezone sites adequate to meet the unaccommodated VLI RHNA immediately, and the sites must satisfy the requirements of section 65583.2(h).

2. The County has failed to meet the requirements for emergency shelters

Every jurisdiction must identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zones must include sufficient capacity to accommodate the need for emergency shelters. The jurisdiction must also demonstrate that existing or proposed permit processing, development and management standards are objective and encourage the development of emergency shelters. Also, state law limits the development and management standards a jurisdiction can apply to emergency shelters.(Gov't Code § 65583(a)(4).)

The 2009-2014 Housing Element had a program for the County to amend its zoning code to comply with these emergency shelter requirements. (See Program 55 of the 2011 Housing Element, Section V at p. 114.) However, a review of the County's zoning code shows that emergency shelters are not an allowed use in any zone and the County never implemented Program 55.

If a jurisdiction adopted a housing element in the prior planning period to address the emergency shelter requirements and the timeline to address the requirements has lapsed, HCD cannot find a future housing element in compliance with state law until the required rezoning is complete and the housing element is amended to reflect the rezoning. (See HCD Memo Dated May 7, 2008 [updated April 10, 2013] on Senate Bill 2 available at http://hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb2_memo050708.pdf and HCD Building Blocks "Zoning for a Variety of Housing Types" available at http://hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/zoning-for-variety-housing-types.shtml.)

The Draft Housing Element does include a program to address the emergency shelter requirements. (See Program 30 at page V-15.) However, since the County has not actually amended its zoning code to allow emergency shelters or satisfy the other requirements of section 65583(a)(4) HCD cannot find the County's Draft Housing Element in compliance.

Also, the Land Inventory should identify the specific parcels of land within the Commercial-Light Industrial Zone, which Program 30 states will allow emergency shelter by right, and analyze whether these sites have sufficient capacity to accommodate the need for emergency shelters.

3. The County undercounts its unaccommodated VLI Regional Housing Needs Allocation (RHNA) for the 20019-2014 planning period

In Table IV-2 of the Draft Housing Element, the County concludes that that there are 395 VLI units that have yet to be accommodated from the 2009-2014 planning period. This number is based on a statement that 388 units affordable to VLI households were constructed in 2009-2014. It appears that these 388 constructed units include second dwelling units, mobile home installations and single family

homes. However, the Draft Housing Element does not provide sufficient analysis and information to determine whether these units should be used to offset the deficit of 783 VLI units.

HCD's Building Blocks "Projected Housing Needs – Regional Housing Needs Allocation" does allow a jurisdiction to take RHNA credit for new units approved, permitted, and /or built since the start of the RHNA projection period. However, to take credit for such units the jurisdiction must demonstrate that the units are affordable based on: 1) **actual** sales prices; 2) **actual** rents; and/or 3) subsidies, financing or other mechanisms to ensure affordability. See HCD's Building Blocks at http://hcd.ca.gov/community-development/building-blocks/housing-needs/projected-housing-needs.shtml.

Here, the County has not demonstrated that the 388 units constructed were affordable to VLI households based on **actual** sales prices or **actual** rents. Rather, it appears that the County only assumes that second dwelling units and mobile home installations would be affordable to VLI households.

- *Second Dwelling Units*

In Table IV-2, footnote 2 the Draft Housing Element states: "Second dwelling units were considered affordable to very low income households based on average market rents in Shasta County. See affordability assumptions discussed at the end of Appendix B."

The County states that "based on affordability categories within Table II-25 and average rental levels for housing in Shasta County (table II-27), these units are **expected** to rent in the very-low income category." (Appendix B at B-18, emphasis added.) The County is anticipating what rents for the second dwelling units will be and has not determined that the second dwelling units built in 2009-2014 were actually affordable to VLI households. However, tables II-25 and II-27 demonstrate that the median rents for 1, 2 and 3 bedroom units are **not** affordable to VLI households. For example, table II-25 states that the income level for a 1 person household at the VLI level is $22,950 and the maximum affordable gross rent is $574 a month. This amount includes rent and utilities. Table II-27 states the median monthly rent (and not rent and utilities) for a 1 bedroom unit is $598, which is more than a VLI single adult can afford.

The Draft Housing Element states that "based on previous trends, the County **assumes** that the majority of applicants for second dwelling units will construct these units for elderly people or relatives and they would usually be mobile homes, both of which are indicators that **they would likely rent** at below average levels." (B-18, emphasis added.) Again the County has no data as to what second dwelling units will rent for and has not provided the actual rents for the second dwelling units built in 2009-2014. Also, the County does not explain how it determined that most of the units are for elderly people or relatives or why this would mean they would rent for less than the median rents.

If the County wants to use constructed second dwelling units to offset the unaccommodated VLI RHNA from the 2009-2014 planning period, it must state how many second dwelling units were constructed and list the actual rent for each second dwelling unit to demonstrate the unit was affordable at the VLI level.

- *Mobile Home Installations*

The Draft Housing Element states that some of the 388 constructed units were mobile home installations and that these were considered affordable to very low income households based on affordability categories units within Table II-25 and average mobile home rental levels (see mobile home discussion in Section II). (Table IV-2, footnote 3.)

This analysis is not sufficient to demonstrate that the mobile homes installed in 2009-2014 were actually affordable to VLI households. First, it is unclear whether the mobile home installations were located in mobile home parks or installed on other parcels. Second, again the County is estimating or speculating that the mobile homes will be affordable and has not provided that actual rent or sale amounts. Third, it is unclear whether the mobile homes installed during 2009-2014 were rental housing or lived in by the homeowner. Fourth, the analysis about mobile home rents and sales prices does not demonstrate that the rents or sale prices are likely to be affordable to VLI households.

On page II-25, the Draft Housing Element states that in the third quarter of 2015 the average costs of a used mobile home over a three-month period ranged in price from approximately $5,000 to $130,000 depending upon size, amenities, and age. The Draft Housing Element does not provide any information about the number of mobile home sales this price range is based on and therefore it is impossible to determine how helpful this information is to determine mobile homes costs. On page II-26, the Draft Housing Element provides a range of space rent in mobile home parks. While this range does show that space rents would be affordable to very low income households, it does not account for the fact that the home buyer must first purchase the mobile home located in the park. A mobile home owner, who lives in a mobile home park may buy his or her mobile home outright or might finance it and have a monthly loan payment in addition to the space rent and utilities. None of this is discussed in the Draft Housing Element's analysis of mobile home affordability at pages II-25 – II-26.

If the County wants to use installed mobile homes to offset the unaccommodated VLI RHNA from the 2009-2014 planning period, it must state how many mobile homes were installed during that period and list the actual rent and/or sales prices for each unit to demonstrate the unit was affordable at the VLI level.

- *Single-Family Homes*

The Draft Housing Element states that some of the 388 constructed units were single-family homes permitted between July 1, 2009 and December 31, 2014 and considered affordable to VLI households where the value of the home was between $68,801 and $114,600. (Table IV-2 footnote 4.) In order to count these constructed units toward the unaccommodated VLI RHNA, the County needs to provide clarification as to how it determined a sales price of up to $114,600 is affordable to a VLI household.

Table II-25 states that a 3-person VLI household can afford a maximum purchase price of $144,600. According to the table, this assumes "95% loan @ 5.5% annual interest rate and a 30 year term [and] assumes taxes, mortgage insurance and homeowners' insurance account for 21% of total monthly payments." As Table II-25 acknowledges, a housing cost of 30% of a person's income is considered affordable. The housing cost includes rent and utilities or mortgage payment, taxes, mortgage insurance and homeowner's insurance. Under a 30-year mortgage for a home purchase of $144,600

that is 95% of the purchase price with a 5.5% annual interest rate, the monthly mortgage payment would be $618.15 a month. Since a 3-person VLI household's maximum affordable housing payment is $716 a month, after making the loan payment the household would only have $97.85 remaining to pay taxes, mortgage insurance and homeowner's insurance to keep the housing cost at 30%.. This does not appear to be an affordable home for a VLI household.

If the County wants to use the permitted single-family homes to offset the unaccommodated VLI RHNA from the 2009-2014 planning period, it must provide further clarification on how it determined the sales prices were affordable and should list each home and its sales prices to demonstrate the unit was affordable at the VLI level.

Concerns Regarding the Current Planning Period

4. **The County has not shown that it can accommodate its VLI RHNA for the 2014-2019 planning period**

The County's RHNA for the VLI level is 189 units for the 2014-2019 planning period. The Draft Housing Element states that the County has accommodated for all of these units through constructed residential units, potential second units, and commercially zoned parcels able to accommodate single-family residences. (See Table IV-3.) As written, the Draft Housing Element does not provide the necessary analysis for any of these three categories.

- *Constructed and Permitted Residential Units*

Table IV-B and B-1 state that 163 units affordable to VLI households were constructed or permitted in 2014-2019. Of these units, 11 were second dwelling units, 13 are "CHIP Homes," 41 are mobile home installations and 98 are parcels with building permits.

For the reasons discussed above, these units should not be counted toward the 2014-2019 VLI RHNA unless the County can show the **actual** rents or **actual** sales prices were affordable at the VLI level. The County relies on the same methodology discussed above to **estimate** that the rents for second dwelling units and mobile homes constructed in 2014-2019 will be affordable at the VLI level. (Table B-1 fn.s 1 and 3.) If the County wants to count the constructed second dwelling units and the mobile home installations toward the current RHNA, it must provide a list of each unit and its actual rent or sales price to show it was affordable at the VLI level. See HCD's Building Blocks at http://hcd.ca.gov/community-development/building-blocks/housing-needs/projected-housing-needs.shtml. The County should also provide the rent levels or subsidy type for the CHIP Homes listed in Table B-1 to demonstrate these homes are affordable at the VLI level.

Table B-1 also includes 98 units, which the County says are parcels with building permits since January 1, 2014. As discussed above, if the County wants to count these permitted parcels toward meeting the 2014-2019 VLI RHNA, the County must provide further clarification as to how its purchase price range for single-family homes is affordable to VLI households. Again, the County should provide a list of each permitted parcel and describe the methodology it used to determine the affordability level.

LSNC is concerned that there may be some units counted twice in the constructed residential units listed in Table IV-2 to meet the unaccommodated need for the 2009-2014 VLI RHNA and the constructed residential units listed in Tables IV-3 and B-1 to meet the 2014-2019 VLI RHNA. Table IV-2 states 388 residential units were constructed between 2009 and2014, and footnote 4 states these units include units permitted between July 1, 2009 and December 31, 2014. Then, Table B-1 states 163 units were constructed or permitted at the VLI level from January 1, 2014 through 2016. Therefore, these two tables appear to have a 12 month period of overlap (January 1, 2014 through December 31, 2014). It appears that the units constructed or permitted January 1, 2014 - December 31, 2014 are counted in both tables and therefore being improperly being counted toward the 2009-2014 unaccommodated VLI RHNA and the current VLI RHNA.

Also, since these units are not built the County must demonstrate that the units can be built within the remaining planning period, which ends June 30, 2019. The Draft Housing Element does not provide any information about whether these permitted units can be built by June 30, 2019. See HCD's Building Blocks at http://hcd.ca.gov/community-development/building-blocks/housing-needs/projected-housing-needs.shtml

- *Potential Second Units*

To meet its current VLI RHNA the County relies on 18 potential second dwelling units. (See Table IV-3 of the 2014-2019 Draft Housing Element.) LSNC supports the County's efforts to encourage second dwelling units as LSNC agrees that it is important to encourage a variety of housing types in the County. However, LSNC thinks that as written the Draft Housing Element does not include the necessary analysis to demonstrate that second dwelling units will be affordable at the VLI level and therefore the County should not rely on the 18 potential units to meet its current VLI RHNA.

HCD's Building Blocks "Accessory Dwelling Units" available at http://hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/accessory-dwelling-units.shtml provides guidance on the necessary analysis required if a jurisdiction wants to rely on potential second dwelling units to meets its RHNA.

HCD's guidance states the projection of second dwelling units must be based on realistic capacity and development trends in previous planning periods. In its Draft Housing Element, the County states that a total of 11 permits for second dwelling units were issued from 2014-2016. (See page B-18). However, the County anticipates that more second dwelling units will be permitted between January 1, 2017 and June 30, 2019 because the County is in the process of adopting a zoning ordinance amendment that will allow the second dwelling units in one-family and multiple-family residential zones by-right. The County states it anticipates that this zoning amendment will encourage construction of second dwelling units at a faster pace. While this may be accurate, there is no indication in the Draft Housing Element that this zoning amendment has been adopted yet. Therefore, there does not appear to be a basis to expect a faster pace of construction of second dwelling units at this time and the 18 projected units appears too high based on the number of units permitted in 2014-2016.

HCD's guidance also requires that a jurisdiction analyze the anticipated affordability of the second dwelling units in order to determine the housing need by income group that could be accommodated

through the development of the second dwelling units. HCD provides examples of how a jurisdiction can determine the affordability, including conducting a survey of existing second dwelling units.

The County states that the second dwelling units are expected to rent in the very-low income category but fails to explain its methodology for determining this. (B-18 to B-19.) The Draft Housing Element only states: "Based on previous trends, the County assumes that the majority of applicants for second dwellings will construct these units for elderly people or relatives and that would usually be mobile homes, both of which are indicators that they would likely rent at below average levels." However, the County does not explain what the previous tends are, for what period it studied previous trends, or how it determined that since the units are likely t be for relatives or the elderly this means rents will be at the VLI level.

If the County wants to use second dwelling units to accommodate its current VLI RHNA, it should conduct a survey of existing second dwelling units to determine whether they are occupied, whether they are being rented out and if so what the average rents are. The County needs this information to determine whether the units will likely meet the needs of VLI households.

- *Commercially zoned parcels*

In Table IV-3, the County states it is meeting 108 units of its VLI RHNA through "commercially zoned parcels able to accommodate single-family residences (See Appendix B assumptions)." At page B-19, the County further explains that it assumes that very-low income, single-family residents can be accommodated on existing commercially zoned C-1, C-2 and C-0 parcels with a commercial building that has a current floor ratio (FAR) of less than one. The County also states that currently the zoning code permits one-family residences in these zones with an administrative permit when part of and subordinate to the main building in which the commercial use exists, and the resident is inhabited by the owner or operator of the commercial use, or paid caretaker or night watchman.

However, the County does not identify any parcels zoned as C-1, C-2, or C-0 in its list of residential land inventory in Appendix B. If the County thinks it can accommodate 108 units at the VLI units on C-1, C-2, and C-0 parcels it must identify these parcels in the residential land inventory and explain why each parcel can accommodate a single-family home at the VLI level.

LSNC also notes that the County does not provide any support for its statement that "these units are expected to rent in the very-low income category." (See page B-19.) So, even if the County is able to identify specific parcels in these zones, it still needs to provide sufficient analysis to show such parcels can accommodate units at the VLI level.

In sum, LSNC thinks that the County has not demonstrated that it can accommodate its VLI RHNA for the 2014-2019 planning period. Since the County has not demonstrated it can accommodate its VLI RHNA, the Draft Housing Element must include a program to accommodate the unmet RHNA that complies with Government Code section 65583.2(h).

5. **The County does not provide sufficient analyses to show how it is accommodating its Low Income Level RHNA**

The Draft Housing Element relies primarily on vacant parcels that that have a realistic development potential of 1 unit to accommodate its Low Income (LI) level RHNA. See Table IV-3 and Appendix B. However, the County does not provide sufficient analysis to explain why only single family units are sufficient to meet the LI RNHA. On page B-1, the Draft Housing Element states: "Specific parcels with zoning designations which can accommodate the development of low-income housing (e.g R-3, R-L, L-T, R-R-T and I-R-T) are listed separately." However, the draft does not explain why these zones can accommodate units affordable to LI households. To comply with state law, the land inventory must include "an analysis demonstrating how the adopted densities accommodate this need. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower income households." (Cal. Gov't Code § 65583.2(c)(3)(A).) HCD provides guidance on this requirement in the HCD Building Blocks "Analysis of Sites and Zoning" available at http://hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml.

To accommodate the LI RHNA, the County also relies on 438 potential mobile homes at existing mobile home parks. See Table IV-3 and Appendix B at page B-19. However, the County does not provide sufficient analysis to demonstrate that the parks have the potential to add new mobile homes during this planning period. First, the County should list each potential parcel that it thinks can accommodate more mobile homes in its Land Inventory. Second, since these parcels are underutilized the County must do a more thorough analysis of the realistic build out potential within this planning period. (Cal. Gov't Code § 65583.2(g). See also HCB Building Blocks "Analysis of Sites and Zoning" available at http://hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml.)

This analysis must consider factors including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites. (Gov't Code § 65583.2(g); See also the HCD Building Blocks "Analysis of Sites and Zoning" for a more detailed discussion of each element of this analysis). Here, the Draft's Housing Element does not include any of this analysis. For example, there is no discussion about the permitting process required to install new mobile homes in an existing park or whether existing parks have the necessary water and sewer systems to accommodate additional units. Therefore, the County has not demonstrated that the existing mobile home parks can accommodate more mobile homes during this planning period.

6. **The Land Inventory does not include a description of any environmental constraints to the development of housing**

Government Code section 65583.2(b)(4) requires that in its inventory of land suitable for residential development that the jurisdiction include a general description of any environmental constraints to the development of housing. The Draft Housing Element's land inventory at Appendix B does not discuss

environmental constraints at all. On page B-1, the Draft Housing Element does state: "Specific parcels were selected based on size, lack of environmental constraints (e.g slope, wetlands) . . ." However, this is not sufficient. (See HCD' guidance in Building Blocks "Analysis of Sites and Zoning.")

7. **The Land Inventory does not include a description of the infrastructure supply or planned infrastructure**

Government Code section 65583.2(b)(5) requires that in its inventory of land suitable for residential development that the jurisdiction include a general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. This information is not in the Draft Housing Element's Land Inventory at Appendix B. It is important that the land inventory include this analysis especially since the Draft Housing Element identifies limited public water and sewer systems as a constraint to the development of housing affordable to lower-income families. (See 2014-2019 Draft Housing Element at page III-21.)

8. **The Draft Housing Element Fails to Properly Analyze or Address the Needs of Extremely-Low Income Households**

Government Code section 65583(a) requires the County to analyse the needs of Extremely -Low Income (ELI) households. HCD provides guidance on this requirement in its Building Blocks available at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/extremely-low-income-housing-needs.shtml.

The Draft Housing Element's analysis of ELI household's housing needs is not sufficient. (See page II-9.) First, the County's data on the number of ELI households is from 2005-2007, which is more than 10 years ago. Second, there is no discussion of the kind of housing currently available and suitable for ELI households.

Government Code section 65883 and 65583.2 require the housing element to provide for a variety of housing types including multifamily rental housing, mobile homes, supportive housing, single-room occupancy units, and transitional housing.

However, the vast majority of the land identified in the Draft Housing Element's Land Inventory at Appendix B is land zoned for single family homes. The Draft Housing Element also demonstrates that multifamily rental housing and housing likely to meet the needs of extremely-low income are not encouraged or for some types even allowed in the County.

Table III-6 at page III-7 shows that multifamily housing is only allowed in one zone and only with an administrative permit. The Land Use Inventory at Appendix B identifies 21,520 acres of vacant land that is suitable for residential development. Yet, only 11.49 acres are identified in the zone that allows multifamily housing (R-3). Despite the near-absence of land zoned for multifamily rental housing the Draft Housing Element does not include any programs, other than Program 1 discussed above, to zone or rezone land for multifamily housing.

Table III-6 also shows that currently supportive housing, transitional housing and single room occupancy units are not allowed uses in the County. However, the Draft Housing Element includes Program 30 to amend the zoning code to allow these uses. Program 30 states it will be done in Fiscal Year 2018-2019, which is not until the end of this planning period. We encourage the County to amend the zoning code immediately to allow for these uses.

We also encourage the County to include additional programs in the Draft Housing Element to encourage the development of housing affordable to ELI households. HCD's Building Blocks "Assist in Development of Housing" identifies a number of programs that jurisdiction use to facilitate the development of housing affordable at the lower income levels. See http://www.hcd.ca.gov/community-development/building-blocks/program-requirements/assist-in-development-housing.shtml.

One program the County should consider is identifying County-owned land that would support an affordable multifamily rental housing project and working for an affordable housing developer to apply for public subsidies to develop an affordable housing complex.

In addition, the County should consider establishing a Housing Trust Fund that would be used to provide financing for affordable housing development.

9. The Housing Needs Assessment is based on outdated data and should be updated

Chapter 2 of the Draft Housing Element is the County's Housing Needs Assessment. However, much of this chapter is based on old data and should be updated. Some of the data used is as old as 2000, which was not even current in the prior planning period. The Housing Needs Assessment is the basis for the Housing Element Programs. Therefore, it is essential that the County use more current data to ensure that its assessment of needs is based on accurate, current needs. Below is a list of some examples of the use of old data.

Table II-9 at page II-7 is the number of households at each income level who are overpaying for housing. This table is based on 2011 data. Similarly, Table II-10 is the Cost Burden by Household Type for 2005-2007. Based on rising housing costs, we anticipate that more recent data may show that even more households are overpaying for housing.

The County uses data from 2000 for its section on the needs of person with disabilities. (See page II-11.)

The County's inventory of emergency shelters, transitional housing, and permanent supportive housing is based on data from 2015. We believe this data is no longer accurate, in part because of a significant loss in HUD funding for several community providers last year. ("Funding Cuts May Leave Some Redding Residents Back on the Street," Redding Record Searchlight, May 23, 2016, available at: http://archive.redding.com/news/local/funding-cuts-may-leave-some-redding-residents-back-on-the-street-3324997f-3640-4391-e053-0100007f88a-380584511.html.) Additionally, we believe that the utilization rate of these services has increased since 2015, and therefore fewer beds are currently available in these categories.

The County uses data from 2000 for housing vacancy rates. (See page II-20.) The County relies on 2002 data in its discussion of housing conditions. (See Table II-19 at page II-23.)

Finally, the County's assessment of housing affordability is out of date. The most recent data in this section is from 2013. (See page II-27.) We believe that both rents and housing prices have increased since that time. This data is an essential aspect of the Housing Element, because the County bases its plan to accommodate its VLI and LI RNHA in Chapter IV and Appenex B on this data, so accuracy based in the current economic landscape is essential.

In sum, we have quite a few concerns with the Draft Housing Element in its current state, and believe the above-described changes are necessary for this document to comply with California law. Please keep us apprised of any changes made to the Draft Housing Element during the planning process. As you know, HCD must also consider comments it receives when reviewing the Draft Housing Element. We plan to continue to review the draft and may send additional comments to HCD.

If you wish to discuss any of these comments, please contact Sarah Steinheimer at 916-551-2130 or ssteinehimer@lsnc.net. We look forward to continuing to work with you to ensure the adoption of a legally adequate and practically useful Housing Element.

Sincerely,

Sarah Steinheimer
Regional Counsel

Lauren Sanchez
Managing Attorney

County Response to June 2, 2017 Letter from LSNC: Revisions were made to the original 2017 Housing Element Document to respond to this letter. Specific point by point responses to LSNC's more recent July 31, 2018, letter are presented later in this Appendix.

COMMUNICATIONS

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County of Shasta Board of Supervisors
1450 Court Street, Suite 308B
Redding, CA 96001-1680

Larry Lees, County Executive Officer
County of Shasta
1450 Court Street, Suite 308 A
Redding, CA 96001-1680

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Re: Shasta County's Housing Element

Dear Honorable Board of Supervisors and Mr. Lees:

On behalf of our client, Tracy Bowman, a resident of Shasta County concerned with the lack of affordable housing in Shasta County, we write to request that the County immediately take steps to comply with state Housing Element law and Government Code Section 65008.

Legal Services of Northern California represents low-income people and seniors in Shasta County as well as 22 other counties in Northern California. We assist our clients with a variety of civil legal issues, including accessing and maintaining affordable housing. The Public Interest Law Project works statewide in partnership with local legal aid programs on housing, land use and public benefits issues.

Shasta County last adopted a Housing Element on March 22, 2011, covering the 2009-2014 planning period. That element documented numerous unmet housing needs, including a shortfall of sites available for lower income households and set forth a plan of action to meet those needs as required by state law. It appears that the County failed to implement many of the programs contained in the 2011 Housing Element, and therefore impeded progress in meeting the housing needs of its lower income households and those with special housing needs.

The County has also failed to adopt a revised Housing Element for the current planning period, which runs from June 30, 2014 through June 30, 2019. The revised element was due by June 30, 2014. The County has begun the process of revising its Housing Element and submitted a draft Housing Element to the California Department of Housing and Community Development (HCD) for review on May 19, 2017.

To assist the County in complying with the law, our office reviewed the draft Housing Element, met with County staff about the draft, and submitted written comments to the County on June 2, 2017. Enclosed is our June 2, 2017 letter to the County.

Shasta Regional Office:
1370 West Street
Redding, CA 96001
P: 530.241.3565
Toll Free: 800.822.9687
F: 530.241.3982
www.lsnc.net

A Legal Services Corporation Program LSC

HCD completed its review of the County's draft Housing Element on July 18, 2017 and sent a letter to the County finding the draft does not comply with Housing Element law in a number of ways. Enclosed is HCD's July 18, 2017 review letter.

While we are glad to see that the County is taking some steps to revise its Housing Element, we are deeply concerned about the lack of progress the County has made in addressing the housing needs of lower-income households by, among other things, failing to identify zones and sites for emergency shelters, failing to rezone land to allow multifamily housing, and failing to adopt a Housing Element that complies with the law.

1. **Failure to Plan for Emergency Shelters (Gov. Code §§65583(a)(4), (7))**

State law requires jurisdictions to identify a zone or zones where emergency shelters are allowed as a permitted use without discretionary review. Such zones must have the capacity to accommodate the jurisdiction's need for emergency shelter. No matter the assessed need for emergency shelter, the zone or zones must be able to accommodate at least one year-round emergency shelter. (Gov. Code § 65583(a)(4)(A).) If the jurisdiction cannot identify a zone with sufficient capacity to accommodate an emergency shelter, the jurisdictions' Housing Element must include a program to amend its zoning ordinance to meet these requirements within one year of the adoption of the Housing Element.

A review of the County's Zoning Code demonstrates that the County currently does not recognize emergency shelters as a permitted use in any zone. In the 2011 Housing Element, Program 55 required the County to amend its Zoning code to bring it into compliance with this requirement. (2011 Housing Element, Section V at p. 114.) Therefore, the County should have amended its zoning code no later than March 22, 2012.

Now, more than 5 years later, it appears the County has not taken any steps to comply with the Government Code Section 65583(a)(4) other than include another program in the 2014-2019 Draft Housing Element that says the County will amend its zoning code by "Fiscal Year 2018/2019." (See Program 30 at page V-15.)

Fiscal Year 2018/2019 is the very end of the current planning period. Therefore, by the time the County implements Program 30 the County will have failed to take this required action during two consecutive planning periods to address emergency shelter needs.

The County should take immediate steps to amend its zoning code to allow emergency shelters as a permitted use without discretionary review. It should also identify the specific parcels of land within the Commercial-Light Industrial Zone, which Program 30 states will allow emergency shelter by right, and analyze whether these sites have sufficient capacity to accommodate the need for emergency shelters.

2. **Failure to Zone Enough Land for Lower Income Residents (Gov. Code § 65589.04)**

For nearly a decade the County has failed to adequately zone sites to accommodate housing affordable to very-low and extremely-low income households.

During the last planning period, the County was required to identify specific parcels that were available and adequately zoned to accommodate 970 units affordable to extremely-low and very-low income households. (2011 Housing Element, Section II at p. 48.) The County was not able to identify adequate land to meet this need and had a shortfall of 783 units. (*Id.*)

When there is a shortfall in the land inventory to accommodate a jurisdiction's full regional housing needs, the Housing Element must include a program, referred to as an "adequate sites program" to identify and rezone sufficient, suitable sites to accommodate that shortfall during the planning period. (Gov. Code § 65583(c)(1)(B).) Also, when the unmet housing needs include lower income housing needs, the zoning must comply with Government Code section 65583.2(h).

The County's 2011 Housing Element included an adequate sites program. Program 8 required the County to "identify adequate sites with appropriate land use designations to accommodate 800 housing units for lower income households." (Housing Element, Section V at p. 101.) The County further committed to rezone specific sites identified in the program to Multi-Family Residential (R-3) or Mixed Use, and to modify its zoning code to allow a minimum density of 20 du/acre on such R-3 and Mixed Use sites. (2011 Housing Element, Section V at p. 102.) However, it appears that the County never rezoned the sites identified in Program 8. Accordingly, it failed to accommodate its shortfall of 783 units during the last planning period.

Since the County failed to implement Program 8 during the prior planning period, it was required under the carryover statute to rezone sufficient sites to accommodate 783 very low units within the first year of the current planning period. (Gov. Code § 65584.09(a).) The current planning period began June 30, 2014, the County should have complied with its carryover obligation by June 30, 2015. To date, the County has not done so.

The 2014-2019 Draft Housing Element does include a program to "identify adequate sites to address the unaccommodated housing need for very low-income units required by the Regional Housing Need Allocation for the 2007-2014 planning period." (See Program 1 at page V-8.) However, this program is not sufficient for at least three reasons. First, since the deadline to zone adequate sites to meet the unaccommodated need has passed, the County can only be in compliance with the law once zoning is complete. Second, this program states it will be done in "Fiscal Year 2018/2019," which is the end of the current planning period. Therefore, the program will not meet the unaccommodated need until the very end of the planning period. Third, Program 1 does not comply with Government Code section 65583.2(h).

Government Code section 65583.2(h) requires that the sites zoned or rezoned to meet the unaccommodated need satisfy all of the following requirements: 1) permit owner-occupied and rental multifamily residential use by right during the planning period; 2) be zoned at a minimum density of

20 units per acre; and 3) at least 50 percent of the very-low income parcels must be on sites designated for residential use and for which nonresidential use or mixed-uses are not allowed.

A review of Program 1 demonstrates that the County is not committing to amend its zoning code to comply with section 65582.3(h). Currently, no zones in the County allow multi-family residential development by right. (See Table III-6 on page III-7.) Also, the General Plan only allows a maximum density of 16 units per acre, and it appears that the County does not have minimum densities. (See Table III-1 at page III-2.) Program 1 states: "The County anticipates that the Zoning Plan will also be amended to permit multi-family dwellings as a permitted use by right in some commercial zoning districts where the full range of urban services are or will be available." This action is not enough to comply with section 65583.2(h).

For the County to be in compliance with state law, the County must zone or rezone sites adequate to meet the unaccommodated VLI RHNA of 783 sites immediately, and the rezoned sites must satisfy the requirements of section 65583.2(h).

3. Failure To Adopt a Revised Housing Element

As stated above, the County was required to adopt a revised Housing Element that complies with state law by June 30, 2014. Housing Element law requires that a jurisdiction send its draft Housing Element to HCD at least 60 days before adopting it. (Gov. Code § 65585(b).) HCD then must review the draft and make written findings to the jurisdiction. In its written findings, HCD must determine whether the draft substantially complies with state law. (Gov. Code § 65585(d).)

Shasta County submitted the draft Housing Element to HCD on May 19, 2017 – nearly 4 years after the County should have completed this process and adopted its revised Housing Element. HCD sent the County its written findings on July 18, 2017 and determined the draft does not substantially comply with state law. HCD provided the County a list of actions it needs to take to bring the draft into compliance with state law.

It is imperative that the County take immediate steps to address all of the deficiencies in HCD's review letter and adopt a revised Housing Element that substantially complies with state law. The current planning process is now half over and the County must act immediately to ensure that the Housing Element's programs benefit County residents during this planning period.

4. The County's Failure to Adopt a Revised Housing Element Harms the County and its Community Members

The County's failure to revise its Housing Element during this planning period has significant consequences for the community. First, it means that the County may not be eligible to receive state administered housing funds, such as the CDBG and HOME programs. As a result, the County is not able to access important resources that could lead to improved housing for its community members.

Second, failure to adopt a revised Housing Element puts the County's planning and land use activities at risk of being found invalid as inconsistent with the General Plan. Zoning and land use decisions

must be consistent with the General Plan, including the Housing Element. (*Lesher Communications, Inc. v. City of Walnut Creek*, 52 Cal.3d 531, 540 (1990); see also Gov. Code §§ 65454, 65860, 66473.5.) Since the County does not have an updated Housing Element that substantially complies with state law, its General Plan is deficient, rendering its land use decisions inconsistent *per se* with its General Plan.

Third, failure to timely update its housing element can also subject the County to an order suspending certain land use and planning powers until it brings its element into compliance with state law. (Gov. Code §§ 65754.5(a) and 65755.)

5. Violation of Government Code Section 65008

Government Code Section 65008 prohibits jurisdictions from making land use decisions that have a disparate impact on low income people and affordable housing. The County's failure to identify adequate sites for lower income households for the current planning period, or zone sites to accommodate the unmet need from the last planning period, violates Government Code Section 65008 as well as state Housing Element law.

Conclusion

When a jurisdiction fails to timely adopt a Housing Element, any interested party may bring an action pursuant to section 1085 of the Code of Civil Procedure to bring the Housing Element into compliance with state law. (Gov. Code § 65587(b).) Likewise, an action to compel the County to comply with its mandatory duties under other land use and planning laws is governed by section 1085.

During the pendency of a housing element action and upon a final judgment finding the Housing Element does not substantially comply with state law, the court must suspend the jurisdiction's authority, with certain exceptions, to issue building permits, grant zoning changes and variances, and grant subdivision map approvals. (Gov. Code §§ 65754.5(a) and 65755.) If we are forced to pursue an action against the County, we will seek an order suspending the County's land use powers.

The County must immediately bring its Housing Element into compliance with state law to facilitate the development of affordable housing for lower income residents in Shasta County. At minimum the County must: 1) Amend its zoning ordinance to comply with SB 2 or Government Code Section 65583(a)(4) and identify specific sites that have the capacity to accommodate emergency shelters; 2) Rezone or zone enough parcels to accommodate the 783 units affordable to very low income households that the County failed to accommodate during the last planning period and amend its zoning ordinance to ensure the sites meets the requirements of Government Code section 65583.2(h); and 3) Revise its 2014-2019 Draft Housing Element to bring it into compliance with state law and adopt the element once it complies with state law.

We ask for a response to this letter within 30 days to inform us of your plans to comply with this request and your timeframe for doing so. If the County fails to promptly respond or fails to provide a satisfactory timeframe for complying with our requests, we will pursue an action to compel the County's compliance with state law.

Please contact us at 530-241-3565 if you would like to discuss this matter. We look forward to your prompt response.

Sincerely,

LEGAL SERVICES OF NORTHERN CALIFORNIA
PUBLIC INTEREST LAW PROJECT

Lauren Sanchez,
Managing Attorney, Legal Services of Northern California

Enclosures

Cc: Kim Hunter, Division Manager, County of Shasta, Department of Resource Management

County Response to August 17, 2017 Letter from LSNC: Revisions were made to the original 2017 Housing Element Document to respond to this letter. Specific point by point responses to LSNC's more recent July 31, 2018, letter are presented later in this Appendix.

July 12, 2018, Planning Commission Workshop, Vickie Wolf, inquired about the County's plan to meet the needs of HCD to both build their infrastructure and to keep up with the infrastructure needs of public safety and water (refer to Minute Excerpts from this meeting later in this Appendix).
County Response: The County is outreaching to service providers (sewer, water, public safety) to encourage municipal service reviews and prioritize capacity they may have for the types of housing in the housing element.

LEGAL SERVICES of NORTHERN CALIFORNIA

July 13, 2018

SENT VIA EMAIL: shastacountybos@co.shasta.ca.us.

Shasta County Board of Supervisors
1450 Court St # 308B
Redding, CA 96001

Re: July 17, 2018, Agenda Item No. ___
General Plan and Zoning Plan Amendments

Dear Shasta County Board of Supervisors,

Legal Services of Northern California and Public Interest Law Project offer these comments regarding the proposed General Plan and Zoning Plan revisions before the Board on July 17, 2018, to ensure that these revisions are consistent with implementation of the recent settlement entered in Bowman v. Shasta County (Shasta County Sup. Ct. Case No. 189106), and with state and federal law.

We regret that we cannot attend the Board of Supervisors meeting on July 17, but we look forward to working with staff to address these issues.

PROPOSED GENERAL PLAN AMENDMENTS

Definition of Gross Acre. The General Plan revision should clarify the definition of "gross acre" for purposes of calculating allowable residential densities. See p. 3. The draft indicates that gross acreage includes "infrastructure such as public roads, public open space and in some instances non-residential development such as schools and shops" (emphasis added). This ambiguity makes calculating the capacity of a site for residential development difficult, in turn making it difficult to determine whether the sites identified in the Housing Element are adequate to meet the County's Regional Housing Needs Allocation (RHNA).

Urban Residential Land Use Designation. The proposed General Plan revision to the Urban Residential (UR) land use designation provides for a maximum density of 16 du/acre "except for parcels identified in the County Housing Element, or as otherwise identified by the County, for low-income housing which shall be 25 dwelling units per acre." See pp. 3, 6, 9. If the County is going to impose different maximum densities on parcels with the same land use designation, the County should take steps to ensure that owners, developers, and the public are able to easily discern the applicable maximum density for a parcel without having to consult the Housing Element's site inventory.

Policy CO-o. This policy, which gives the County broad discretion to require projects "to provide acceptable offsets for . . . negative fiscal impacts before the project can be approved" could run afoul of the Housing Accountability Act (Gov. Code § 65589.5) if applied to housing developments, in particular to affordable housing and emergency shelters; the Housing Accountability Act allows local

Shasta Regional Office:
1370 West Street
Redding, CA 96001
P: 530.241.3565
Toll Free: 800.822.9687
F: 530.241.3982
www.lsnc.net

A Legal Services Corporation Program LSC

a. Constructed Units from January 1, 2007 – June 30, 2009

Table IV-2, line 2 asserts that 83 units affordable to very low income households and 17 units affordable to low income households were constructed between January 1, 2007, and June 30, 2009. The County cannot rely on these units to meet its RHNA for at least two reasons. First, at least some of these units were constructed before the applicable projection period, which for the County's fourth cycle housing element started January 1, 2009. Units constructed before this date cannot be credited toward the RHNA for the 4th cycle (the unaccommodated need) and cannot be used to reduce the County's shortfall for current planning cycle.

Second, the draft Housing Element does not include any information about the actual sales prices or rents of these constructed units. Therefore, the County cannot include them in the RHNA.

b. Units constructed 2009-2014

In line 3 of Table IV-3, the draft Housing Element states 14 units affordable to very low income households and 42 units affordable to low income households were constructed between 2009 and 2014. As an initial matter, the County must clarify the exact dates of the these constructed units to ensure that there is no overlap with the constructed units counted toward the RHNA in line 2 of the table, which includes units also built in 2009 (up to June 30, 2009). Also, the draft Housing Element references "Table A-3" in reference to these constructed units, but the draft does not include a "Table A-3." We ask that the County clarify to what "Table A-3" references.

All of these units cannot be counted toward the RHNA because the draft Housing Element does not provide 1) actual sales prices; 2) actual rents; and/or 3) subsidies, financing or other mechanisms to ensure affordability information for all of these units. Rather, the draft Housing Element conducted a sampling of sale prices for the period of July 1, 2009 – January 1, 2018, and then projected what percentage of constructed units were affordable at what levels. (See Appendix I for market study and projection). For example, the table of sale price information in Appendix I only identifies 2 homes that were affordable to very low income households. But, the County uses 7 constructed homes toward its very low income RHNA. Since the draft Housing Element does not provide **actual** sales prices for each constructed unit it cannot include each constructed unit in its RHNA calculations.

We also question whether the County's assumptions about affordable housing prices is correct. Table II-23 on page II-29 concludes that a low income family of four can afford a home that sells for $183,000. However, based on the County's assumptions that the loan would be 95% of the purchase price with a 5.5% interest rate and 30 year term, this results in a $989.26 monthly loan payment. This leaves only $156.74 a month for property taxes and insurance, which is less than the County estimates is needed. The County estimates the property taxes and insurance will be 21% of the housing payment. This would be a total monthly housing cost of $1253, which is more than a 4 person low-income household can afford.

c. Units Constructed January 2015 – Present

In line 4 of Table IV-2, the County states 14 units affordable to very low and 42 units affordable to low income households were constructed between January 2015 and the present. The County cannot credit these constructed units to reduce its RHNA obligation because the County has not provided actual sales prices or rental amount information for all of the constructed units and relies on a projection rather than confirming actual prices.

d. Units Constructed through CHIP Program

Line 5 of Table IV-2 includes 12 units affordable to very low income and 20 units affordable to low income households that were built through the CHIP program. To rely on these units to reduce the County's current RNHA obligation the draft Housing Element must state what date these units were constructed and the provide information on the 1) actual sales prices; 2) actual rents; and/or 3) subsidies, financing or other mechanisms to ensure affordability.

e. Second Units Constructed July 1, 2014 – Present

Line 6 of Table IV-2 states 7 second units affordable to very low income households and 7 second units affordable to low income households were constructed from July 1, 2014, to the present. The draft Housing Element states the affordability level of these units was based on a market rate analysis conducted in January 2018. (Appendix B, p. 77.) However, the County does not provide the actual rent amounts for these units and must do so in order to count the constructed dwelling units toward its RNHA.

f. Potential Second Units

Line 7 of Table IV-2 counts a total of 14 potential second units toward the County's RHNA. The County's analysis is inadequate. While HCD allows jurisdictions to identify sites for second units in meeting its RHNA, the housing element must provide evidence and analysis to support its affordability projections for those ADUs:

ADU Affordability: The housing element should also include an analysis of the anticipated affordability of ADUs. The purpose of this analysis is to determine the housing need by income group that could be accommodated through ADU existing ADUs for their rents and include other factors such as square footage, number of bedrooms, amenities, age of the structure and general location. Another method could examine market rates for reasonably comparable rental properties to determine an average price per square foot in the community. This price can be applied to anticipated sizes for ADUs to estimate the anticipated affordability of ADUs. HCD's Building Blocks, available at http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/adequate-sites-alternative.shtml.

The County's analysis of affordability of the potential units is not adequate because it does not provide any information on the market rate analysis, such as how it was conducted, how many units were included in the analysis, or what rents were charged for the of the second units.

1. Unaccommodated Need

The draft Housing Element discusses the County's unaccommodated RHNA from the 4th cycle planning period (June 30, 2009 – June 30, 2014) and concludes that it has an unaccommodated need of 841 units affordable to very low income households and 460 units affordable to low income households for a total of 1,301 units. (See Table IV-2, p. IV-3.) For the reasons discussed above in Section 1, the unaccommodated need may be greater. The number also undercounts the unaccommodated need for the 4th planning period because the County reduces its unaccommodated need with units constructed and potential second dwelling units in the fifth planning cycle. These units should not be used to reduce the 4th cycle unaccommodated need, even though they can be credited toward the 5th cycle RHNA requirements. (See Table IV-2, p. IV-3.) The County must increase the calculated unaccommodated need for the 4th planning cycle by at least the number of units constructed or projected to be constructed during the 5th planning cycle, which is a total of 116 units and are found on lines 4-7 of Table IV-2.

However, even if the draft Housing Element's conclusion that the unaccommodated need is 1,301 units the County does not demonstrate that it has or plans to rezone sufficient land to meet this unaccommodated need.

When a jurisdiction has an unaccommodated need from the prior planning period, it must rezone or zone sites to meet the unaccommodated need within one year of the beginning of the current planning period. (Gov. Code § 65584.09.) The sites zoned or rezoned to meet the unaccommodated need must comply with Government Code section 65583.2(h), which requires, among other things, that the sites be zoned with a minimum density of 20 units per acre.

Here, the County must therefore zone enough parcels that meet the requirements of section 65583.2(h) to accommodate at least 1,301 units. However, the draft Housing Element demonstrates that the County is only planning to rezone sites that meet these requirements for 1,114 units.

The County states that it recently completed rezoning of 55.71 acres of land. (See p. IV-2 and Appendix B, p. 5.)[1] These recently rezoned sites have a minimum density of 20 units per acre and therefore have a realistic capacity of a total of 1,114 units. The remaining sites the County relies on to meet its RHNA (both unaccommodated and current) do not comply with section 65583.2(h) because, among other reasons, they are not zoned at a minimum density of 20 units per acre. (See discussion of vacant land inventory in Appendix B, pp. 2-5.)

[1] The County has not yet rezoned the sites listed in Table B-2, Appendix B, page 5. HCD cannot find the draft Housing Element in substantial compliance until the rezones are complete. (See June 20, 2007 [Updated June 3, 2010] HCD Memo on Application of Government Code Section 65584.09, at page 3, available at http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/SB2-Memo050708.pdf.) We understand that the County plans to complete these rezones shortly.

2. Land Inventory

a. The County does not demonstrate that the mobile home sites are appropriate to meet its low income RHNA.

The draft Housing Element states that the County is relying on 545 parcels in the low density mobile-home (T) combining district to meet its lower income RHNA. (See Appendix B, pp. 2-5 and Table B-3, pp. 12-28.) To comply with state law, the land inventory must include "an analysis demonstrating how the adopted densities accommodate this need. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower income households." (Gov. Code § 65583.2(c)(3)(A).) Here, the County has not provided the requisite analysis to rely on these low-density sites to meet its lower income RHNA.

In HCD's July 18, 2017 letter to the County regarding its Draft Housing Element, HCD informed the County that in order to count these sites toward its RHNA the County must describe the number of mobile homes and manufactured homes permitted in the prior planning period, the need for these units in the community, the resources available for development, and the affordability assumptions of the units. (HCD letter at p. 4.) This draft Housing Element still does not provide this necessary analysis.

Specifically, the County does not describe the number of mobile homes and manufactured homes permitted in the prior planning period, the need for these units in the community, or the resources available for development.

While the draft Hosing Element does include information on the affordability assumptions, more information is needed. (See discussion in Appendix B, Table B-6, pp. 76-77.) For example, the County does not explain how it determined $80,000 as the "unit purchase price." The analysis should also include a discussion of what costs can be paid for with a loan and which costs must be paid up front. For example, if the permitting fees ($15,544.14) or the hard costs ($50,500) must be paid upfront and are not part of a purchase home loan then it may not be affordable to a low income household.

b. More information is needed about the rezoned sites to determine if they are suitable for development.

The County must provide more information about the rezoned sites it lists in Table B-2 to determine if these sites are suitable for residential development during the current planning period. (See list of parcels in Appendix B, p. 5.)

Several of the sites in Table B-2 are parts of large parcels, but the County does not indicate on the maps or tables which part of the parcel will be rezoned. As a result, one cannot tell where the exact site is located, the shape of the site, the physical characteristics of the site, whether any environmental constraints are present, or whether the site has proper ingress and egress. The draft Housing Element should be updated to include information that shows exactly where each site is located and its shape within the parcel. This requirement applies to the following sites in

Table B-2: 076-060-018 Site 1; 076-060-018 Site 2; 073-010-006 Site 1; 073-010-006 Site 2; 073-010-006 Site 3; 073-010-006 Site 4; and 059-360-019.

We also note that the County needs to provide more analysis as to why these sites within larger parcels are available for development during the existing planning period. These 7 sites account for well over half of the rezoned land—for a total of 31.2 acres—and yet the draft Housing Element is silent on whether it would be feasible to develop within the larger parcels or how the sites' location within larger parcels may constrain development. To comply with the requirements of state law, the draft Housing Element should include more analysis of why these sites are available during this planning period despite the hurdles to developing on them. The County's reliance on these parcels to accommodate such a large percentage of the County's housing need without the required analysis is a governmental constraint on affordable housing development and the draft Housing Element's constraints chapter should also discuss this constraint and identify how the County will act to mitigate this constraint.

We also note that three of the sites in Table B-2 are small sites – under 2 acres. Typically, affordable housing developers need a minimum of 3 acres, in order to achieve an economy of scale that would make the project financially feasible. One of the small sites (parcel 073-010-006 Site 4) is located on a 51.85 acre parcel and the County provides no justification for deciding to only rezone such a small site within the larger parcel. This site in particular should be increased to at least 6 acres in order to ensure that the site is more suitable for the development of affordable housing.

Two of the sites in Table B-2 have existing uses according to the Shasta County GIS Map Viewer available at: https://www.co.shasta.ca.us/index/gis_index.aspx. These sites are 076-070-012 and 076-100-018 (see print outs from Shasta County GIS Map Viewer enclosed herein.) When a jurisdiction includes a non-vacant site in its land inventory it must include a description of the existing use and the methodology to determine the site has development potential within this planning period. (Gov. Code §§ 65583.2(b)(3); 65583.2(g).) HCD provides further guidance on this requirement:

If the inventory identifies non-vacant sites to address a portion of the regional housing need allocation, the housing element must describe the additional realistic development potential within the planning period. The analysis must describe the methodology used to establish the development potential and consider all of the following: 1) the extent existing uses may constitute an impediment to additional residential development, 2) development trends, 3) market conditions, and 4) availability of regulatory and/or other incentives, such as expedited permit processing and fee waivers or deferrals." (HCD Building Blocks available at: http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml.)

Here, the County must either use vacant sites or provide the required analysis to demonstrate that the non-vacant sites are actually available for development during this planning period. We note that since the County has surplus land to meet its moderate and above-moderate income RHNA, it is highly unlikely that the County needs to rely on parcels with existing uses to meet its lower income RHNA.

c. The Land Inventory does not include a description of any environmental constraints to the development of housing

Government Code section 65583.2(b)(4) requires that in the inventory of land suitable for residential development, the jurisdiction include a general description of any environmental constraints to the development of housing. The Draft Housing Element's land inventory at Appendix B does not discuss environmental constraints.

d. The Land Inventory does not include a description of the infrastructure supply or planned infrastructure

Government Code section 65583.2(b)(5) requires that in its inventory of land suitable for residential development that the jurisdiction include a general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. While the County provides some information in Table B-2, the information is not sufficient to comply with section 65583.2(b)(5) because the County does not explain what the information provided in the table means. Also, the county does not provide any information regarding water, sewer, and other dry utilities supply for the 545 parcels in the mobile home combing district listed in Table B-3. It is especially important that the land inventory include this analysis because the Draft Housing Element identifies limited public water and sewer systems as "perhaps the most significant limitation" to the development of housing affordable to lower-income families. (See Draft Housing Element, p. III-25.)

3. Housing Needs Assessment – Emergency Shelters

The County has amended the Zoning Plan to allow emergency shelters by right in the CM zone. (See Draft Housing Element, p. II-21, Appendices E and G.) However, the draft housing element does not adequately describe the capacity of this zone to meet the identified need for emergency shelter. The analysis of the zone must ". . . account for physical features (flooding, seismic hazards, chemical contamination, other environmental constraints, and slope instability or erosion) and location (proximity to transit, job centers, and public and community services)." (See HCD Memo re: SB 2 (May 2008) 9, available at http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/SB2-Memo050708.pdf.) A cursory statement that sites are "close to urban services, such as medical services public transportation and jobs" is not sufficient. (See Draft Housing Element, Appendix G.)

4. Constraints

Chapter III Housing Constraints should be updated to address the following issues:

a. Maximum densities

The housing element should evaluate whether the maximum densities for residential development constrain development of affordable housing, although we note that the County is in the process of increasing densities for some sites.

b. Parking

The housing element must engage in a more thorough analysis of parking requirements as a potential constraint. (Draft Housing Element, p. III-6.) For example, the parking requirements for multi-family development are relatively high, and they include a requirement for RV parking unless "there is an enforceable, binding prohibition against parking RVs on site." The housing element should evaluate whether these requirements constrain multifamily development, including the development of affordable housing. The housing element should also evaluate the parking requirements for other housing types. If parking requirements are a constraint, the housing element should include a program to amend those requirements.

c. Residential Care Facilities for the Elderly

The draft housing element at page III-8 and the recent amendments to the Zoning Plan indicate that residential care facilities for the elderly (RCFEs) are only allowed with a conditional use permit in the R-2 and R-3 zones. However, RCFEs for 6 or fewer residents must be treated as a residential use and allowed without discretionary review all zones where other residential uses are allowed. (See Health & Saf. Code § 1569.85.) The housing element should identify this discrepancy in the Zoning Code as a constraint to the development of housing for seniors and people with disabilities, and should set forth a program to amend the Zoning Plan accordingly.

d. Group Homes for People with Disabilities

In its July 18, 2017 letter regarding the County's prior housing element draft, HCD instructed the County to clarify whether "unlicensed group homes for six or fewer persons are permitted in the same manner as licensed group homes for six or fewer" (HCD Letter, p. 6.). The recent Zoning Plan amendments clarify that licensed residential care facilities are treated the same as single-family residential uses but does not clarify the requirements for unlicensed group homes. If such group homes are treated as boarding houses, then their siting is much more restricted than that of single family homes and small licensed residential facilities. (See Draft Housing Element, pp. III-6, III-8, III-18.)

e. Farmworker Housing

Table III-6 on page III-8 is ambiguous with respect to farmworker housing. It says "Agriculture Worker Housing" is only allowed by right in A-1 and EA, but the paragraph above says that employee housing for 12 or fewer employees is allowed by right in residential zones. The housing element should evaluate whether this inconsistency poses a constraint to development of housing for farmworkers.

f. Foster Care Homes

While page III-12 says that foster care homes for 6 or fewer residents are allowed by right, page III-8 says foster homes are only allowed with conditional use permit. (Draft Housing Element, p. III-8.) The housing element should set forth a program to resolve this inconsistency to clarify

that foster care homes serving six or fewer residents are allowed by right in all residentially zoned areas, and should analyze whether discretionary review of siting for larger foster care homes, which allows community opposition to influence decision-making, constrains the development of foster care homes.

g. Public Opposition to New Housing

The housing element does not identify public opposition to new residential development (affordable or otherwise) as a constraint as required by Government Code section § 65583(a)(6)). NIMBY opposition appears to create significant constraints to the development of new housing in Shasta County. See https://www.redding.com/story/news/2018/05/20/group-meeting-stop-housing-development/627450002/.

h. Lack of Affordable Housing Developers

Under "Local Housing Resources" (Draft Housing Element, p. III-36), the only nonprofit or affordable developers identified as local housing resources are two self-help programs (CHIP and SHHIP). If these are the only two developers of affordable homes in Shasta County, the housing element should analyze affordable housing developers' lack of activity in Shasta County, and the ways in which the County can increase these developers' presence in the County.

i. Small Sites Located on Large Parcels

As discussed above in Section 3(b), the County should analyze whether it is a constraint to development of affordable housing when the sites identified for housing affordable to lower income household are small sites on larger parcels. The discussion should include what programs the County can implement to remove this barrier to the development of affordable housing.

5. Programs

State housing element law requires that each housing element contain a schedule of actions, or programs, each with a time line for implementation, to achieve the housing element's stated goals and objectives. (Gov. Code § 65583(c).) The timeline for implementation should be appropriate so that the programs have their intended beneficial impact within the planning period, here 2014-2019. (*Id.*)

The County's draft Housing Element contains many programs intended to help the County facilitate new affordable housing to meet the County's RHNA, but many programs are in need of revision in order to comply with the above-described requirements. Each program should include specific steps or actions the County will take to implement each program. And each program should have a specific timeline for completion of the steps the County is committing to take.[2]

[2] Government Code section 65583(c) does acknowledge that some programs may need to be implemented on an ongoing basis without a specific due date.

a. Objective to Preserve Mobilehome Parks

In the *Bowman v. Shasta County* settlement, the County agreed that staff would recommend "an objective to preserve existing mobilehome parks as an affordable housing resource and to mitigate the impact of mobilehome park conversions on existing mobilehome park residents in these parks in the event that parks close, and a corresponding program to adopt a mobilehome park conversion ordinance by December 31, 2018." The County adopted a mobile home park conversion ordinance as part of the Zoning Plan amendments described in Appendix E and is in the process of updating that ordinance in parallel with its consideration of the draft housing element. However, the adoption of the mobilehome park conversion ordinance does not excuse the County from its obligation to include in the housing element "an objective to preserve existing mobilehome parks as an affordable housing resource. . . ." Such an objective is consistent, not only with the settlement, but also with the statutory requirement to conserve and improve the existing housing stock. (Gov. Code § 65583(c)(4).) To achieve this objective, the housing element should set forth a program for the County to take affirmative steps to preserve mobile home parks that are threatened with conversion, including seeking or providing funding for resident and/or nonprofit purchase mobile home parks to ensure that are not lost as an affordable housing resource.

b. Fast Track for Affordable Housing

The language in Program H3-A, which sets forth the fast-track processing program for affordable housing, is not entirely consistent with the settlement agreement, which requires "a program that requires the County to process proposals for residential developments that contain at least 25% Low Income, 10 % Very Low Income or 5% Extremely Low Income on a 'fast track' through all County departments." (Settlement, p. 6.) The County should revise the draft program to conform it to the settlement agreement.

c. Coordination of Housing Assistance Activities

In the *Bowman v. Shasta County* settlement, the County committed to "a program in which the Count will collaborate with outside agencies and organizations to coordinate housing assistance activities and programs through the County's Housing and Community Action Programs agency, including rental assistance, rapid re-housing programs, HUD grants, Emergency Solutions Grants, data tracking, and others." (Settlement, p. 7.) This program is absent from the draft housing element.

d. Programs lack specific steps.

Many of the programs included in the draft Housing Element contain admirable objectives but lack a description of what specific steps the County will take to help meet the stated objective. HCD's letter regarding the County's 2017 draft Housing Element identified a lack of specificity in several programs as an area to be corrected in the next draft element and the County must correct the programs described below as examples in order to comply with HCD's required revisions.

Program H1-G Public Outreach Housing Information Program - the County's commitment to work with local agencies and business and actively promote public private partnerships are excellent goals but this program does not contain any specific steps as to how the County will achieve these goals. The County could consider establishing a stakeholder committee with particular agencies invited to participate or conduct this outreach through its involvement with the Continuum of Care, but without more information it is impossible to know how the County intends to accomplish this goal.

Program H1-J – Developer Incentive Program – The County needs to provide additional information about what steps it will take to encourage developers to include affordable units as part of any residential development with more than 10 units. At a minimum, the County should identify what incentives it might offer developers who voluntarily include affordable units in their developments, how the information will be provided to developers, and how the County will use development agreements to encourage the development of affordable homes. (See Settlement, p. 6.)

Program H2-A Public Housing Assistance Program - has a stated objective of increasing the number of available Housing Choice Voucher by 350 new vouchers, but the program lacks any specific actions the County could take to increase the number of available vouchers. In addition, because federal funding for Housing Choice Vouchers is very limited it is unlikely that the County could obtain funding for additional vouchers, but the County could commit to promote the participation of landlords in the Housing Choice Voucher program through a specific number of outreach events a year and thus increase the possibility that available vouchers can be used to obtain housing.

Program H2-C Public Housing Preservation Program - commits the County to try and preserve currently subsidized housing that is affordable to lower income households. Again, the program does not contain any specific steps the County will take to help preserve these subsidies. The County should amend this program to include steps it will take to determine what subsidized nits are at risk of converting to market rate and then commit itself to do outreach to the owners of the most at-risk units.

Program H3-D Housing Fee Reduction Program - has a stated goal of potentially reducing the development fees for proposed projects that will provide housing for lower income households, but the program does not state what factors will be considered to determine if a fee reduction program is financially feasible. Also, the time frame for this program is to develop program recommendations to the Board of Supervisors in conjunction with Board-directed fee review. It is unclear whether the Board-directed fee review occurs on a regularly scheduled basis and thus a particular date should be inserted or whether some other factor would trigger this review. In either case, a specific time line should be determined and inserted into the program.

e. Programs lack specific time frames.

Many of the programs included in the draft Housing Element do not contain a specific time frame for implementing the identified actions contained in the program. Although some programs may be on-going, most programs should be accompanied by a specific time frame to ensure that the benefits of the program are realized within the remaining time in the current

planning period. (See Government Code section 65583(c).) In addition to Program H3-D above, the following are examples of programs that lack a specific time frame.[3]

Program H1-A General Plan Consistency Annual Plan Review - the time frame included in this program, annually, potentially prevents the County from complying with the state's No Net Loss law and should be changed. Government Code section 65863 requires that if a community's inventory of sites is no longer able to accommodate the regional housing needs for lower income households, either through down-zoning sites to permit a lesser density or the development of the site at a decreased density than anticipated in the housing element, the County must rezone another site to accommodate the shortfall within 180 days. (Gov. Code § 65863.) Therefore, the County cannot review the adequacy of the inventory on an annual basis but must review the adequacy of the inventory whenever the County either approves development on a site identified in its housing element to meet the housing needs of lower income households at a lesser capacity than identified in the housing element or decreases the permitted density on such a site. The County should explicitly state in this program that it will make sites available to accommodate its RHNA.

H1-D Affordable Housing Inventory Program - commits the County to review the County's zoning plan and General Plan policies to ensure they facilitate a variety of housing types.[4] The time frame for this program is periodically which is insufficient to ensure that the program will realize any benefit during the remaining time in the planning period. A date certain should be determined for this program to meet the requirements of Government Code section 5583(c).

Program H-4B Density Bonus Implementation Program – As this program is currently written it is unclear whether the County anticipates complying with the requirements of state density bonus law. The program refers to complying "when financially feasible" but the Density Bonus Law does not require any financial commitment by the County but rather modifications to development standards if those changes are necessary to decrease the cost of a project that will include units set aside for any of the groups identified in the statute, eg. units affordable to low or very-low income households, units for transitional foster youth, or seniors. Also, the time frame to implement Program H-4B is unclear. The draft Housing Element states, "Any changes to the Zoning Plan to accommodate these changes in the next housing cycle." (Draft Housing Element, p. V-18.) The program description sounds like the County will not implement its density bonus ordinance until the next planning period. This runs counter to the requirement that programs must be implemented on a schedule that will result in a beneficial impact during the planning period. That requires implementation during **this** planning period, not the subsequent planning period.

[3] Again, the lack of specific time frame, or a time frame that would not result in the program achieving a beneficial impact during the planning period, was highlighted in HCD's 2017 letter as a required revision to comply with state law.

[4] It is unclear why the County includes temporary guest houses in its types of housing it seeks to ensure are being built, as there is no identified need for this type of housing in the County's analysis of needs.

7. Conclusion

Thank you for considering our comments on the County's draft Housing Element. We are available to discuss these comments with you. You may contact Sarah Steinheimer at 916-551-2130 or ssteinehimer@lsnc.net or Valerie Feldman at 916-457-7155 or vfeldman@pilpca.org.

Sincerely,

LEGAL SERVICES OF NORTHERN CALIFORNIA
PUBLIC INTEREST LAW PROJECT

Sarah Steinheimer,
LSNC Regional Counsel

Valerie Feldman,
PILP Staff Attorney

Enclosures

Cc: Daniel Cucchi via email to dcucchi@aklandlaw.com
James Ross via email to jross@co.shasta.ca.us

County Responses to July 31, 2018 Letter from Legal Services of Northern California (LSNC): The Housing Element document has been amended to respond to meet minimum State Housing Law requirements, many of which have been referenced in this letter from LSNC. Also, during the Planning Commission continued public hearing of August 23, 2018 (from August 9, 2018), the County expected to receive further public comments on the document. These comments and responses were incorporated into the final draft document that was submitted to the California Department of Housing and Community Development for approval on September 21, 2018. The following table has been developed to reference each comment made by LSNC and responses made since the August 23, 2018 Planning Commission public hearing and following review and comments from HCD. The County believes that the changes to the 2014-2019 Housing Element, developed in consultation with HCD, adequately addressed these comments from LSNC or that the draft housing element, as modified and recommended for adoption, complies with State Housing Law and the requirements of the Judgment Pursuant to Stipulation issued by the Court in Bowman and Williamson v. Shasta County, et al. on June 29, 2018.

LSNC Comment:	**County Response to Comment**
1. Legal Services of Northern California and Public Interest Law Project write to submit comments on the County's draft Housing Element that was released for public comment pursuant to the July 2, 2018 notice.	Noted.
2. The draft Housing Element demonstrates that the County is in the process of coming into compliance with state housing element law. However, the County needs to make changes to the draft Housing Element as discussed below in order for the draft to substantially comply with state law and to comply with the settlement agreement the County entered into with our clients Tracy Bowman and Micheal Williamson in June 2018.	Noted.
3. The County identifies its RHNA for the current and former planning cycle in Chapter IV, Table IV-3 on page IV-3. It relies on 321 constructed units from January 1, 2007 – present to meet its RHNA. However, the draft Housing Element does not have sufficient information and analysis to determine if these units can be credited to meet the County's RHNA. Also, some of the units were constructed outside of the projection period and cannot be included.	This comment is based on information and data that is no longer relied upon in the 2014-2019 Housing Element that is currently being considered. The information and data being used in the 2014-2019 Housing Element being considered was updated from earlier versions following comments received from HCD. To clarify, because the County completed rezoning of the previously-unaccommodated need of 783 and had a surplus from those rezones of an additional 67 lower

LSNC Comment:	County Response to Comment
	income household units being accommodated, the RHNA for the 5th cycle was reduced.
4. Table IV-2, line 2 asserts that 83 units affordable to very low income households and 17 units affordable to low income households were constructed between January 1, 2007, and June 30, 2009. The County cannot rely on these units to meet its RHNA for at least two reasons. First, at least some of these units were constructed before the applicable projection period, which for the County's fourth cycle housing element started January 1, 2009. Units constructed before this date cannot be credited toward the RHNA for the 4th cycle (the unaccommodated need) and cannot be used to reduce the County's shortfall for current planning cycle.	This comment is based on information and data that is no longer relied upon in the 2014-2019 Housing Element that is currently being considered. The information and data being used in the 2014-2019 Housing Element being considered was updated from earlier versions following comments received from HCD. Also, see the general response to this comment letter at the top of page 56.
5. HCD's Building Blocks "Projected Housing Needs – Regional Housing Needs Allocation" allows a jurisdiction to reduce its RHNA by the number of units approved, permitted, and /or built since the start of the RHNA projection period. However, to take credit for such units the jurisdiction must demonstrate that the units are affordable based on: 1) actual sales prices; 2) actual rents; and/or 3) subsidies, financing or other mechanisms to ensure affordability. See HCD's Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/projected-housing-needs.shtml. The County has not done this and cannot include all of the constructed and projected units it relies on.	This comment is based on information and data that is no longer relied upon in the 2014-2019 Housing Element that is currently being considered. The information and data being used in the 2014-2019 Housing Element being considered was updated from earlier versions following comments received from HCD. The County is no longer relying upon sales prices, or projections thereof, of units constructed since the start of the period to reduce the RHNA. The data provided in the Annual Progress Report for 2017 uses acceptable methodology demonstrating affordability of units constructed.
6. Second, the draft Housing Element does not include any information about the actual sales prices or rents of	Refer to previous response.

LSNC Comment:	County Response to Comment
these constructed units. Therefore, the County cannot include them in the RHNA.	
7. In line 3 of Table IV-2, the draft Housing Element states 14 units affordable to very low income households and 42 units affordable to low income households were constructed between 2009 and 2014. As an initial matter, the County must clarify the exact dates of the these constructed units to ensure that there is no overlap with the constructed units counted toward the RHNA in line 2 of the table, which includes units also built in 2009 (up to June 30, 2009). Also, the draft Housing Element references "Table A-3" in reference to these constructed units, but the draft does not include a "Table A-3." We ask that the County clarify to what "Table A-3" references.	Refer to previous responses.
8. All of these units cannot be counted toward the RHNA because the draft Housing Element does not provide 1) actual sales prices; 2) actual rents; and/or 3) subsidies, financing or other mechanisms to ensure affordability information for all of these units. Rather, the draft Housing Element conducted a sampling of sale prices for the period of July 1, 2009 – January 1, 2018, and then projected what percentage of constructed units were affordable at what levels. (See Appendix I for market study and projection). For example, the table of sale price information in Appendix I only identifies 2 homes that were affordable to very low income households. But, the County uses 7 constructed homes toward its very low income RHNA. Since the draft Housing Element does not provide **actual** sales prices for each constructed unit it cannot include each constructed unit in its RHNA calculations.	Refer to previous responsess.
9. We also question whether the County's assumptions about affordable housing prices is correct. Table II-23 on page II-29 concludes that a low income family of four can afford a home that sells for $183,000. However, based on the County's assumptions that the loan would be 95% of the purchase price with a 5.5% interest rate and 30 year term, this results in a $989.26 monthly loan payment. This leaves only $156.74 a month for property taxes and insurance, which is less than the County estimates is needed. The County estimates the property taxes and insurance will be 21%	Table II-23 has been corrected based on this comment.

LSNC Comment:	County Response to Comment
of the housing payment. This would be a total monthly housing cost of $1253, which is more than a 4 person low-income household can afford.	
10. In line 4 of Table IV-2, the County states 14 units affordable to very low and 42 units affordable to low income households were constructed between January 2015 and the present. The County cannot credit these constructed units to reduce its RHNA obligation because the County has not provided actual sales prices or rental amount information for all of the constructed units and relies on a projection rather than confirming actual prices.	This comment is based on information and data that is no longer relied upon in the 2014-2019 Housing Element that is currently being considered. The information and data being used in the 2014-2019 Housing Element being considered was updated from earlier versions following comments received from HCD.
11. Line 5 of Table IV-2 includes 12 units affordable to very low income and 20 units affordable to low income households that were built through the CHIP program. To rely on these units to reduce the County's current RNHA obligation the draft Housing Element must state what date these units were constructed and the provide information on the 1) actual sales prices; 2) actual rents; and/or 3) subsidies, financing or other mechanisms to ensure affordability.	See previous response
12. Line 6 of Table IV-2 states 7 second units affordable to very low income households and 7 second units affordable to low income households were constructed from July 1, 2014, to the present. The draft Housing Element states the affordability level of these units was based on a market rate analysis conducted in January 2018. (Appendix B, p. 77.) However, the County does not provide the actual rent amounts for these units and must do so in order to count the constructed dwelling units toward its RNHA.	This comment is based on information and data that is no longer relied upon in the 2014-2019 Housing Element that is currently being considered. The information and data being used in the 2014-2019 Housing Element being considered was updated from earlier versions following comments received from HCD. HCD accepted several second units that were demonstrated as affordable in the 2017 Annual Progress Report that has since been added to the document.
13. Line 7 of Table IV-2 counts a total of 14 potential second units toward the County's RHNA. The County's analysis is inadequate. While HCD allows jurisdictions to identify sites for second units in meeting its RHNA,	The analysis to determine affordability of potential second units is provided in Section 4 of Appendix B in the document and was accepted in the Annual

LSNC Comment:	County Response to Comment
the housing element must provide evidence and analysis to support its affordability projections for those ADUs:	Progress Report for 2017 (Appendix I). The County believes that the data is adequate and complies with State Housing Law and the requirements of the Judgment Pursuant to Stipulation issued by the Court in Bowman and Williamson v. Shasta County, et al. on June 29, 2018.
14. ADU Affordability: The housing element should also include an analysis of the anticipated affordability of ADUs. The purpose of this analysis is to determine the housing need by income group that could be accommodated through existing ADUs for their rents and include other factors such as square footage, number of bedrooms, amenities, age of the structure and general location. Another method could examine market rates for reasonably comparable rental properties to determine an average price per square foot in the community. This price can be applied to anticipated sizes for ADUs to estimate the anticipated affordability of ADUs. HCD's Building Blocks, available at http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/adequate-sites-alternative.shtml.	Refer to previous response.
15. The County's analysis of affordability of the potential units is not adequate because it does not provide any information on the market rate analysis, such as how it was conducted, how many units were included in the analysis, or what rents were charged for the second units.	Refer to previous response.
16. The draft Housing Element discusses the County's unaccommodated RHNA from the 4th cycle planning period (June 30, 2009 – June 30, 2014) and concludes that it has an unaccommodated need of 841 units affordable to very low income households and 460 units affordable to low income households for a total of 1,301 units. (See Table IV-2, p. IV-3.) For the reasons discussed above in Section 1, the unaccommodated need may be greater. The number also undercounts the unaccommodated need for the 4th planning period because the County reduces its unaccommodated need with units constructed and potential second dwelling	This comment is based on information and data that is no longer relied upon in the 2014-2019 Housing Element that is currently being considered. The information and data being used in the 2014-2019 Housing Element being considered was updated from earlier versions following comments received from HCD. HCD clarified that, after having rezoned the previously unmet need,

LSNC Comment:	County Response to Comment
units in the fifth planning cycle. These units should not be used to reduce the 4th cycle unaccommodated need, even though they can be credited toward the 5th cycle RHNA requirements. (See Table IV-2, p. IV-3.) The County must increase the calculated unaccommodated need for the 4th planning cycle by at least the number of units constructed or projected to be constructed during the 5th planning cycle, which is a total of 116 units and are found on lines 4-7 of Table IV-2.	the reassessment of the unaccommodated need from the 4th cycle was not necessary. With changes to Table IV-2, HCD has approved the County's assessment of unaccommodated needs for both cycles.
17. However, even if the draft Housing Element's conclusion that the unaccommodated need is 1,301 units the County does not demonstrate that it has or plans to rezone sufficient land to meet this unaccommodated need.	Refer to previous response. The Housing Element demonstrates appropriate planning and rezoning to accommodate unmet needs. HCD has approved of this analysis.
18. When a jurisdiction has an unaccommodated need from the prior planning period, it must rezone or zone sites to meet the unaccommodated need within one year of the beginning of the current planning period. (Gov. Code § 65584.09.) The sites zoned or rezoned to meet the unaccommodated need must comply with Government Code section 65583.2(h), which requires, among other things, that the sites be zoned with a minimum density of 20 units per acre.	This unaccommodated need has been addressed through rezoning pursuant to Gov. Code § 65584.09. Refer to previous responses.
19. Here, the County must therefore zone enough parcels that meet the requirements of section 65583.2(h) to accommodate at least 1,301 units. However, the draft Housing Element demonstrates that the County is only planning to rezone sites that meet these requirements for 1,114 units.	This comment is based on information and data that is no longer relied upon in the 2014-2019 Housing Element that is currently being considered. The information and data being used in the 2014-2019 Housing Element being considered was updated from earlier versions following comments received from HCD.
20. The County states that it recently completed rezoning of 55.71 acres of land. (See p. IV-2 and Appendix B, p. 5.)[5] These recently rezoned sites have a minimum density of 20 units per acre and therefore have a realistic capacity of a total of 1,114 units. The remaining sites the County relies on to meet its RHNA (both unaccommodated and current) do not comply with	The County recently completed rezoning of 42.5 acres. This was done at the minimum density of 20 units per acre and complies with State Housing Law. The remaining unaccommodated need will also be addressed through rezoning for

LSNC Comment:	County Response to Comment
section 65583.2(h) because, among other reasons, they are not zoned at a minimum density of 20 units per acre. (See discussion of vacant land inventory in Appendix B, pp. 2-5.)	enough capacity at the minimum density of 20 units per acre (See Program H-3J).
21. The draft Housing Element states that the County is relying on 545 parcels in the low density mobile-home (T) combining district to meet its lower income RHNA. (See Appendix B, pp. 2-5 and Table B-3, pp. 12-28.) To comply with state law, the land inventory must include "an analysis demonstrating how the adopted densities accommodate this need. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower income households." (Gov. Code § 65583.2(c)(3)(A).) Here, the County has not provided the requisite analysis to rely on these low-density sites to meet its lower income RHNA.	The County believes that enough analysis was provided to adequately demonstrate affordability of these sites. However, this data is no longer relied upon in the 2014-2019 Housing Element that is currently being considered. The information and data being used in the 2014-2019 Housing Element being considered was updated from earlier versions following comments received from HCD [and was approved by HCD.].
22. In HCD's July 18, 2017 letter to the County regarding its Draft Housing Element, HCD informed the County that in order to count these sites toward its RHNA the County must describe the number of mobile homes and manufactured homes permitted in the prior planning period, the need for these units in the community, the resources available for development, and the affordability assumptions of the units. (HCD letter at p. 4.) This draft Housing Element still does not provide this necessary analysis.	Based on this comment, this information has been added to the document. The County believes that the analysis is adequate to demonstrate affordability of these sites. However, the data referenced in this comment is no longer relied upon in the 2014-2019 Housing Element that is currently being considered. The information and data being used in the 2014-2019 Housing Element being considered was updated from earlier versions following comments received from HCD.
23. Specifically, the County does not describe the number of mobile homes and manufactured homes permitted in the prior planning period, the need for these units in the community, or the resources available for development.	Based on this comment, additional information was added to the document. However, the analysis was not accepted by HCD and is not being used to address the RHNA. The analysis is being left in the document for reference and discussion purposes only.

LSNC Comment:	County Response to Comment
24. While the draft Housing Element does include information on the affordability assumptions, more information is needed. (See discussion in Appendix B, Table B-6, pp. 76-77.) For example, the County does not explain how it determined $80,000 as the "unit purchase price." The analysis should also include a discussion of what costs can be paid for with a loan and which costs must be paid up front. For example, if the permitting fees ($15,544.14) or the hard costs ($50,500) must be paid upfront and are not part of a purchase home loan then it may not be affordable to a low income household.	This analysis was revised and further discussion included in Section 3 of Appendix B to illustrate more clearly the costs for purchase and construction of a manufactured home based on affordability. Moreover, the data referred in the comment is no longer relied upon in the 2014-2019 Housing Element that is currently being considered. The information and data being used in the 2014-2019 Housing Element being considered was updated from earlier versions following comments received from HCD.
25. The County must provide more information about the rezoned sites it lists in Table B-2 to determine if these sites are suitable for residential development during the current planning period. (See list of parcels in Appendix B, p. 5.)	Additional information has been added to Table B-2. The County believes that the changes to the 2014-2019 Housing Element, developed in consultation with HCD, adequately addressed these comments from LSNC or that the draft housing element, as modified and recommended for adoption, complies with State Housing Law and the requirements of the Judgment Pursuant to Stipulation issued by the Court in Bowman and Williamson v. Shasta County, et al. on June 29, 2018.
26. Several of the sites in Table B-2 are parts of large parcels, but the County does not indicate on the maps or tables which part of the parcel will be rezoned. As a result, one cannot tell where the exact site is located, the shape of the site, the physical characteristics of the site, whether any environmental constraints are present, or whether the site has proper ingress and egress. The draft Housing Element should be updated to include information that shows exactly where each site is located and its shape within the parcel. This requirement applies to the following sites in Table B-2: 076-060-018 Site 1; 076-060-018 Site 2; 073-010-006	Maps have been added in the revised document that include a more complete environmental constraints analysis in compliance with State Housing Law. Also, refer to the previous response.

LSNC Comment:	County Response to Comment
Site 1; 073-010-006 Site 2; 073-010-006 Site 3; 073-010-006 Site 4; and 059-360-019.	
27. We also note that the County needs to provide more analysis as to why these sites within larger parcels are available for development during the existing planning period. These 7 sites account for well over half of the rezoned land—for a total of 31.2 acres—and yet the draft Housing Element is silent on whether it would be feasible to develop within the larger parcels or how the sites' location within larger parcels may constrain development. To comply with the requirements of state law, the draft Housing Element should include more analysis of why these sites are available during this planning period despite the hurdles to developing on them. The County's reliance on these parcels to accommodate such a large percentage of the County's housing need without the required analysis is a governmental constraint on affordable housing development and the draft Housing Element's constraints chapter should also discuss this constraint and identify how the County will act to mitigate this constraint.	The commentor suggests additional analysis which could be included in the Housing Element, but it is not required by statute or regulation. The County's analysis has been completed to comply with State Housing Law. Sites identified are larger than 0.5 acres and smaller than 10 acres pursuant to Gov. Code Section 65583.2(c)(2)(A). The required constraints analysis was accounted for in Table B-2.
29. We also note that three of the sites in Table B-2 are small sites – under 2 acres. Typically, affordable housing developers need a minimum of 3 acres, in order to achieve an economy of scale that would make the project financially feasible. One of the small sites (parcel 073-010-006 Site 4) is located on a 51.85 acre parcel and the County provides no justification for deciding to only rezone such a small site within the larger parcel. This site in particular should be increased to at least 6 acres in order to ensure that the site is more suitable for the development of affordable housing.	Refer to previous responses.
30. Two of the sites in Table B-2 have existing uses according to the Shasta County GIS Map Viewer available at: https://www.co.shasta.ca.us/index/gis_index.aspx. These sites are 076-070-012 and 076-100-018 (see print outs from Shasta County GIS Map Viewer enclosed herein.) When a jurisdiction includes a non-vacant site in its land inventory it must include a description of the existing use and the methodology to determine the site has development potential within this planning period.	The sites referenced are discussed further in the footnote of Table B-2. Each of the two identified sites have an existing single-family home. These houses would either be demolished or incorporated into a future project that would be required to meet the default density of 20 units per acre.

LSNC Comment:	County Response to Comment
(Gov. Code §§ 65583.2(b)(3); 65583.2(g).) HCD provides further guidance on this requirement:	
31. If the inventory identifies non-vacant sites to address a portion of the regional housing need allocation, the housing element must describe the additional realistic development potential within the planning period. The analysis must describe the methodology used to establish the development potential and consider all of the following: 1) the extent existing uses may constitute an impediment to additional residential development, 2) development trends, 3) market conditions, and 4) availability of regulatory and/or other incentives, such as expedited permit processing and fee waivers or deferrals." (HCD Building Blocks available at: http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml.)	The existing uses on the two sites referenced above would not constitute an impediment to additional residential development due to the fact that any future project would be required to meet the default density and that the existing property owner is supportive of the rezone with the intent to develop the property at the default density in the future.
32. Here, the County must either use vacant sites or provide the required analysis to demonstrate that the non-vacant sites are actually available for development during this planning period. We note that since the County has surplus land to meet its moderate and above-moderate income RHNA, it is highly unlikely that the County needs to rely on parcels with existing uses to meet its lower income RHNA.	See previous responses.
33. Government Code section 65583.2(b)(4) requires that in the inventory of land suitable for residential development, the jurisdiction include a general description of any environmental constraints to the development of housing. The Draft Housing Element's land inventory at Appendix B does not discuss environmental constraints.	This analysis has been completed in the revised Appendix. The County believes that the changes to the 2014-2019 Housing Element, developed in consultation with HCD, adequately addressed these comments from LSNC or that the draft housing element, as modified and recommended for adoption, complies with State Housing Law and the requirements of the Judgment Pursuant to Stipulation issued by the Court in Bowman and Williamson v. Shasta County, et al. on June 29, 2018.

LSNC Comment:	County Response to Comment
34. Government Code section 65583.2(b)(5) requires that in its inventory of land suitable for residential development that the jurisdiction include a general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. While the County provides some information in Table B-2, the information is not sufficient to comply with section 65583.2(b)(5) because the County does not explain what the information provided in the table means. Also, the county does not provide any information regarding water, sewer, and other dry utilities supply for the 545 parcels in the mobile home combing district listed in Table B-3. It is especially important that the land inventory include this analysis because the Draft Housing Element identifies limited public water and sewer systems as "perhaps the most significant limitation" to the development of housing affordable to lower-income families. (See Draft Housing Element, p. III-25.)	Some additional information has been added to this table and the document. The County believes that the changes to the 2014-2019 Housing Element, developed in consultation with HCD, adequately addressed these comments from LSNC or that the draft housing element, as modified and recommended for adoption, complies with State Housing Law and the requirements of the Judgment Pursuant to Stipulation issued by the Court in Bowman and Williamson v. Shasta County, et al. on June 29, 2018.
35. The County has amended the Zoning Plan to allow emergency shelters by right in the CM zone. (See Draft Housing Element, p. II-21, Appendices E and G.) However, the draft housing element does not adequately describe the capacity of this zone to meet the identified need for emergency shelter. The analysis of the zone must ". . . account for physical features (flooding, seismic hazards, chemical contamination, other environmental constraints, and slope instability or erosion) and location (proximity to transit, job centers, and public and community services)." (See HCD Memo re: SB 2 (May 2008) 9, available at http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/SB2-Memo050708.pdf.) A cursory statement that sites are "close to urban services, such as medical services public transportation and jobs" is not sufficient. (See Draft Housing Element, Appendix G.)	Over 500 acres have been identified in the County to allow emergency housing by right in the CM Zone. The maps show that these sites are located in close proximity to transit, job centers and public and community services to comply with minimum State Housing Law.
36. Chapter III Housing Constraints should be updated to address the following issues:	No response needed.
37. The housing element should evaluate whether the maximum densities for residential development constrain development of affordable housing, although	Constraints analysis has been revised to show this. Additional information has been added to this

LSNC Comment:	County Response to Comment
we note that the County is in the process of increasing densities for some sites.	table. The County believes that the changes to the 2014-2019 Housing Element, developed in consultation with HCD, adequately addressed these comments from LSNC or that the draft housing element, as modified and recommended for adoption, complies with State Housing Law and the requirements of the Judgment Pursuant to Stipulation issued by the Court in Bowman and Williamson v. Shasta County, et al. on June 29, 2018 (refer to the attached November 9, 2018, letter from HCD).
38. The housing element must engage in a more thorough analysis of parking requirements as a potential constraint. (Draft Housing Element, p. III-6.) For example, the parking requirements for multi-family development are relatively high, and they include a requirement for RV parking unless "there is an enforceable, binding prohibition against parking RVs on site." The housing element should evaluate whether these requirements constrain multifamily development, including the development of affordable housing. The housing element should also evaluate the parking requirements for other housing types. If parking requirements are a constraint, the housing element should include a program to amend those requirements	Recent zoning amendments have alleviated parking requirements to an extent. The County believes that the changes to the 2014-2019 Housing Element, developed in consultation with HCD, adequately addressed these comments from LSNC or that the draft housing element, as modified and recommended for adoption, complies with State Housing Law and the requirements of the Judgment Pursuant to Stipulation issued by the Court in Bowman and Williamson v. Shasta County, et al. on June 29, 2018
39. The draft housing element at page III-8 and the recent amendments to the Zoning Plan indicate that residential care facilities for the elderly (RCFEs) are only allowed with a conditional use permit in the R-2 and R-3 zones. However, RCFEs for 6 or fewer residents must be treated as a residential use and allowed without discretionary review all zones where other residential uses are allowed. (See Health & Code § 1569.85.) The housing element should identify this discrepancy in the Zoning Code as a constraint to the development of housing for seniors and people with	This revised language has been added as part of the final zoning code revisions adopted in November, 2018 (refer to Appendix E).

LSNC Comment:	County Response to Comment
disabilities, and should set forth a program to amend the Zoning Plan accordingly.	
40. In its July 18, 2017 letter regarding the County's prior housing element draft, HCD instructed the County to clarify whether "unlicensed group homes for six or fewer persons are permitted in the same manner as licensed group homes for six or fewer" (HCD Letter, p. 6.). The recent Zoning Plan amendments clarify that licensed residential care facilities are treated the same as single-family residential uses but does not clarify the requirements for unlicensed group homes. If such group homes are treated as boarding houses, then their siting is much more restricted than that of single family homes and small licensed residential facilities. (See Draft Housing Element, pp. III-6, III-8, III-18.)	This revised language has been completed as part of the final zoning code revisions adopted in November, 2018 (refer to Appendix F).
41. Table III-6 on page III-8 is ambiguous with respect to farmworker housing. It says "Agriculture Worker Housing" is only allowed by right in A-1 and EA, but the paragraph above says that employee housing for 12 or fewer employees is allowed by right in residential zones. The housing element should evaluate whether this inconsistency poses a constraint to development of housing for farmworkers.	Agricultural worker housing, also is considered farmworker housing and, as with employee housing, agricultural worker housing is allowed by right in other residential zones according to the new code definition: not more than twelve (12) units or spaces designed for use by a single family or household in accordance with Sections 17021.5 and 17021.6 of the California Health and Safety Code (see also "employee housing").
42. While page III-12 says that foster care homes for 6 or fewer residents are allowed by right, page III-8 says foster homes are only allowed with conditional use permit. (Draft Housing Element, p. III-8.) The housing element should set forth a program to resolve this inconsistency to clarify that foster care homes serving six or fewer residents are allowed by right in all residentially zoned areas, and should analyze whether discretionary review of siting for larger foster care homes, which allows community opposition to influence decision-making, constrains the development of foster care homes.	The definition for foster care homes was deleted from zoning code and they are now considered allowed by right as residential care facilities in residential zones with 6 or fewer children or adults. Any inconsistencies between the discussion on pages III-12 and III-8 have been addressed in the document consistent with the above statement. Due to the fact that foster care for six or fewer persons is permitted by

LSNC Comment:	County Response to Comment
	right, that the current housing needs assessment does not demonstrate a shortfall of larger foster care homes, and that throughout the current cycle, little to no inquiries or applications regarding larger foster care homes have been made, the County has no reason to believe a program is needed to evaluate whether a use permit would be an impediment to larger foster care homes at this time. However, the County notes this as an ongoing concern and will continue to monitor the need for larger foster care facilities and address any identified needs in the next Housing Element Update.
43. The housing element does not identify public opposition to new residential development (affordable or otherwise) as a constraint as required by Government Code section § 65583(a)(6)). NIMBY opposition appears to create significant constraints to the development of new housing in Shasta County. See https://www.redding.com/story/news/2018/05/20/group-meeting-stop-housing-development/627450002/.	High density housing (minimum 20 units per acre) is allowed by right in the R-3 (25) zone. There are no opportunities for public opposition to new affordable residential development within these established zone districts. Moreover, capacity to accommodate residential development in other districts, where no discretionary review is required, has also been demonstrated to be adequate in Appendix B of the document. Therefore, this is not considered a significant constraint.
44. Under "Local Housing Resources" (Draft Housing Element, p. III-36), the only nonprofit or affordable developers identified as local housing resources are two self-help programs (CHIP and SHHIP). If these are the only two developers of affordable homes in Shasta County, the housing element should analyze affordable housing developers' lack of activity in Shasta County, and the ways in which the County can increase these developers' presence in the County.	Several programs have been included to outreach to other affordable housing developers to increase affordable housing development opportunities in the County.

LSNC Comment:	County Response to Comment
45. As discussed above in Section 3(b), the County should analyze whether it is a constraint to development of affordable housing when the sites identified for housing affordable to lower income household are small sites on larger parcels. The discussion should include what programs the County can implement to remove this barrier to the development of affordable housing.	See previous responses.
46. State housing element law requires that each housing element contain a schedule of actions, or programs, each with a time line for implementation, to achieve the housing element's stated goals and objectives. (Gov. Code § 65583(c).) The timeline for implementation should be appropriate so that the programs have their intended beneficial impact within the planning period, here 2014-2019. (*Id*.)	Timelines have been included in all programs to comply with minimum State Housing Law.
47. The County's draft Housing Element contains many programs intended to help the County facilitate new affordable housing to meet the County's RHNA, but many programs are in need of revision in order to comply with the above-described requirements. Each program should include specific steps or actions the County will take to implement each program. And each program should have a specific timeline for completion of the steps the County is committing to take.	Many programs have been revised to include a more specific timeline as required by State Housing Law.
48. In the *Bowman v. Shasta County* settlement, the County agreed that staff would recommend "an objective to preserve existing mobilehome parks as an affordable housing resource and to mitigate the impact of mobilehome park conversions on existing mobilehome park residents in these parks in the event that parks close, and a corresponding program to adopt a mobilehome park conversion ordinance by December 31, 2018." The County adopted a mobile home park conversion ordinance as part of the Zoning Plan amendments described in Appendix E and is in the process of updating that ordinance in parallel with its consideration of the draft housing element. However, the adoption of the mobilehome park conversion ordinance does not excuse the County from its obligation to include in the housing element "an objective to preserve existing mobile home parks as an	Policy HC-l was added to establish the County's firm commitment to preserve existing mobile home parks and require mitigation for impacts on park residents.

LSNC Comment:	County Response to Comment
affordable housing resource. . . .” Such an objective is consistent, not only with the settlement, but also with the statutory requirement to conserve and improve the existing housing stock. (Gov. Code § 65583(c)(4).) To achieve this objective, the housing element should set forth a program for the County to take affirmative steps to preserve mobile home parks that are threatened with conversion, including seeking or providing funding for resident and/or nonprofit purchase mobile home parks to ensure that are not lost as an affordable housing resource.	
49. The language in Program H3-A, which sets forth the fast-track processing program for affordable housing, is not entirely consistent with the settlement agreement, which requires “a program that requires the County to process proposals for residential developments that contain at least 25% Low Income, 10 % Very Low Income or 5% Extremely Low Income on a ‘fast track’ through all County departments.” (Settlement, p. 6.) The County should revise the draft program to conform it to the settlement agreement.	Program has been revised for consistency with that requirement.
50. In the *Bowman v. Shasta County* settlement, the County committed to “a program in which the Count will collaborate with outside agencies and organizations to coordinate housing assistance activities and programs through the County’s Housing and Community Action Programs agency, including rental assistance, rapid re-housing programs, HUD grants, Emergency Solutions Grants, data tracking, and others.” (Settlement, p. 7.) This program is absent from the draft housing element.	These recommendations have been incorporated into Programs H1-H, H2-A, H-2B, and H2-C.
51. Many of the programs included in the draft Housing Element contain admirable objectives but lack a description of what specific steps the County will take to help meet the stated objective. HCD’s letter regarding the County’s 2017 draft Housing Element identified a lack of specificity in several programs as an area to be corrected in the next draft element and the County must correct the programs described below as examples in order to comply with HCD’s required revisions.	Most of the programs have either been revised or new ones added to address HCD’s July 18, 2017, letter to comply with minimum State Housing Law. The County believes that the changes to the 2014-2019 Housing Element, developed in consultation with HCD, adequately addressed these comments from LSNC or that the draft housing element, as modified and recommended for adoption, complies with State Housing Law

LSNC Comment:	County Response to Comment
	and the requirements of the Judgment Pursuant to Stipulation issued by the Court in Bowman and Williamson v. Shasta County, et al. on June 29, 2018.
52. **Program H1-G Public Outreach Housing Information Program** - the County's commitment to work with local agencies and business and actively promote public private partnerships are excellent goals but this program does not contain any specific steps as to how the County will achieve these goals. The County could consider establishing a stakeholder committee with particular agencies invited to participate or conduct this outreach through its involvement with the Continuum of Care, but without more information it is impossible to know how the County intends to accomplish this goal.	Program H1-A includes commitments to this. Program H1-G has also been amended to include the establishment of a stakeholders committee.
54. **Program H1-J – Developer Incentive Program** – The County needs to provide additional information about what steps it will take to encourage developers to include affordable units as part of any residential development with more than 10 units. At a minimum, the County should identify what incentives it might offer developers who voluntarily include affordable units in their developments, how the information will be provided to developers, and how the County will use development agreements to encourage the development of affordable homes. (See Settlement, p. 6.)	Program H1-J has been amended to address this.
55. **Program H2-A Public Housing Assistance Program** - has a stated objective of increasing the number of available Housing Choice Voucher by 350 new vouchers, but the program lacks any specific actions the County could take to increase the number of available vouchers. In addition, because federal funding for Housing Choice Vouchers is very limited it is unlikely that the County could obtain funding for additional vouchers, but the County could commit to promote the participation of landlords in the Housing Choice Voucher program through a specific number of outreach events a year and thus increase the possibility that available vouchers can be used to obtain housing.	Program H2-A has been amended to address this.

LSNC Comment:	County Response to Comment
56. **Program H2-C Public Housing Preservation Program** - commits the County to try and preserve currently subsidized housing that is affordable to lower income households. Again, the program does not contain any specific steps the County will take to help preserve these subsidies. The County should amend this program to include steps it will take to determine what subsidized nits are at risk of converting to market rate and then commit itself to do outreach to the owners of the most at-risk units.	Program H2-C has been amended to address this.
57. **Program H3-D Housing Fee Reduction Program** - has a stated goal of potentially reducing the development fees for proposed projects that will provide housing for lower income households, but the program does not state what factors will be considered to determine if a fee reduction program is financially feasible. Also, the time frame for this program is to develop program recommendations to the Board of Supervisors in conjunction with Board-directed fee review. It is unclear whether the Board-directed fee review occurs on a regularly scheduled basis and thus a particular date should be inserted or whether some other factor would trigger this review. In either case, a specific time line should be determined and inserted into the program.	Program H3-D has been amended to address this.
58. Many of the programs included in the draft Housing Element do not contain a specific time frame for implementing the identified actions contained in the program. Although some programs may be on-going, most programs should be accompanied by a specific time frame to ensure that the benefits of the program are realized within the remaining time in the current planning period. (See Government Code section 65583(c).) In addition to Program H3-D above, the following are examples of programs that lack a specific time frame	Many programs have been revised to include a more specific timeline. The County believes that the changes to the 2014-2019 Housing Element, developed in consultation with HCD, adequately addressed these comments from LSNC or that the draft housing element, as modified and recommended for adoption, complies with State Housing Law and the requirements of the Judgment Pursuant to Stipulation issued by the Court in Bowman and Williamson v. Shasta County, et al. on June 29, 2018.
59. **Program H1-A General Plan Consistency Annual Plan Review** - the time frame included in this program, annually, potentially prevents the County from	The proposed consistency review is complementary to the County's obligations under the No Net Loss

LSNC Comment:	County Response to Comment
complying with the state's No Net Loss law and should be changed. Government Code section 65863 requires that if a community's inventory of sites is no longer able to accommodate the regional housing needs for lower income households, either through down-zoning sites to permit a lesser density or the development of the site at a decreased density than anticipated in the housing element, the County must rezone another site to accommodate the shortfall within 180 days. (Gov. Code § 65863.) Therefore, the County cannot review the adequacy of the inventory on an annual basis but must review the adequacy of the inventory whenever the County either approves development on a site identified in its housing element to meet the housing needs of lower income households at a lesser capacity than identified in the housing element or decreases the permitted density on such a site. The County should explicitly state in this program that it will make sites available to accommodate its RHNA.	law, not a substitute. Nothing in the program precludes the County from meeting its obligation to address an identified shortfall prior to the annual review period as required by law. The County believes that the changes to the 2014-2019 Housing Element, developed in consultation with HCD, adequately addressed these comments from LSNC or that the draft housing element, as modified and recommended for adoption, complies with State Housing Law and the requirements of the Judgment Pursuant to Stipulation issued by the Court in Bowman and Williamson v. Shasta County, et al. on June 29, 2018.
60. **H1-D Affordable Housing Inventory Program** - commits the County to review the County's zoning plan and General Plan policies to ensure they facilitate a variety of housing types.[6] The time frame for this program is periodically which is insufficient to ensure that the program will realize any benefit during the remaining time in the planning period. A date certain should be determined for this program to meet the requirements of Government Code section 5583(c).	The program meets minimum State Housing Law. The County believes that the changes to the 2014-2019 Housing Element, developed in consultation with HCD, adequately addressed these comments from LSNC or that the draft housing element, as modified and recommended for adoption, complies with State Housing Law and the requirements of the Judgment Pursuant to Stipulation issued by the Court in Bowman and Williamson v. Shasta County, et al. on June 29, 2018.
61. **Program H-4B Density Bonus Implementation Program** – As this program is currently written it is unclear whether the County anticipates complying with the requirements of state density bonus law. The program refers to complying "when financially feasible" but the Density Bonus Law does not require any financial commitment by the County but rather modifications to development standards if those	Upon HCD's direction, the language "To the extent financially feasible," has been removed from Program H-4B. The County believes that the amendments to Section 17.83 of the Shasta County Code and the program, as revised,

LSNC Comment:	County Response to Comment
changes are necessary to decrease the cost of a project that will include units set aside for any of the groups identified in the statute, eg. units affordable to low or very-low income households, units for transitional foster youth, or seniors. Also, the time frame to implement Program H-4B is unclear. The draft Housing Element states, "Any changes to the Zoning Plan to accommodate these changes in the next housing cycle." (Draft Housing Element, p. V-18.) The program description sounds like the County will not implement its density bonus ordinance until the next planning period. This runs counter to the requirement that programs must be implemented on a schedule that will result in a beneficial impact during the planning period. That requires implementation during **this** planning period, not the subsequent planning period.	meets minimum State Housing Law.
62. Thank you for considering our comments on the County's draft Housing Element. We are available to discuss these comments with you. You may contact Sarah Steinheimer at 916-551-2130 or ssteinehimer@lsnc.net or Valerie Feldman at 916-457-7155 or vfeldman@pilpca.org.	No response required.

LEGAL SERVICES
of
NORTHERN CALIFORNIA

August 22, 2018

Shasta County Planning Commission
1855 Placer Street, Suite 103
Redding, California 96001

Sent via Fax to (530) 245-6468

Dear Commissioners,

Please find enclosed the letter we previously submitted to the Shasta County Department of Resource Management on July 31, 2018 regarding the County's Revised Draft Housing Element. This matter is being considered on tomorrow's Planning Commission agenda.

While some of the concerns raised in our letter have been addressed, these revisions are insufficient to establish a legally compliant Housing Element. As we previously observed, further information and analysis of that information are needed in several areas in order to bring this document into compliance with state law.

Sincerely,

LEGAL SERVICES OF NORTHERN CALIFORNIA
PUBLIC INTEREST LAW PROJECT

Lauren Sanchez
LSNC Managing Attorney

Encl: Letter on County Draft Housing Element dated Jul 31, 2018

Shasta Redding Office
1370 West Street
Redding, CA 96001
P: 530.241.3565
Toll Free: 800.822.9067
F: 530.241.3982
www.lsnc.net

A Legal Services Corporation Member LSC

County Response to August 22, 2018 Letter from LSNC: Refer to previous responses to comments made to LSNC's July 31, 2018, letter which numerically cross references responses to each comment made (see Pages 55 to 70 in this Appendix).

LEGAL SERVICES of NORTHERN CALIFORNIA

September 18, 2018

County of Shasta Board of Supervisors
Supervisor David A. Kehoe
Supervisor Leonard Moty
Supervisor Mary Rickert
Supervisor Steve Morgan
Supervisor Lee Baugh
1450 Court Street, Site 308B
Redding, CA 96001-1673

Re: September 18, 2018 Board of Supervisors Meeting, Agenda Items R9 – R12

Dear Honorable Supervisors,

Legal Services of Northern California and Public Interest Law Project write to submit comments on the County's draft Housing Element and the related proposed General Plan Amendments, which will be heard as Agenda Items R9-R12 at the September 18, 2018, Board of Supervisors meeting.

We previously submitted a letter on these items to County staff on July 31, 2018, and resubmitted this same letter to the Planning Commission meeting for its August 23, 2018, meeting. That letter is enclosed herein.

Agenda Items R9 – R11

The General Plan Amendments in Agenda Items R9-R11, which will rezone sites to accommodate multifamily residential development are needed to meet the County's unmet housing needs, and to bring the County into compliance with state Housing Element Law, and with the Stipulated Judgment the County entered into with our clients Tracy Bowman and Micheal Williamson in June 2018. **We urge the Board to adopt these General Plan Amendments.**

Agenda Item R 12

The draft Housing Element demonstrates that the County is in the process of coming into compliance with State Housing Element Law. However, as discussed below, the County needs to make changes to the draft Housing Element for the draft to substantially comply with state law, and to comply with the settlement agreement the County entered into with our clients Tracy Bowman and Micheal Williamson in June 2018. **We urge the Board to direct staff to make the following changes before submitting the draft Housing Element to the California Department of Housing and Community Development for review.**

Executive Office:
517 12th Street
Sacramento, CA 95814
P: 916.551.2150
F: 916.551.2195
www.lsnc.net

A Legal Services Corporation Program LSC

1. Progress in meeting RHNA for the past and current planning period.

The County identifies its RHNA for the current and former planning cycle in Chapter IV, Table IV-2 on page IV-4. As an initial matter, we suggest that the County more clearly explain which constructed units and sites are being used to meet the unaccommodated need from the prior planning period (2009-2014) versus the current planning period (2014-2019). It is important to do this because state law mandates different requirements for meeting the unaccommodated need from the prior planning period and for meeting the RHNA for the current planning period.

a. Units constructed from January 1, 2007 – June 30, 2009.

Table IV-2, line 2, asserts that 83 units affordable to very low-income households and 17 units affordable to low-income households were constructed between January 1, 2007, and June 30, 2009. The County cannot rely on these units to meet its RHNA for at least two reasons. First, at least some of these units were constructed before the applicable projection period, which for the County's fourth cycle Housing Element started January 1, 2009. Units constructed before this date cannot be credited toward the RHNA for the fourth cycle (the unaccommodated need) and cannot be used to reduce the County's shortfall for current (fifth) planning cycle.

Second, the draft Housing Element does not include any information about the actual sales prices or rents of these constructed units. Government Code section 65583.1(d) and HCD's Building Blocks "Projected Housing Needs – Regional Housing Needs Allocation" allows a jurisdiction to reduce its RHNA by the number of units approved, permitted, and /or built since the start of the RHNA projection period. According to HCD's guidance, to take credit for such units that have already been constructed the jurisdiction must demonstrate that the units are affordable based on: 1) actual sales prices; 2) actual rents; and/or 3) subsidies, financing or other mechanisms to ensure affordability. See HCD's Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/projected-housing-needs.shtml. While, as the County points out on page 57 of Appendix F, the statute references "actual or projected sales prices, rent levels, or other mechanisms establishing affordability," HCD's guidance directs jurisdictions to use projected housing costs for "projects approved but not yet built", not projects already completed.

b. Units constructed 2009-2014.

In line 3 of Table IV-2, the draft Housing Element states that 40 units affordable to very low-income households and 129 units affordable to low-income households were constructed between 2009 and 2014. As an initial matter, the County must clarify the dates of these constructed units to ensure that these units do not duplicate any constructed units counted toward the RHNA in line 2 of the table, which also include units built in 2009 (up to June 30, 2009). In its response to our July 31, 2018 letter, the County states the number of units in this category has been adjusted to ensure that there is no overlap with units in line 2 of the table. However, the numbers in line 3 increased since the prior draft, and further clarification is needed. Specifically, the County should clarify in line 2 when the units were constructed. Also, the County needs to clarify why the initial draft stated there were seven units constructed at the very-low income

level and 112 constructed at the low-income level, but the draft now has larger numbers in each category.

Further, as with the units constructed 2007-2009, none of these units should be counted toward the lower-income RHNA because the draft Housing Element does not provide 1) actual sales prices; 2) actual rents; and/or 3) subsidies, financing or other mechanisms to ensure affordability for these units, even though they were constructed in the prior planning period and have already been rented or sold.

Finally, in our July 31, 2018, letter, we questioned whether the County's assumptions about affordable housing prices is correct. (See our comments in Section 1(b) on page 2 of our July 31, 2018 letter.) The revised draft Housing Element revises the affordability assumptions in Table II-23 on page II-29 and now concludes that a low-income family of four can afford a home that sells for $219,620, which is more than the County previously estimated a low-income family of four could afford. The County changed its assumptions and now estimates that the family will put down 10% of the house price when before it estimated the family would put down 5%. The County also now says that it assumes the loan interest rate will be 4.5% rather than 5.5 %. The County should explain its new assumptions. It is surprising that the County now assumes a very-low income and low-income family will be able to afford a larger down payment, especially since the County's own Down Payment Assistance Program only requires a low-income family to provide a 3% down payment. (See September 5, 2018, draft Housing Element, page II-29.)

c. Potential ADUs.

Line 6 of Table IV-2 counts a total of 8 potential second units affordable to very low-income households and 14 affordable to low-income households toward the County's RHNA. While HCD allows jurisdictions to identify sites for second units in meeting its RHNA, the Housing Element must provide evidence and analysis to support its affordability projections for those ADUs. Our July 31, 2018, letter explained that the County's analysis on the affordability rates of the potential ADUs was inadequate. (See our comments in Section 1(f) on page 3 of our July 31, 2018 letter.) The County has added information to its analysis in Appendix B, but more information is still needed.

To rely on potential ADUs to meet its RHNA, the Housing Element must include an analysis of the anticipated affordability of ADUs. The County relies on a market survey conducted in January 2018. The County needs to provide more information about the ADUs and the market survey. Specifically, the County should include the number of ADUs built at the time the market survey was conducted. It should also include information on how many of the ADUs built so far have been offered for rental housing. The County's affordability assumptions assume that all permitted ADUs will be available as rental housing. However, there is no information in the County's analysis about what percentage of existing ADUs have been offered for rental housing.

d. The Housing Element must provide more information to demonstrate that the mobile home sites are appropriate to meet its low-income RHNA.

The draft Housing Element states that the County is relying on 545 parcels in the low density mobile-home (T) combining district to meet its lower income RHNA. (See Appendix B and Table IV-2 at p. IV-4.) To comply with state law, the land inventory must include "an analysis demonstrating how the adopted densities accommodate this need. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower income households." (Gov. Code § 65583.2(c)(3)(A).) In our July 31, 2018, letter we explained that the County had not provided the requisite analysis to rely on these low-density sites to meet its lower-income RHNA. (See our comments in Section 3(a) on page 5 of our July 31, 2018, letter.) The County has added information to the analysis, but more information is still needed.

The County's analysis should also include a discussion of what costs can be paid with a loan and which costs must be paid upfront. For example, if the permitting fees or the hard costs must be paid upfront and are not part of a purchase home loan then it may not be affordable to a low-income household.

Also, the County's determination that these 545 parcels can be developed with manufactured or mobile homes that are affordable to low-income households appears to be based on affordability assumptions for a family of four. It is not clear from the County's analysis whether any of these sites would be affordable to low-income households smaller than four people.

e. The Housing Element should include a discussion of how the small sites within large parcels will be available for development during this planning period.

The County should provide more analysis as to why the seven sites within larger parcels are available for development during the existing planning period. The draft Housing Element is silent on whether it would be feasible to develop within the larger parcels or how the sites' location within larger parcels may constrain development. To comply with the requirements of state law, the draft Housing Element's constraint's chapter should discuss the hurdles to developing these smaller sites within larger parcels during the current planning period and it may be necessary to include a program to ensure these small parcels are available during this planning period.

f. The site inventory does not include an adequate description of the infrastructure supply or planned infrastructure.

Government Code section 65583.2(b)(5) requires the Housing Element's inventory of land suitable for residential development to include a general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. While the County provides some information in Table B-2, the information is not sufficient to comply with section 65583.2(b)(5) because the County does not explain what the information provided in the table means. Also, the County does not provide any information regarding water, sewer, and other dry utilities supply for the 545 parcels in the mobile home

combing district listed in Table B-3. It is especially important that the land inventory include this analysis because the Draft Housing Element identifies limited public water and sewer systems as "perhaps the most significant limitation" to the development of housing affordable to lower-income families. (See Draft Housing Element, p. III-25.)

2. Zoning for emergency shelters.

The County has amended the Zoning Plan to allow emergency shelters by right in the CM zone. (See Draft Housing Element, p. II-21, Appendices E and G.) However, the draft Housing Element does not adequately describe the capacity of this zone to meet the identified need for emergency shelter. The analysis of the zone must ". . . account for physical features (flooding, seismic hazards, chemical contamination, other environmental constraints, and slope instability or erosion) and location (proximity to transit, job centers, and public and community services)." (See HCD Memo re: SB 2 (May 2008) 9, available at http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/SB2-Memo050708.pdf.) A cursory statement that sites are "close to urban services, such as medical services public transportation and jobs" is not sufficient. (See Draft Housing Element, Appendix G.)

3. Constraints

Chapter III Housing Constraints should be updated to address the following issues:

a. Maximum densities

The County indicates that it has updated the analysis of maximum densities as a potential constraint to housing development. (Appendix F, p. 66.) However, apart from noting the County's plan to increase maximum densities in the R-2 and R-3 zones, the draft Housing Element does not analyze maximum densities as a potential constraint to development. For example, it does not analyze the County's choice to increase the maximum density in some but not all parcels in the R-3 zone a potential constraint on multifamily housing development.

b. Parking

As noted in our letter of July 31, the Housing Element should engage in a more robust analysis of the County's parking requirements for residential development, the development of multifamily housing in particular. The County takes the position that it need not analyze its parking requirements as a potential constraint to housing development because "[Z]oning code revisions comply with minimum State Housing Law. No further evaluation is necessary." (Appendix F, p. 66.) However, HCD's guidance regarding the analysis of parking requirements as a constraint provides: "Excessive parking standards that are not reflective of actual parking demand can pose a significant constraint to housing development by increasing development costs and reducing the potential land available for project amenities or additional units. Therefore, the Housing Element should include an analysis of the jurisdiction's parking standards by zone. The analysis should examine whether parking standards impede a developer's ability to achieve maximum densities, and if there are provisions in place to provide parking reductions where less need is demonstrated, particularly for persons with disabilities, the elderly,

affordable housing, and infill and transit-oriented development." (*See* http://www.hcd.ca.gov/community-development/building-blocks/constraints/land-use-controls.shtml.) The draft Housing Element does not engage in analysis as to whether the parking requirements reflect "actual parking demand" or the extent to which they may constrain multifamily and other housing development.

c. Residential care facilities for the elderly

In our July 31 letter, we identified internal inconstancies within the draft Housing Element, and between the Housing Element and the Zoning Plan, with respect to residential care facilities for the elderly (RCFEs) serving six or fewer residents. The current draft states that residential care facilities for six or fewer residents are allowed by right in all residential districts (III-11), consistent with state law. However, the table on page III-8 continues to identify RCFEs as a use that is not allowed by right in any district.

d. Group homes for people with disabilities

The current draft does not clarify whether unlicensed group homes are permitted in the same manner as licensed group homes. The chart at Appendix F, page 66, indicates that "This revised language will be completed as part of the final zoning code revisions to be completed by the end of October, 2018." Those revisions have not yet been completed and the Housing Element's analysis is likewise incomplete.

e. Foster care homes

While the current draft has eliminated most references to foster care homes as a distinct use, page III-18 continues to indicate that foster care homes (size not specified) are allowed only with a use permit. As the County "notes [the question of whether a use permit is an impediment to larger foster care homes] is an ongoing concern" (Appendix F, pp. 67-68) we recommend adding a program to investigate the need for foster care placements in the County, including interviews with Child Protective Services and/or other agencies serving children and families involved in the child dependency system in Shasta County.

f. Public opposition to new housing

The Housing Element does not identify public opposition to new residential development (affordable or otherwise) as a constraint as required by Government Code section § 65583(a)(6)). NIMBY opposition appears to create significant constraints to the development of new housing in Shasta County. See https://www.redding.com/story/news/2018/05/20/group-meeting-stop-housing-development/627450002/. That the County has increased density on some but not all sites in the R-3 zone does not excuse it from this obligation. The Planning Commission's recent decision not to support staff's recommendation to rezone of the Palo Cedro site (Item H-11) in response to public comments opposed to the rezoning is only one recent example of public opposition constraining the County's ability to meet its housing needs.

g. Small sites on large parcels

As discussed above in Section 1(e), the County should analyze whether it is a constraint to development of affordable housing when the sites identified for housing affordable to lower income household are small sites on larger parcels. The discussion should include what programs the County can implement to remove this barrier to the development of affordable housing.

4. Programs

State Housing Element Law requires that each Housing Element contain a schedule of actions, or programs, each with a timeline for implementation, to achieve the Housing Element's stated goals and objectives. Gov. Code § 65583(c). The timeline for implementation should be appropriate so that the programs have their intended beneficial impact within the planning period, here 2014-2019. *Id.*

The September draft Housing Element has made many revisions to address the concerns expressed in our July letter; the draft now includes more specific timelines and identifies actions in greater specificity. The comments below reflect the additional revisions that are necessary to bring the Programs section into compliance with state law.

a. Program H3-J

Program H3-J was amended to require additional sites to be rezoned to accommodate 100 percent of the current 2014-2019 RHNA. The program requires additional acreage to be rezoned at a higher density to accommodate 89 units of affordable housing. But the objective for this program still indicates that zoning to accommodate 62 units. The program should be revised so that the total number of units necessary to accommodate 100 percent of the current RHNA will be rezoned during the remaining months of this planning period.

b. Specific Steps.

Many of the programs included in the draft Housing Element contain admirable objectives but lack a description of what specific steps the County will take to help meet the stated objective. HCD's letter regarding the County's 2017 draft Housing Element identified a lack of specificity in several programs as an area to be corrected in the next draft element, and the County must correct the programs described below in order to comply with HCD's required revisions.

Program H2-A Public Housing Assistance Program - has a stated objective of increasing the number of available Housing Choice Vouchers by 350 new vouchers, but the program lacks any specific actions the County could take to increase the number of available vouchers. In addition, because federal funding for Housing Choice Vouchers is very limited, it is unlikely that the County could obtain funding for additional vouchers. One option for increasing the effectiveness of Housing Choice Vouchers in meeting the County's housing needs would be to commit to promoting the participation of landlords in the Housing Choice Voucher program through a specific number of outreach events a year and thus increase the possibility that available vouchers can be used to obtain housing.

Program H3-D Housing Fee Reduction Program - has a stated goal of reducing the development fees for proposed projects that will provide housing for lower income households, but the program does not state what factors will be considered to determine if a fee reduction program is financially feasible. This program was revised to include a more specific time frame but unfortunately it is still unclear what possible fee reduction plans could be considered by the County.

c. Specific time frames.

Since our last comment letter the County has revised most of the programs in the draft Housing Element to include greater specificity about when program actions will be taken. Despite these revisions further changes should be made to the programs described below.

Program H1-A General Plan Consistency Annual Plan Review - the time frame included in this program, annually, may not be sufficient to comply with the state's No Net Loss law and should be changed. Government Code section 65863 requires that, if a community's inventory of sites is no longer able to accommodate the regional housing needs for lower-income households, either due to the down-zoning sites to permit a lesser density or the due to development of the site at a lower density than anticipated in the Housing Element, the County must rezone another site to accommodate the shortfall within 180 days. Gov. Code § 65863. Therefore, the County cannot limit its review the of adequacy of the inventory to an annual basis but must review the adequacy of the inventory whenever the County either approves development on a site identified in its Housing Element to meet the housing needs of lower-income households at a lesser capacity than identified in the Housing Element or decreases the permitted density on such a site. The County should explicitly state in this program that it will make sites available to accommodate its RHNA.

The County has indicated in its response to our previous comments that this program is in addition to the County's obligations under the No Net Loss Law. The County should therefore include a program in the revised Housing Element to describe its commitment to monitor development on sites identified for high density housing in order to determine whether the County continues to have capacity to accommodate its RHNA or whether it will need to identify replacement sites.

H1-D Affordable Housing Inventory Program - commits the County to review the County's zoning plan and General Plan policies to ensure they facilitate a variety of housing types.[1] The time frame for this program is "periodically", which is insufficient to ensure that the program will realize any benefit during the remaining time in the planning period. A date certain should be determined for this program to meet the requirements of Government Code section 65583(c).

Program H-4B Density Bonus Implementation Program – As this program is currently written it is unclear whether the County anticipates complying with the requirements of state Density Bonus Law. The program refers to complying "when financially feasible"; however, the Density Bonus Law does not require any financial commitment by the County but, rather, modifications to development standards if those changes are necessary to decrease the cost of a

[1] It is unclear why the County includes temporary guest houses in its types of housing it seeks to ensure are being built, as there is no identified need for this type of housing in the County's analysis of needs.

project that will include units set aside for any of the groups identified in the statute, e.g. units affordable to low or very-low income households, units for transitional foster youth, or seniors.

Also, the time frame to implement Program H4-B is unclear. The draft Housing Element states, "Any changes to the Zoning Plan to accommodate these changes in the next housing cycle." Draft, p. V-19. If the County will need to amend its Zoning Code to include changes to the state's Density Bonus Law, those changes should be made as soon as possible. The current time frame seems to indicate that any necessary amendments could happen sometime before the end of the next Housing Element planning period.

5. Conclusion

Thank you for considering our comments on the County's draft Housing Element.

Sincerely,

LEGAL SERVICES OF NORTHERN CALIFORNIA
PUBLIC INTEREST LAW PROJECT

Lauren Sanchez
Managing Attorney

Enclosure

Cc: Daniel Cucchi via email to dcucchi@aklandlaw.com
James Ross via email to jross@co.shasta.ca.us

County Responses to September 18, 2018 Letter from Legal Services of Northern California (LSNC): The County completed a number of revisions to the document to respond to LSNC's previous letters. This September 18, 2018, letter was received the same day that the County Board of Supervisors approved the September, 2018, Draft Housing Element document. The County has since worked with the California Department of Housing and Community Development Department (HCD) to make further revisions to the document to comply with State Housing Law. The County believes that the changes to the 2014-2019 Housing Element, developed in consultation with HCD, adequately addressed these additional comments from LSNC or that the draft housing element, as modified and recommended for adoption, complies with State Housing Law and the requirements of the Judgment Pursuant to Stipulation issued by the Court in Bowman and Williamson v. Shasta County, et al. on June 29, 2018.

From Public Interest Law Office (Northern California Legal Services):

Michael Rawson
Director
Extension 145
mrawson@pilpca.org

Terrell Kingwood
Operations Director
Extension 133
tkingwood@pilpca.org

Craig Castellanet
Staff Attorney
Extension 132
ccastellanet@pilpca.org

Lauren Hansen
Staff Attorney
Extension 127
lhansen@pilpca.org

Valerie Feldman
Staff Attorney
Extension 125
vfeldman@pilpca.org

Melissa A. Morris
Staff Attorney
Extension 111
mmorris@pilpca.org

Noah Kirshbaum-Ray
Legal Assistant
Extension 110
nkirshbaum-ray@pilpca.org

Linda Hill
Office Manager
Extension 123
lhill@pilpca.org

Deborah Collins
(Retired)

Judith Gold (1952 - 2016)

Sent Via Email

October 26, 2018

Richard W. Simon, Director
Kim Hunter, Division Manager
Shasta County Department of Resource Management
1855 Placer Street, Suite 103
Redding, CA 96001
rsimon@co.shasta.ca.us
khunter@co.shasta.ca.us

Dear Mr. Simon and Ms. Hunter:

Legal Services of Northern California and the Public Interest Law Project submit the comments below regarding the County's Draft Housing Element ("Draft") We reviewed the Draft 2014-2019 Housing Element currently available on the Shasta County Department of Resource Management's website and expect that this is the same Draft submitted for review to the Department of Housing and Community Development ("HCD") on September 25, 2018. Our comments address areas where the Draft requires additional revisions in order to comply with state law. We request a copy of any revisions to the Draft the County submits to HCD prior to the completion of HCD's review.

HOUSING NEEDS ASSESSMENT

The County has improved its needs analysis and incorporated the data provided by HCD since its last draft housing element submission. Still, there are areas where the information is outdated and does not provide the County with a realistic measure of the current circumstances. For instance, the vacancy rate for mobile home parks in the County is based on a phone survey conducted in 2010, presumably for the preparation of the 4th cycle housing element. Because mobile homes are an important source of affordable housing in the County this information should be updated. Also, although the County has data from the Point in Time count from 2017, the usage data for the County's emergency shelters is from 2016 and should be revised to include more recent information.

An additional area that needs revision is the information regarding farmworker needs, which requires greater specificity. The Draft states the County consulted with several agencies in order to determine that there is not a great need for farmworker housing in the unincorporated County. The County should identify what agencies were consulted and indicate each agency's experience in working with the farmworker community.
The housing needs assessment also indicates a high demand for larger units affordable to lower income households. The Draft states that Program H3-J

449 15th Street, Suite 301, Oakland, CA 94612 • P: (510) 891-9794 • F: (510) 891-9727 • www.pilpca.org

includes a requirement to build larger units but this particular program does not include a requirement or incentive to build units with three or more bedrooms. The housing needs assessment does support the need for a program that will help to facilitate housing available to large families.

ACHIEVING REGIONAL HOUSING NEEDS ALLOCATION.

1. Progress in meeting RHNA for the past and current planning period.

The County identifies its RHNA for the current and former planning cycle in Chapter IV, Table IV-2 on page IV-4. As an initial matter, we suggest that the County more clearly explain which constructed units and sites are being used to meet the unaccommodated need from the prior planning period (2009-2014) versus the current planning period (2014-2019). It is important to do this because state law mandates different requirements for meeting the unaccommodated need from the prior planning period and for meeting the RHNA for the current planning period.

a. The Draft Housing Element over counts the number of rezoned sites to meet the carry over and current RHNA and therefore over counts its progress in meeting its very low income RHNA.

The Draft Housing Element states that the County rezoned 50.52 acres with a realistic capacity of 1,010 units to meet its low income RNHA. (Table IV-3 at p. IV-5.) However, two of these sites were not approved at the County Board of Supervisors September 18, 2018 meeting. (See Sept. 18, 2018 Board of Supervisors meeting minutes available at https://www.co.shasta.ca.us/docs/libraries/bos-docs/2018-minutes/minutes-09-18-18.pdf?sfvrsn=84ebfa89_0.) The sites listed in lines 11-12 of Table IV-3 were not approved and therefore the total number of acres rezoned is only 42.52. Based on the County's assumptions about realistic capacity these sites only accommodate 850 units to meet the very low income RHNA, and 783 of this 850 units are necessary to accommodate the unmet need for housing affordable to very-low income households from the last planning period.

Once, the County accommodated the unmet need from the last planning period through the recently accomplished rezones, there remains capacity for 67 units to assist in meeting the RHNA for very low income households for the 2014-2019 planning period. Because the County's RHNA for very low income units for this planning period is 188 units the County must still identify parcels that can accommodate an additional 121 units at the very low income level or update Program H3-J to addresses these unaccommodated units.

b. Units constructed from January 1, 2007 – June 30, 2009.

Table IV-2, line 2, asserts that 83 units affordable to very low-income households and 17 units affordable to low-income households were constructed between January 1, 2007, and June 30, 2009. The County cannot rely on these units to meet its RHNA for at least two reasons. First, at least some of these units were constructed before the applicable projection period, which for the County's fourth cycle Housing Element started January 1, 2009. Units constructed before this date cannot be credited toward the RHNA for the

fourth cycle (the unaccommodated need) and cannot be used to reduce the County's shortfall for current (fifth) planning cycle.

Second, the draft Housing Element does not include any information about the actual sales prices or rents of these constructed units. Government Code section 65583.1(d) and HCD's Building Blocks "Projected Housing Needs – Regional Housing Needs Allocation" allows a jurisdiction to reduce its RHNA by the number of units approved, permitted, and /or built since the start of the RHNA projection period. According to HCD's guidance, to take credit for such units that have already been constructed the jurisdiction must demonstrate that the units are affordable based on: 1) actual sales prices; 2) actual rents; and/or 3) subsidies, financing or other mechanisms to ensure affordability. See HCD's Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/projected-housing-needs.shtml. While, as the County points out on page 57 of Appendix F, the statute references "actual or projected sales prices, rent levels, or other mechanisms establishing affordability," HCD's guidance directs jurisdictions to use projected housing costs for "projects approved but not yet built", not projects already completed.

c. Units constructed 2009-2014.

In line 3 of Table IV-2, the draft Housing Element states that 40 units affordable to very low-income households and 129 units affordable to low-income households were constructed between 2009 and 2014. As an initial matter, the County must clarify the dates of these constructed units to ensure that these units do not duplicate any constructed units counted toward the RHNA in line 2 of the table, which also include units built in 2009 (up to June 30, 2009). In its response to our July 31, 2018 letter, the County states the number of units in this category has been adjusted to ensure that there is no overlap with units in line 2 of the table. However, the numbers in line 3 increased since the prior draft, and further clarification is needed. Specifically, the County should clarify in line 2 when the units were constructed. Also, the County needs to clarify why the initial draft stated there were seven units constructed at the very-low income level and 112 constructed at the low-income level, but the draft now has larger numbers in each category.

Further, as with the units constructed 2007-2009, none of these units should be counted toward the lower-income RHNA because the draft Housing Element does not provide 1) actual sales prices; 2) actual rents; and/or 3) subsidies, financing or other mechanisms to ensure affordability for these units, even though they were constructed in the prior planning period and have already been rented or sold.

Finally, in our July 31, 2018, letter, we questioned whether the County's assumptions about affordable housing prices is correct. (See our comments in Section 1(b) on page 2 of our July 31, 2018 letter.) The revised draft Housing Element revises the affordability assumptions in Table II-23 on page II-29 and now concludes that a low-income family of four can afford a home that sells for $219,620, which is more than the County previously estimated a low-income family of four could afford. The County changed its assumptions

and now estimates that the family will put down 10% of the house price when before it estimated the family would put down 5%. The County also now says that it assumes the loan interest rate will be 4.5% rather than 5.5 %. The County should explain its new assumptions. It is surprising that the County now assumes a very-low income and low-income family will be able to afford a larger down payment, especially since the County's own Down Payment Assistance Program only requires a low-income family to provide a 3% down payment. (See September 5, 2018, draft Housing Element, page II-29.)

d. Potential ADUs.

Line 6 of Table IV-2 counts a total of 8 potential second units affordable to very low-income households and 14 affordable to low-income households toward the County's RHNA. While HCD allows jurisdictions to identify sites for second units in meeting its RHNA, the Housing Element must provide evidence and analysis to support its affordability projections for those ADUs. Our July 31, 2018, letter explained that the County's analysis on the affordability rates of the potential ADUs was inadequate. (See our comments in Section 1(f) on page 3 of our July 31, 2018 letter.) The County has added information to its analysis in Appendix B, but more information is still needed.

To rely on potential ADUs to meet its RHNA, the Housing Element must include an analysis of the anticipated affordability of ADUs. The County relies on a market survey conducted in January 2018. The County needs to provide more information about the ADUs and the market survey. Specifically, the County should include the number of ADUs built at the time the market survey was conducted. It should also include information on how many of the ADUs built so far have been offered for rental housing. The County's affordability assumptions assume that all permitted ADUs will be available as rental housing. However, there is no information in the County's analysis about what percentage of existing ADUs have been offered for rental housing.

e. The Housing Element must provide more information to demonstrate that the mobile home sites are appropriate to meet its low-income RHNA.

The draft Housing Element states that the County is relying on 545 parcels in the low density mobile-home (T) combining district to meet its lower income RHNA. (See Appendix B and Table IV-2 at p. IV-4.) To comply with state law, the land inventory must include "an analysis demonstrating how the adopted densities accommodate this need. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower income households." (Gov. Code § 65583.2(c)(3)(A).) In our July 31, 2018, letter we explained that the County had not provided the requisite analysis to rely on these low-density sites to meet its lower-income RHNA. (See our comments in Section 3(a) on page 5 of our July 31, 2018, letter.) The County has added information to the analysis, but more information is still needed.

The County's analysis should also include a discussion of what costs can be paid with a loan and which costs must be paid upfront. For example, if the permitting fees or the hard

costs must be paid upfront and are not part of a purchase home loan then it may not be affordable to a low-income household.

Also, the County's determination that these 545 parcels can be developed with manufactured or mobile homes that are affordable to low-income households appears to be based on affordability assumptions for a family of four. It is not clear from the County's analysis whether any of these sites would be affordable to low-income households smaller than four people.

f. The Housing Element should include a discussion of how the small sites within large parcels will be available for development during this planning period.

The County should provide more analysis as to why the six sites within larger parcels are available for development during the existing planning period. The draft Housing Element is silent on whether it would be feasible to develop within the larger parcels or how the sites' location within larger parcels may constrain development. To comply with the requirements of state law, the draft Housing Element's constraint's chapter should discuss the hurdles to developing these smaller sites within larger parcels during the current planning period and it may be necessary to include a program to ensure these small parcels are available during this planning period.

g. The site inventory does not include an adequate description of the infrastructure supply or planned infrastructure.

Government Code section 65583.2(b)(5) requires the Housing Element's inventory of land suitable for residential development to include a general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. While the County provides some information in Table B-2, the information is not sufficient to comply with section 65583.2(b)(5) because the County does not explain what the information provided in the table means. Also, the County does not provide any information regarding water, sewer, and other dry utilities supply for the 545 parcels in the mobile home combing district listed in Table B-3. It is especially important that the land inventory include this analysis because the Draft Housing Element identifies limited public water and sewer systems as "perhaps the most significant limitation" to the development of housing affordable to lower-income families. (See Draft Housing Element, p. III-25.)

2. Zoning for emergency shelters.

The County has amended the Zoning Plan to allow emergency shelters by right in the CM zone. (See Draft Housing Element, p. II-21, Appendices E and G.) However, the draft Housing Element does not adequately describe the capacity of this zone to meet the identified need for emergency shelter. The analysis of the zone must ". . . account for physical features (flooding, seismic hazards, chemical contamination, other environmental constraints, and slope instability or erosion) and location (proximity to transit, job centers, and public and community services)." (See HCD Memo re: SB 2 (May 2008) 9, available at http://www.hcd.ca.gov/community-development/housing-

element/housing-element-memos/docs/SB2-Memo050708.pdf.) A cursory statement that sites are "close to urban services, such as medical services public transportation and jobs" is not sufficient. (See Draft Housing Element, Appendix G.)

CONSTRAINTS

1. Parking

The Housing Element should engage in a more robust analysis of the County's parking requirements for residential development; in particular, it should analyze whether its parking requirements for multifamily housing constrain the development of housing affordable to lower-income households. The County takes the position that it need not analyze its parking requirements as a potential constraint to housing development because "[Z]oning code revisions comply with minimum State Housing Law. No further evaluation is necessary." (Appendix F, p. 66.) However, HCD's guidance regarding the analysis of parking requirements as a constraint provides: "Excessive parking standards that are not reflective of actual parking demand can pose a significant constraint to housing development by increasing development costs and reducing the potential land available for project amenities or additional units. Therefore, the Housing Element should include an analysis of the jurisdiction's parking standards by zone. The analysis should examine whether parking standards impede a developer's ability to achieve maximum densities, and if there are provisions in place to provide parking reductions where less need is demonstrated, particularly for persons with disabilities, the elderly, affordable housing, and infill and transit-oriented development." (*See* http://www.hcd.ca.gov/community-development/building-blocks/constraints/land-use-controls.shtml.) The draft Housing Element does not engage in analysis as to whether the parking requirements reflect "actual parking demand" or the extent to which they may constrain multifamily and other housing development.

2. Residential care facilities for the elderly

The draft Housing Element is ambiguous with respect to residential care facilities for the elderly. While it states that residential care facilities for six or fewer residents are allowed by right in all residential districts (III-11), consistent with state law, the table on page III-8 continues to identify RCFEs as a use that is not allowed by right in any district. The County must allow RCFE's for six or fewer residents by right in all residential districts. See Health & Saf. Code 1568.0831. If the County's Zoning Plan or General Plan provide otherwise, then the Housing Element must identify this violation as a constraint to the development of housing for seniors and people with disabilities, and it must include a program to bring County policy into compliance with state law.

3. Group homes for people with disabilities

Consistent with HCD's letter of July 17, 2017 (http://www.hcd.ca.gov/community-development/housing-element/docs/shashasta-cou071817.pdf), the Housing Element should identify and analyze the permitting requirements for unlicensed group homes for six or fewer residents, including whether those group homes are treated the same as licensed group homes of the same size.

4. Foster care homes

While the draft Housing Element generally does not treat foster care homes as a use that is distinct from other housing types, it indicates at page III-18 that foster care homes (size not specified) are allowed only with a use permit. The draft Housing Element also notes that the question of whether a use permit is an impediment to larger foster care homes "is an ongoing concern" (Appendix F, pp. 67-68). The County should engage in further analysis regarding permitting for foster care homes and whether such requirements constrain the development of such homes. The County should also add a program to investigate the need for foster care placements in the County, including interviews with Child Protective Services and/or other agencies serving children and families involved in the child dependency system in Shasta County.

5. Public opposition to new housing

The draft Housing Element does not identify public opposition to new residential development (affordable or otherwise) as a constraint as required by Government Code section 65583(a)(6)). NIMBY opposition appears to create significant constraints to the development of new housing in Shasta County. See https://www.redding.com/story/news/2018/05/20/group-meeting-stop-housing-development/627450002/. That the County has increased density on some but not all sites in the R-3 zone does not excuse it from this obligation. The Planning Commission's and Board of Supervisors' recent decisions not to support staff's recommendation to rezone of the Palo Cedro site in response to public comments opposed to the rezoning is only one recent example of public opposition constraining the County's ability to meet its housing needs.

6. Small sites on large parcels

As discussed above in the RHNA section the County should analyze whether it is a constraint to development of affordable housing when the sites identified for housing affordable to lower income household are small sites on larger parcels. The discussion should include what programs the County can implement to remove this barrier to the development of affordable housing.

PROGRAMS

State housing element law requires that each housing element contain a schedule of actions, or programs, each with a time line for implementation, to achieve the housing element's stated goals and objectives. Gov. Code § 65583(c). The timeline for implementation should be appropriate so that the programs have their intended beneficial impact within the planning period, here 2014-2019. *Id.*

The County's previous draft Housing Element contained many programs intended to help the County facilitate new affordable housing to meet the County's RHNA but many of the programs were in need of revision. The current draft Housing Element has made many revisions to address our previous concerns and the draft now includes more specific timelines and identifies actions in greater specificity as well. The comments below reflect the additional revisions that are necessary to comply with state law.

1. Program H3-J

Program H3-J must be amended to account for the lack of capacity to accommodate the current RHNA for units affordable to very low income households. As indicated above the County's rezoning leaves the County with a shortfall of 121 very low income units. The program requires additional acreage to be rezoned at a higher density to accommodate 89 units of affordable housing.[1] The program should be revised so that the total number of units necessary to accommodate 100 percent of the current RHNA will be rezoned during the remaining months of this planning period.

2. Specific Steps.

Many of the programs included in the draft Housing Element contain admirable objectives but lack a description of what specific steps the County will take to help meet the stated objective. HCD's letter regarding the County's 2017 draft Housing Element identified a lack of specificity in several programs as an area to be corrected in the next draft element and the County must correct the programs described below as examples in order to comply with HCD's required revisions.

Program H2-A Public Housing Assistance Program - has a stated objective of increasing the number of available Housing Choice Voucher by 350 new vouchers, but the program lacks any specific actions the County could take to increase the number of available vouchers. In addition, because federal funding for Housing Choice Vouchers is very limited it is unlikely that the County could obtain funding for additional vouchers, but the County could commit to promote the participation of landlords in the Housing Choice Voucher program through a specific number of outreach events a year and thus increase the possibility that available vouchers can be used to obtain housing:

Program H3-D Housing Fee Reduction Program - has a stated goal of potentially reducing the development fees for proposed projects that will provide housing for lower income households, but the program does not state what factors will be considered to determine if a fee reduction program is financially feasible. This program was revised to include a more specific time frame but unfortunately it is still unclear what possible fee reduction plans could be considered by the County.

3. Specific Time Frames.

Since our last comment letter the County has revised most of the programs in the draft Housing Element to include greater specificity about when program actions will be taken. Despite these revisions further changes should be made to the program described below.

Program H1-A General Plan Consistency Annual Plan Review - the time frame included in this program, annually, potentially prevents the County from complying with the state's No Net Loss law and should be changed. Government Code section 65863 requires that if a community's inventory of sites is no longer able to accommodate the

[1] The objective for this program still indicates that zoning to accommodate 62 units and should reflect the shortfall of 121 units.

regional housing needs for lower income households, either through down-zoning sites to permit a lesser density or the development of the site at a decreased density than anticipated in the housing element, the County must rezone another site to accommodate the shortfall within 180 days. Gov. Code § 65863. Therefore, the County cannot review the adequacy of the inventory on an annual basis but must review the adequacy of the inventory whenever the County either approves development on a site identified in its housing element to meet the housing needs of lower income households at a lesser capacity than identified in the housing element or decreases the permitted density on such a site. The County should explicitly state in this program that it will make sites available to accommodate its RHNA.

The County has indicated in its response to our previous comments that this program is in addition to the County's obligations under the No Net Loss Law. The County should therefore include a program in the revised housing element to describe its commitment to monitor development on sites identified for high density housing in order to determine whether the County continues to have capacity to accommodate its RHNA or whether it will need to identify replacement sites.

H1-D Affordable Housing Inventory Program - commits the County to review the County's zoning plan and General Plan policies to ensure they facilitate a variety of housing types.[2] The time frame for this program is periodically which is insufficient to ensure that the program will realize any benefit during the remaining time in the planning period. A date certain should be determined for this program to meet the requirements of Government Code section 5583(c).

Program H-4B Density Bonus Implementation Program – As this program is currently written it is unclear whether the County anticipates complying with the requirements of state density bonus law. The program refers to complying "when financially feasible" but the Density Bonus Law does not require any financial commitment by the County but rather modifications to development standards if those changes are necessary to decrease the cost of a project that will include units set aside for any of the groups identified in the statute, eg. units affordable to low or very-low income households, units for transitional foster youth, or seniors.

Also, the time frame to implement Program H4-B is unclear. The draft Housing Element states, "Any changes to the Zoning Plan to accommodate these changes in the next housing cycle" Draft, p. V-19. If the County will need to amend its Zoning Code to include changes to the state's Density Bonus Law, those changes should be made as soon as possible. The current time frame seems to indicate that it could happen sometime before the end of the next housing element planning period.

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[2] It is unclear why the County includes temporary guest houses in its types of housing it seeks to ensure are being built, as there is no identified need for this type of housing in the County's analysis of needs.

We appreciate you considering our comments as you revise the Draft to comply with Housing Element Law. Please feel free to contact us with any questions - ssteinheimer@lsnc.net or 916-551-2130 or vfeldman@pilpca.org or 916-457-7155.

Sincerely,

LEGAL SERVICES OF NORTHERN CALIFORNIA
PUBLIC INTEREST LAW PROJECT

Valerie Feldman
Staff Attorney

Sarah Steinheimer
LSNC Regional Counsel

cc: Robin Huntley, HCD
Jesse Negrete, HCD

County Response to October 26, 2018 Letter from Legal Services of Northern California, Public Interest Law Project (PILP): The County completed a number of revisions to the document to respond to LSNC's previous letters. This October 26, 2018, letter was received after the County Board of Supervisors approved the September, 2018, Draft Housing Element document. Most of the comments found in the letter appear to be substantially the same as those referenced in LSNC's previous comments. The County has since worked with the California Department of Housing and Community Development Department (HCD) to make further revisions to the document to comply with State Housing Law. The County believes that these changes to the document, developed in consultation with HCD, adequately addressed the comments from PILP or are otherwise compliant with State Housing Law.

From California Department of Housing and Community Development:

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY EDMUND G. BROWN JR., *Governor*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

November 9, 2018

Kim Hunter, Planning Division Manager
Department of Resource Management
County of Shasta
1855 Placer Street
Redding CA 96001

Dear Kim Hunter:

RE: Review of the County of Shasta's 5th Cycle (2014-2019) Draft Housing Element and Revisions

Thank you for submitting the County of Shasta's draft housing element update received for review on September 26, 2018, along with revisions received on November 1, 7, 8, and 9, 2018. Pursuant to Government Code, section 65585, subdivision (b), the Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on July 14, 2017 with you, Paul Hellman, Resource Management Director, David Schlegel, Staff Planner, and Gary Price of Price Consulting Services. In addition, HCD considered comments from Legal Services of Northern California, Inc., pursuant to Government Code, section 65585, subdivision (c).

The draft element with revisions meets the statutory requirements of state housing element law. The draft element with revisions will comply with state housing element law (Article 10.6 of the Government Code) when it is adopted and submitted to HCD, in accordance with Gov. Code, section 65585, subd. (g).

The element now identifies adequate sites to accommodate the county's regional housing need for lower-income households demonstrated by Program H3-J. This program commits to rezone at least 9.85 acres to R-3, by June 2019, permitting multifamily uses without discretionary action, requiring minimum densities of 20 units per acre to address the identified shortfall of 197 units for lower-income households.

For your information, some general plan element updates are triggered based upon housing element adoption. For example, a jurisdiction must address environmental justice in their general plans, by the adoption of a separate environmental justice element or to integrate environmental justice goals, policies, and objectives into their general plans. This requirement is applicable upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018 (Gov. Code, § 65302, subd. (h).) In addition, the safety and conservation elements of the general plan must include analysis and policies regarding fire and flood hazard management (Gov. Code, § 65302, subdi. (g).) Also, the

land-use element must address disadvantaged communities (unincorporated island or fringe communities within spheres of influence areas or isolated long established legacy communities). HCD urges the County of Shasta to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/SB244_Technical_Advisory.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, CalTrans Senate Bill (SB) 1 Sustainable Communities grants; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and the upcoming SB 2 Planning grant as well as ongoing SB 2 funding consider housing element compliance and/or annual reporting requirements pursuant to Gov. Code, section 65400. Without a compliant housing element, Shasta County may be ineligible for some funding sources.

HCD appreciates your efforts in preparation of the housing element and looks forward to receiving Shasta County's adopted housing element. Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the county must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. If you have any questions or need additional technical assistance, please contact Jess Negrete, of our staff, at (916) 263-7437.

Sincerely,

Zachary Olmstead
Deputy Director

August 23, 2018 Planning Commission Public Hearing

Record Searchlight
PART OF THE USA TODAY NETWORK

PROOF OF PUBLICATION

SHASTA COUNTY PLANNING
SHASTA COUNTY PLANNING
1855 PLACER ST SUITE 103
REDDING, CA 96001

STATE OF WISCONSIN, COUNTY OF BROWN

I hereby certify that the Record Searchlight is a newspaper of general circulation within the provisions of the Government Code of the State of California, printed and published in the city of Redding, County of Shasta, State of California; that I am the principal clerk of the printer of said newspaper; that the notice of which the annexed clipping is a true printed copy was published in said newspaper on the following dates, to wit;

July 28, 2018

such newspaper was regularly distributed to its subscribers during all of said period.

Erin Oettinger
Legal Clerk

Subscribed and sworn to before on July 30, 2018:

Vicky Felty
Notary, State of WI, County of Brown

9/19/21
My commission expires

VICKY FELTY NOTARY PUBLIC STATE OF WISCONSIN

Ad#: 2078144
P.O.: PUBLIC HEARING
# of Affidavits: 0

NOTICE OF PUBLIC HEARING
SHASTA COUNTY PLANNING COMMISSION
TO CONSIDER THE SHASTA COUNTY 2014-2019
HOUSING ELEMENT UPDATE
AND ADOPT A RESOLUTION RECOMMENDING
BOARD OF SUPERVISORS' APPROVAL

Project: General Plan Amendment GPA13-003, Shasta County 2014-2019 Housing Element Update

Shasta County completed the Revised Draft 2014-2019 Housing Element Update (Revised Draft) and posted the document on the Planning Division website for a 30-day public review and comment period beginning Monday July 2, 2018 and ending Tuesday July 31, 2018. The Revised Draft consists of five Sections as follows: Section I Introduction, Section II Housing Needs Assessment, Section III Housing Constraints, Section IV Regional Housing Needs Allocation, Section V Programs; and ten Appendices as follows: Appendix A Housing Plan Program Evaluation, Appendix B Housing Capacity Analysis, Appendix C County Development Fees, Appendix D Public Agencies List, Appendix E General Plan and Zoning Plan Amendment Program, Appendix F Public Participation Program, Appendix G Emergency Housing Capacity, Appendix H Public Property Analysis, Appendix I MLS Housing Cost Information, and Appendix J Shasta County Resource Guide.

The Revised Draft may be viewed and downloaded from the Shasta County Planning Division website at the link below. Copies of the Revised Draft, environmental documents, all reference documents, and staff reports associated with this project are available for review at the Shasta County Resource Management Permit Center located at 1855 Placer Street, Redding, CA 96001 during normal business hours Monday through Friday from 8 a.m. to 5 p.m. Telephone (530) 225-5532. Copies of the Revised Draft or portions thereof may also be purchased at the Permit Center at a cost of $0.10 per page.

The Shasta County Planning Commission will hold a Public Hearing to consider the Revised Draft and take all written and oral comments on Thursday, August 9, 2018, with the session beginning at 2:00 p.m., or as soon thereafter as may be heard, in the Board of Supervisors Chambers located in the Shasta County Administration Center, 1450 Court Street, Room 263, Redding, California. Following the public hearing the Planning Commission will consider adopting a resolution recommending approval of the Revised Draft by the Board of Supervisors.

California State law requires that counties and cities adopt Housing Elements as part of their General Plans to analyze issues of housing availability, affordability, and needs in their communities. Specific housing issues must be addressed to comply with State housing law and to achieve program commitments of the prior Housing Element.

This project is not subject to the California Environmental Quality Act (CEQA) in accordance with the provisions of Government Code section 65759, which establish, in part, that CEQA does not apply to any action necessary to bring an agency's general plan or relevant mandatory elements of the plan into compliance with any court order or judgement. On January 22, 2018 Legal Services of Northern California and The Public Interest Law Project jointly filed a lawsuit (Bowman v. Shasta County) pursuant to California Government Code Article 14, Actions or Proceedings (section 65759) with the intent to compel the County to bring its Housing Element into compliance with State Laws. A judgement was rendered by the Shasta County Superior Court for a Stipulation for Judgement on June 29, 2018, in accordance with the terms of a settlement agreement. As a result of this judgement, CEQA does not apply to any discretionary actions that are necessary for the County to bring the General Plan Housing Element into compliance with State Law.

All interested parties are encouraged to review the Revised Draft 2014-2019 Housing Element Update and attend and speak at the public hearing or submit written comments addressed to Kim Hunter, Planning Division Manager, Shasta County Planning Division, 1855 Placer Street, Redding, CA 96001. To ensure consideration by the Planning Commission, all written comments should be submitted to the above address by Monday August 6, 2018.

Please note that any challenge of the nature of the proposed action in court may be limited to addressing only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Please bring this notice to the attention of anyone who may be interested in this information.

July 28, 2018 2078144

PLANNING COMMISSION

1855 Placer Street, Suite 103
Redding, California 96001
(530) 225-5532
(530) 245-6468 FAX

Commissioner Tim MacLean
Commissioner James Chapin
Commissioner Roy Ramsey
Commissioner Steven Kerns
Commissioner Patrick Wallner

AGENDA

REGULAR MEETING
OF THE
SHASTA COUNTY PLANNING COMMISSION

Thursday May 10, 2018, 2:00 p.m.

The Planning Commission welcomes you to its meetings which are regularly scheduled the second Thursday of each month at 2 p.m. in the Board of Supervisors Chambers on the second floor of the Shasta County Administration Center, 1450 Court Street, Suite 263, Redding, California.

TO ADDRESS THE COMMISSION: Members of the public may directly address the Planning Commission on any agenda item on the regular calendar before or during the Commission's consideration of the item. In addition, the Planning Commission provides the members of the public with a Public Comment-Open Time period, where the public may address the Commission on any agenda item and may address the Commission on any matter not listed on the agenda that is within the subject matter jurisdiction of the Planning Commission. Pursuant to the Brown Act (Govt. Code section 54950, et seq.), **Commission action or discussion cannot be taken** on non-agenda matters, but the Commission may briefly respond to statements or questions and, if deemed necessary refer the subject matter to the appropriate department for follow-up and/or to schedule the matter on a subsequent Commission Agenda.

PRESENTATION OF DOCUMENTS: All items presented to the Planning Commission during a public hearing, including but not limited to letters, e-mails, petitions, photos, maps or other kinds of information shall become a permanent part of the record and must be submitted to the clerk of the commission. It is advised that the presenter create copies in advance for their own records.

The Planning Commission's decision on any noticed public hearing item may be appealed to the Board of Supervisors. See "Notes" at the end of the regular agenda.

CALL TO ORDER

Pledge of Allegiance
Roll Call

PUBLIC COMMENT PERIOD - OPEN TIME

During the Public Comment - Open Time period, members of the public may address the Planning Commission on any item on the agenda, and may address the Commission on any matter not listed on the agenda that is within the subject matter jurisdiction of the Planning Commission. Pursuant to the Brown Act (Govt. Code section 54950, et seq.), **Commission action or discussion cannot be taken** on non-agenda matters, but the Commission may briefly respond to statements or questions and, if deemed necessary,

refer the subject matter to the appropriate department for follow-up and/or to schedule the matter on a subsequent Commission Agenda.

REGULAR CALENDAR

Members of the public may directly address the Planning Commission on any agenda item on the regular calendar before or during the Commission's consideration of the item. If you have documents to present for the members of the Planning Commission to review, please provide a minimum of eight copies. Each speaker is allocated three minutes to speak.

R1 **Approval of Minutes**

Approve the minutes of the meeting held on April 12, 2018, as submitted.

R2 **Variance 18-0001 (Mall)**

Jeffrey E. Mall has requested approval of a variance to construct a 21-foot-wide by 27-foot-long and approximately 9-foot tall metal car shade/trellis. The project is located in the South Central Region west of Redding and south of State Route 299, on a 3.81-acre parcel approximately 0.4 miles north of Lower Springs Road (10080 Tilton Mine Road). The structure being proposed is within the minimum 30-foot street side setback. Staff Planner: Luis A. Topete. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Adopt a resolution to: 1) find the project Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15303 (Class 3) and Section 15305 (Class 5); and 2) adopt the recommended findings; and 3) approve Variance 18-0001 subject to the conditions listed in the resolution.

R3 **Zone Amendment 16-003 and Parcel Map 16-004 (Roach-Carr)**

John Carr and Mary Roach have requested a rezoning from the Unclassified (U) zone district to the Limited Residential (R-L) and Limited Residential combined with the 10-Acre Minimum Lot Area (R-L-BA-10) zone district and a parcel map for a two-parcel residential land division. The proposal would subdivide an existing 28.92-acre parcel to create a 6.79-acre parcel (Parcel 1) and a 22.13-acre parcel (Parcel 2). Staff Planner: Lio Salazar. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Adopt a resolution recommending that the Shasta County Board of Supervisors: 1) adopt a California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration; and 2) approve Zone Amendment 16-003 based on the recommended findings and subject to the conditions listed in the attached resolution; and
3. Adopt a resolution to: 1) adopt a CEQA determination of a Mitigated Negative Declaration; 2) adopt the recommended findings; and 3) approve Parcel Map 16-004 subject to the conditions listed in the resolution.

R4 **Use Permit 18-0001 (Elenes)**

Pedro and Julieta Elenes have requested an exception to zoning regulations that require a zone wall be constructed on or immediately adjacent to the line that divides a commercial use from adjacent residential properties. The project is located in the McArthur area on a 3.32-acre parcel on the west side of State Highway 299 East, approximately 0.3 miles north of the intersection of State Highway 299 East and Sierra Center Drive (43710 State Highway 299 East). The property is in the Community Commercial (C) General Plan land use designation and the Community Commercial (C-2) zone district. Staff Planner: Lio Salazar. Staff recommends that the Planning Commission:

calendar days, use permits and variances, 5 calendar days. Forms and instructions for filing appeals are available from the Clerk of the Board of Supervisors at 1450 Court Street, Suite 308B, Redding.

4. The Commission's action on Zoning applications establishes the next action. When the Commission recommends approval, the application is automatically scheduled for action by the Board of Supervisors; if the Commission denies the application, the application is not scheduled for Board action unless an interested party files a written request for such consideration. Fees and filing information are available from the Clerk of the Board of Supervisors or from the Planning Division.

5. Following Planning Commission action on a proposed General Plan Amendment any interested party may file a written request for a hearing by the legislative body on the Commission's recommendation by filing such a request with the Clerk of the Board of Supervisors within five calendar days after the Commission action.

6. If you challenge a Planning Commission action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

7. The County of Shasta does not discriminate on the basis of disability in admission to, access to, or operation of its buildings, facilities, programs, services, or activities. The County does not discriminate on the basis of disability in its hiring or employment practices. Questions, complaints, or requests for additional information regarding the Americans with Disabilities Act (ADA) may be forwarded to the County's ADA Coordinator: Director of Support Services Angela Davis, County of Shasta, 1450 Court Street, Room 348, Redding, CA 96001-1676, Phone: (530) 225-5515, California Relay Service: (800) 735-2922, Fax: (530) 225-5345, E-mail: adacoordinator@co.shasta.ca.us.

   Individuals with disabilities who need auxiliary aids and/or services for effective communication in the County's programs and services are invited to make their needs and preferences known to the affected department or the ADA Coordinator. For aids or services needed for effective communication during Planning Commission meetings, please call the Department of Resource Management (530) 225-5532 five (5) business days before the meeting. This notice is available in accessible alternate formats from the affected department or the ADA Coordinator. Accommodations may include, but are not limited to, interpreters, assistive listening devices, accessible seating, or documentation in an alternate format.

8. The agenda, initial studies, staff reports, and minutes, can be found online at www.co.shasta.ca.us/index.aspx. Click on "Resource Management" under the heading "County Departments" and then click on "Planning Division" then select "Planning Commission Agendas" or "Planning Commission Minutes" or "Initial Studies and Notices of Completion" from the left column.

May 10, 2018 Planning Commission Public Workshop

Record Searchlight
PART OF THE USA TODAY NETWORK

PROOF OF PUBLICATION

SHASTA COUNTY PLANNING
SHASTA COUNTY PLANNING
1855 PLACER ST SUITE 103
REDDING, CA 96001

STATE OF WISCONSIN, COUNTY OF BROWN

I hereby certify that the Record Searchlight is a newspaper of general circulation within the provisions of the Government Code of the State of California, printed and published in the city of Redding, County of Shasta, State of California; that I am the principal clerk of the printer of said newspaper; that the notice of which the annexed clipping is a true printed copy was published in said newspaper on the following dates, to wit;

April 30, 2018

such newspaper was regularly distributed to its subscribers during all of said period.

Legal Clerk

Subscribed and sworn to before on April 30, 2018:

Notary, State of WI, County of Brown

12-14-2021
My commission expires

BERGEN GORNOWICH
Notary Public
State of Wisconsin

Ad#: 2001663
P.O.:
# of Affidavits: 0

NOTICE OF PUBLIC WORKSHOP BY THE SHASTA COUNTY PLANNING COMMISSION - Project: General Plan Amendment GPA18-001 and Zone Amendment Z17-003

The Planning Commission of the County of Shasta, State of California, will hold a workshop on Thursday, May 10, 2018, with the session beginning at 2:00 p.m., or as soon thereafter as the Commission's business allows, at the Board of Supervisors Chambers located in the Shasta County Administration Center, 1450 Court Street, Room 263, Redding, California, to introduce and review proposed text amendments to the Shasta County General Plan and Zoning Ordinance. The proposed amendments include text changes that are required for compliance with State housing law and are necessary for certification of the 2014-2019 Housing Element by the California Department of Housing and Community Development. The proposed amendments include, among others, provisions for affordable housing, higher density residential development, emergency, transition and supportive housing, density bonus and planned development, mobile home park conversion and reasonable accommodation. Additional, Zoning Ordinance amendments are included to update existing language, clarify procedures, reduce and clarify selected permit requirements and correct minor errors and inconsistencies.

California State law requires that counties and cities adopt Housing Elements as part of their General Plans to analyze issues of housing availability, affordability, and needs in their communities. Specific housing issues must be addressed to comply with State housing law and to achieve program commitments of the current Housing Element. The law recognizes the most critical decisions regarding housing development occur at the local level within the context of local land use policies. In order for the private sector to adequately address housing needs and demand, counties and cities must adopt land-use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development for all income groups.

The public is encouraged to attend the workshop and/or submit written comments. To ensure consideration by the Commission during the workshop, all written material concerning the draft Housing Element should be submitted to the Planning Division as soon as possible and no later than three days prior to the hearing. The draft proposed General Plan and Zoning Plan amendments will be available at the Resource Management Department's Permit Center, 1855 Placer Street, Redding, and posted on the Resource Management Planning Division website on or before May 4, 2018.

For more information contact Kim Hunter, Planning Division Manager, at the Department of Resource Management, Planning Division, 1855 Placer Street, Suite 103, Redding, California 96001; Telephone 530-225-5532. Please bring this notice to the attention of anyone who may be interested in this information.

Pub: April 30, 2018 #2001663

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the Planning Division as
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the Resource Management
partment's Permit Center,
5 Placer Street, Redding,
d posted on the Resource
Management Planning Divi-
sion website on or before May
4, 2018.
For more information contact
Kim Hunter, Planning Division
Manager, at the Department
of Resource Management,
Planning Division, 1855 Plac-
er Street, Suite 103, Redding,
California 96001; Telephone
530-225-5532. Please bring
this notice to the attention of
anyone who may be interested
in this information.
Pub: April 30, 2018 #2001663

PLANNING COMMISSION

1855 Placer Street, Suite 103
Redding, California 96001
(530) 225-5532
(530) 245-6468 FAX

Commissioner Tim MacLean
Commissioner James Chapin
Commissioner Roy Ramsey
Commissioner Steven Kerns
Commissioner Patrick Wallner

AGENDA

REGULAR MEETING
OF THE
SHASTA COUNTY PLANNING COMMISSION

Thursday May 10, 2018, 2:00 p.m.

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The Planning Commission's decision on any noticed public hearing item may be appealed to the Board of Supervisors. See "Notes" at the end of the regular agenda.

CALL TO ORDER

Pledge of Allegiance
Roll Call

PUBLIC COMMENT PERIOD - OPEN TIME

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R1 **Approval of Minutes**

Approve the minutes of the meeting held on April 12, 2018, as submitted.

R2 **Variance 18-0001 (Mall)**

Jeffrey E. Mall has requested approval of a variance to construct a 21-foot-wide by 27-foot-long and approximately 9-foot tall metal car shade/trellis. The project is located in the South Central Region west of Redding and south of State Route 299, on a 3.81-acre parcel approximately 0.4 miles north of Lower Springs Road (10080 Tilton Mine Road). The structure being proposed is within the minimum 30-foot street side setback. Staff Planner: Luis A. Topete. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Adopt a resolution to: 1) find the project Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15303 (Class 3) and Section 15305 (Class 5); and 2) adopt the recommended findings; and 3) approve Variance 18-0001 subject to the conditions listed in the resolution.

R3 **Zone Amendment 16-003 and Parcel Map 16-004 (Roach-Carr)**

John Carr and Mary Roach have requested a rezoning from the Unclassified (U) zone district to the Limited Residential (R-L) and Limited Residential combined with the 10-Acre Minimum Lot Area (R-L-BA-10) zone district and a parcel map for a two-parcel residential land division. The proposal would subdivide an existing 28.92-acre parcel to create a 6.79-acre parcel (Parcel 1) and a 22.13-acre parcel (Parcel 2). Staff Planner: Lio Salazar. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Adopt a resolution recommending that the Shasta County Board of Supervisors: 1) adopt a California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration; and 2) approve Zone Amendment 16-003 based on the recommended findings and subject to the conditions listed in the attached resolution; and
3. Adopt a resolution to: 1) adopt a CEQA determination of a Mitigated Negative Declaration; 2) adopt the recommended findings; and 3) approve Parcel Map 16-004 subject to the conditions listed in the resolution.

R4 **Use Permit 18-0001 (Elenes)**

Pedro and Julieta Elenes have requested an exception to zoning regulations that require a zone wall be constructed on or immediately adjacent to the line that divides a commercial use from adjacent residential properties. The project is located in the McArthur area on a 3.32-acre parcel on the west side of State Highway 299 East, approximately 0.3 miles north of the intersection of State Highway 299 East and Sierra Center Drive (43710 State Highway 299 East). The property is in the Community Commercial (C) General Plan land use designation and the Community Commercial (C-2) zone district. Staff Planner: Lio Salazar. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Adopt a resolution to: 1) find the project Categorically Exempt from the California Environmental Quality Act (CEQA) under Categorical Exemption Class 5, CEQA Guidelines Section 15305 and exempt based on the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, CEQA Guidelines Section 15060; 2) adopt the Use Permit findings; and 3) approve Use Permit 18-0001, subject to the conditions listed in the resolution.

R5 **Zone Amendment 17-001 (County of Shasta-Department of Public Works)**

Shasta County, the Department of Public Works has requested an amendment to the zone district for the parcel from the Public Facility (PF) district to the Timberland (TL) district to complete a sale of the property to a private land owner. The property is located in Shingletown on a 6.5-acre parcel with limited road access from One Hundred A3 Road, approximately 0.96 miles from where One Hundred A3 Road intersects with One Hundred A Road. The site is currently owned by Shasta County and is the former location of the Shingletown Airport. Staff Planner: David Schlegel. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Adopt a resolution recommending that the Shasta County Board of Supervisors: 1) find Zone Amendment 17-001 exempt from the California Environmental Quality Act (CEQA) in conformance with Section 15061(b); and 2) approve Zone Amendment 17-001 based on the recommended findings in the attached resolution.

R6 **Planning Commission Workshop: GPA18-001 and Z17-003 Housing Element General Plan and Zoning Plan Text Amendments**

1. Receive a staff presentation summarizing proposed changes to the Shasta County General Plan and Zoning Plan; including changes made necessary by State housing law and the Shasta County Housing Element, changes not required by law designed to provide additional housing options and other updates.
2. Take input from the public.
3. Direct staff to make any necessary revisions to the proposed changes and prepare a draft Ordinance for consideration by the Planning Commission and recommendation to the Board of Supervisors.

R7 **Planning Director's Report:**

ADJOURN

NOTES:

1. The Planning Commission, at their discretion, may limit individual/group testimony time in the interest of facilitating the meeting to allow all persons who wish to comment the opportunity to do so.

2. Documents associated with the agenda are on file and available for review. The agenda, initial studies, staff reports, and minutes, can be found online at www.co.shasta.ca.us. Click on "County Departments" then "Resource Management." Direct inquiries to: Department of Resource Management - Planning Division, 1855 Placer Street, Suite 103, Redding, CA 96001. Phone: (530) 225-5532.

3. Commission actions on tentative maps, use permits, and variances are final unless appealed to the Board of Supervisors. Appeals are subject to fees and filing deadlines. Appeal periods: tentative map; 10

calendar days, use permits and variances, 5 calendar days. Forms and instructions for filing appeals are available from the Clerk of the Board of Supervisors at 1450 Court Street, Suite 308B, Redding.

4. The Commission's action on Zoning applications establishes the next action. When the Commission recommends approval, the application is automatically scheduled for action by the Board of Supervisors; if the Commission denies the application, the application is not scheduled for Board action unless an interested party files a written request for such consideration. Fees and filing information are available from the Clerk of the Board of Supervisors or from the Planning Division.

5. Following Planning Commission action on a proposed General Plan Amendment any interested party may file a written request for a hearing by the legislative body on the Commission's recommendation by filing such a request with the Clerk of the Board of Supervisors within five calendar days after the Commission action.

6. If you challenge a Planning Commission action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

7. The County of Shasta does not discriminate on the basis of disability in admission to, access to, or operation of its buildings, facilities, programs, services, or activities. The County does not discriminate on the basis of disability in its hiring or employment practices. Questions, complaints, or requests for additional information regarding the Americans with Disabilities Act (ADA) may be forwarded to the County's ADA Coordinator: Director of Support Services Angela Davis, County of Shasta, 1450 Court Street, Room 348, Redding, CA 96001-1676, Phone: (530) 225-5515, California Relay Service: (800) 735-2922, Fax: (530) 225-5345, E-mail: adacoordinator@co.shasta.ca.us.

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8. The agenda, initial studies, staff reports, and minutes, can be found online at www.co.shasta.ca.us/index.aspx. Click on "Resource Management" under the heading "County Departments" and then click on "Planning Division" then select "Planning Commission Agendas" or "Planning Commission Minutes" or "Initial Studies and Notices of Completion" from the left column.

Use Permit findings; and 3) approved Use Permit 18-0001, subject to the conditions listed in the resolution.

Ex-parte Communications Disclosures: None.

R5: **Zone Amendment 17-001 (County of Shasta-Department of Public Works):** The applicant has requested an amendment to the zone district for the parcel from the Public Facility (PF) district to the Timberland (TL) district to complete a sale of the property to a private land owner. The site is the former location of the Shingletown Airport. Applicant: County of Shasta, Department of Public Works; Assessor's Parcel Number(s): 095-050-012-000; Project Location: Shingletown on a 6.5-acre parcel with limited road access from One Hundred A3 Road, approximately 0.96 miles from where One Hundred A3 Road intersects with One Hundred A Road; Supervisor District: 3; Recommended Environmental Determination: General Rule Exemption; Planner: David Schlegel, Associate Planner. Simple Majority Vote.

Associate Planner David Schlegel presented the staff report.

Chairman MacLean opened the public hearing. There being no speakers, the public hearing was closed.

By motion made, seconded (Ramsey/Wallner) and carried unanimously, the Planning Commission adopted a resolution recommending that the Shasta County Board of Supervisors: 1) find Zone Amendment 17-001 exempt from the California Environmental Quality Act (CEQA) in conformance with Section 15061(b); and 2) approve Zone Amendment 17-001 based on the recommended findings in the attached resolution.

R6: **Planning Commission Workshop: GPA18-001 and Z17-003 Housing Element General Plan and Zoning Plan Text Amendments:** Director Richard Simon provided a staff presentation summarizing proposed revisions to the Shasta County General Plan and Zoning Plan made necessary by State housing law, the Shasta County Housing Element and zoning clarifications. Mr. Simon noted proposed changes are posted on the Planning Division's website.

General Plan Proposed Amendments: Mr. Simon discussed the County's Regional Housing Needs Assessment (RHNA), adequate default density and proposed changes to dwelling units per gross-acre. Chairman MacLean clarified the definition of units per acre and requested the word maximum be reinstated for densities in residential designations (Pg. 3 of 47). Commissioners Wallner and Kerns asked for clarification on default density and how it was determined by the State. Mr. Simon responded.

Mr. Simon discussed proposed additions to Section 7 Objectives, Mixed Use designations in Table CO-8, and policy additions to CO-x, CO-y and CO-z.

Title 17 Zoning Plan Proposed Changes: Mr. Simon highlighted proposed additions required by the State that addressed emergency shelters and supportive and transitional housing. He noted the proposed addition of Emergency Shelters and their allowance by right in the Commercial-Light Industrial (CM) zones. Mr. Simon defined 'allowed by right' language and the type of uses allowed for by zoning permit, administrative permit, and/or use permits. Mr. Simon noted the County must have at least one zone that can accommodate emergency shelters, as allowed by right, without

requiring a land use entitlement process.

Mr. Simon reviewed the addition of definitions of the Regional Housing Need Assessment (RHNA) and supportive housing and transitional housing, which would be allowed by right in all zones that allow a residence by right, subject to the same standards as a one-family residence. Mr. Simon discussed zoning district changes and reducing the minimum parcel size in R1 and R2 zones. Chairman MacLean asked whether the proposed new interior parcel size took into account roads. Mr. Simon responded. Mr. Simon discussed proposed changes to various zones, including: permitted uses, site development standards, mobile home park conversions, density bonus and special uses.

Mr. Simon addressed additional proposed revisions to the zoning code, including: Planned Development and Mandatory project features. Discussion centered on options for more flexibility in Mandatory project features in Planned Development Districts. Mr. Simon discussed proposals for amending procedures to Use Permits and definitions of Use permits – minor modification. He addressed amendments to an approved use permit and its referral to an approving agency. He discussed Administration and Enforcement, including: zoning plan interpretation, land use verification, the appeal process and reasonable accommodation.

Chairman MacLean asked about the fees involved with applicants wanting to understand land use for their property. Mr. Simon responded. Mr. Simon discussed the process of preparing a draft ordinance, Planning Commission review, and recommendation to the Board of Supervisors.

Speaker's Name	***Comments/Concerns/Questions***
Vickie Wolf	Ms. Wolf asked for clarification on features and amenities described on page 37 under "Mandatory project features". Mr. Simon clarified the distinction between features and amenities. Ms. Wolf asked for maps showing overlays of urban and suburban residential areas. Mr. Simon responded, noting he would include them in the future. Ms. Wolf asked how open space is determined within a planned development. Mr. Simon responded and addressed types of open space.
Alyson Kohl	Ms. Kohl asked for clarification of commercial light industrial as it pertained to homeless shelter services and incentives to encourage affordable housing under planned development. Mr. Simon discussed provisions of state law, the density bonus, and housing types. Ms. Kohl expressed concern about increases to aging and low income populations and Accessory Dwelling Units (ADUs) not addressing individuals without families. Mr. Simon commented that ADU's are not restricted to family members.
John Sharrah	Mr. Sharrah commended planning staff for the effort put into the proposed revisions. He noted the proposed revisions do not recognize, or accommodate for, semi-detached homes with a shared common wall on separate parcels in residential

zones. As proposed, the semi-detached single family homes would be defined as townhomes allowed in the R3 district with conditions. Mr. Sharrah requested this type of housing be included in the R1 zone without conditions. Mr. Simon stated he would follow-up with Mr. Sharrah to ensure the definition in the proposed changes was included. Chairman MacLean suggested that one and two-family (single family dwellings under separate ownership) be included in the R1 district.

Brad Seiser

Mr. Seiser asked if there were any changes to ADUs. Mr. Simon noted the County recently adopted the Accessory Dwelling Unit Ordinance. Mr. Seiser asked how existing projects subject to CEQA were affected by new regulations. Mr. Simon stated projects were subject to the rules and regulations at the time an application was deemed complete.

Jeff Morrow

Mr. Morrow requested consistency between Shasta County and the City of Redding when submitting engineered plans; specifically, ADUs. He noted ADUs were not addressed in the summary presented. Mr. Morrow expressed concern about height, size restrictions, setback requirements and fees for ADUs. Mr. Simon invited Mr. Morrow to meet with the Chief Building Official and himself to discuss specific concerns. Mr. Simon noted the ADU Ordinance was part of the Shasta County code and zoning code and the workshop document presented was a summary of proposed changes. Mr. Simon stated current standards in size for ADUs are 50% of an existing residence or 1,200 sq. ft., whichever is smaller.

Chairman MacLean called for any other speakers. There being none, the public hearing was closed.

R7: **Planning Director's Report:** Director Richard Simon announced his retirement targeted for mid-August.

NON-HEARING ITEMS: None.

CONSENT ITEMS: None.

ADJOURNMENT: The Planning Commission adjourned at 4:46p.m.

Submitted by:

Jessica Cunningham-Pappas

Jessica Cunningham-Pappas, Staff Services Analyst II
Recording Secretary

June 14, 2018 Planning Commission Meeting on General Plan and Zoning Amendments for Housing Element Update

Record Search
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PROOF OF PUBLICATION

SHASTA COUNTY PLANNING
SHASTA COUNTY PLANNING
1855 PLACER ST SUITE 103
REDDING, CA 96001

STATE OF WISCONSIN, COUNTY OF BROWN

I hereby certify that the Record Searchlight is a newspaper of general circulation within the provisions of the Government Code of the State of California, printed and published in the city of Redding, County of Shasta, State of California; that I am the principal clerk of the printer of said newspaper; that the notice of which the annexed clipping is a true printed copy was published in said newspaper on the following dates, to wit;

June 1, 2018

such newspaper was regularly distributed to its subscribers during all of said period.

Legal Clerk

Subscribed and sworn to before on June 1, 2018:

Notary, State of WI, County of Brown

Aug. 6, 2021
My commission expires

Ad#: 2031446
P.O.: GPA 18-001 HOUSING
# of Affidavits: 0

TARA MONDLOCH
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING AND SUMMARY OF A RESOLUTION AMENDING THE SHASTA COUNTY GENERAL PLAN (GENERAL PLAN AMENDMENT 18-001) AND AN ORDINANCE AMENDING THE SHASTA COUNTY ZONING PLAN (ZONE AMENDMENT 17-003) SHASTA COUNTY PLANNING COMMISSION

PLEASE NOTE THE FOLLOWING MEETING TIME CHANGE: THE PLANNING COMMISSION REGULAR MEETING WILL BEGIN AT 1:00 P.M. ON JUNE 14, 2018

NOTICE IS HEREBY GIVEN that the Shasta County Planning Commission will hold a public hearing in the Board of Supervisors' Chambers at 1450 Court Street, Room 263, Redding, California, on **June 14, 2018 at 1:00 p.m.** or as soon thereafter as may be heard, at which time and place all interested persons may appear and be heard on the following matter:

Consider adopting a resolution recommending that the Shasta County Board of Supervisors adopt a resolution amending the Shasta County General Plan Chapter 7.1 "Community Organization and Development Pattern," and Chapter 7.5 "Public Facilities" (General Plan Amendment 18-001) to, among other amendments: update population projections, acknowledge that higher density residential development may be required in areas with water, sewer and other urban services to meet housing needs, increase allowable density where services are available from 16 to 25 units per acre, establish minimum densities to more efficiently use limited lands where services are available, allow a mix of residential development options such as duplex and townhouse in some areas, strengthen goals and policies to provide housing for all income groups, increase residential credits in areas exceeding thirty percent slope to be developed in more suitable areas, allow higher density development in some mixed use areas where services are available, allow density bonus in accordance with state density bonus law, and encourage water and sewer service providers to plan for and prioritize future capacity to serve affordable and special needs households; and

Consider adopting a resolution recommending that the Shasta County Board of Supervisors introduce, waive the reading of and enact an ordinance amending the Shasta County Zoning Plan, Title 17 of the Shasta County Code (Zone Amendment 17-003) as follows:

SUMMARY OF PROPOSED ORDINANCE: the proposed ordinance, consisting of 35 sections would, among other amendments: add and/or update definitions of terms used in the Zoning Plan and in some cases required by state housing law such as allowing a single-family residence by right; reduce the minimum parcel size in the one- and two-family residential zones and the one-family mobile home residential zone allow more residential development options in the mixed use zone such as single-family duplex, and multifamily where services are available; establish minimum density in the multifamily (R-3) zone subject to development standards provide a process for conversion of mobile home parks to other uses that minimizes adverse impacts to residents establish density bonus provisions in accordance with state density bonus law; update the planned development provisions resulting in superior utility and design; reduce permit levels for some uses in the design review district; reduce off-street parking requirements for multifamily and senior housing projects; provide that when a use permit requires or is otherwise accompanied by a rezone or general plan amendment, the Planning Commission shall make its recommendation to the Board of Supervisors on the project as a whole; clarify the process and standards for a use permit minor modification and a use permit amendment; clarify the process and director's authority to make a determination of similar use, a zoning plan interpretation and a land use verification, and the procedure for appeal; reduce the permitting level to add additional uses on a lot where a use permit has been approved; add provisions for reasonable accommodation in accordance with state law.

The resolution and the ordinance provide that they are not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(2) (the adoption of the resolution and ordinance will not result in a physical change in the environment) and 15061(b)(3) (there is no possibility the adoption of the resolution and ordinance may have a significant effect on the environment). Each exemption stands as a separate and independent basis for determining that this resolution and ordinance are not subject to CEQA. ALL INTERESTED PARTIES are encouraged to submit written comments regarding the proposed California Environmental Quality Act (CEQA) exemptions and/or the merits of the proposed resolution and ordinance prior to the hearing, or to attend and speak at the hearing. All written material concerning the proposed resolution and ordinance is requested to be submitted to the Department of Resource Management, Planning Division, as soon as possible and no later than three days prior to the hearing.

PLEASE NOTE that if you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the appropriate authority at, or prior to, the public hearing

PLANNING COMMISSION
1855 Placer Street, Suite 103
Redding, California 96001
(530) 225-5532
(530) 245-6468 FAX

Commissioner Tim MacLean
Commissioner James Chapin
Commissioner Roy Ramsey
Commissioner Steven Kerns
Commissioner Patrick Wallner

Important Notice - Time Change to 1:00 p.m.

AGENDA

REGULAR MEETING
OF THE
SHASTA COUNTY PLANNING COMMISSION

Thursday June 14, 2018, 1:00 p.m.

Please note that the Planning Commission meeting on June 14, 2018, will convene at **1:00 p.m**. The Planning Commission also welcomes you to its meetings which are usually scheduled the second Thursday of each month at 2 p.m. in the Board of Supervisors Chambers on the second floor of the Shasta County Administration Center, 1450 Court Street, Suite 263, Redding, California.

TO ADDRESS THE COMMISSION: Members of the public may directly address the Planning Commission on any agenda item on the regular calendar before or during the Commission's consideration of the item. In addition, the Planning Commission provides the members of the public with a Public Comment-Open Time period, where the public may address the Commission on any agenda item and may address the Commission on any matter not listed on the agenda that is within the subject matter jurisdiction of the Planning Commission. Pursuant to the Brown Act (Govt. Code section 54950, et seq.), **Commission action or discussion cannot be taken** on non-agenda matters, but the Commission may briefly respond to statements or questions and, if deemed necessary refer the subject matter to the appropriate department for follow-up and/or to schedule the matter on a subsequent Commission Agenda.

PRESENTATION OF DOCUMENTS: All items presented to the Planning Commission during a public hearing, including but not limited to letters, e-mails, petitions, photos, maps or other kinds of information shall become a permanent part of the record and must be submitted to the clerk of the commission. It is advised that the presenter create copies in advance for their own records.

The Planning Commission's decision on any noticed public hearing item may be appealed to the Board of Supervisors. See "Notes" at the end of the regular agenda.

CALL TO ORDER

Pledge of Allegiance
Roll Call

PUBLIC COMMENT PERIOD - OPEN TIME

During the Public Comment - Open Time period, members of the public may address the Planning Commission on any item on the agenda, and may address the Commission on any matter not listed on the agenda that is within the subject matter jurisdiction of the Planning Commission. Pursuant to the Brown Act (Govt. Code section 54950, et seq.), **Commission action or discussion cannot be taken** on non-agenda matters, but the Commission may briefly respond to statements or questions and, if deemed necessary, refer the subject matter to the appropriate department for follow-up and/or to schedule the matter on a subsequent Commission Agenda.

REGULAR CALENDAR

Members of the public may directly address the Planning Commission on any agenda item on the regular calendar before or during the Commission's consideration of the item. If you have documents to present for the members of the Planning Commission to review, please provide a minimum of eight copies. Each speaker is allocated three minutes to speak.

R1 **Approval of Minutes**

Approve the minutes of the meeting held on May 10, 2018, as submitted.

R2 **Variance 18-0001 (Mall)**

Jeffrey E. Mall has requested approval of a variance to construct a 21-foot-wide by 27-foot-long and approximately 9-foot tall metal car shade/trellis. The project is located in the South Central Region west of Redding and south of State Route 299, on a 3.81-acre parcel approximately 0.4 miles north of Lower Springs Road (10080 Tilton Mine Road). The structure being proposed is within the minimum 30-foot setback, which also requires an exception to the Shasta County Fire Safety Standards. Staff Planner: Luis A. Topete. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution to: a) find the project Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15303 (Class 3) which exempts new construction of small structures, and Section 15305 (Class 5) which exempts setback variances; b) adopt the recommended findings listed in the attached resolution; and c) approve Variance 18-0001 subject to the conditions listed in the resolution; and d) make the findings for an exception to Section 6.51 of the Shasta County Fire Safety Standards for building setbacks; and e) approve Shasta County Fire Safety Setback Exception #18-18, subject to the conditions as set forth in the exception. (4/5 vote required)

R3 **Zone Amendment 17-004 (Short-Term Rentals)**

The Planning Commission will consider adopting a resolution recommending that the Shasta County Board of Supervisors approve an ordinance regulating short-term rentals in unincorporated Shasta County. Staff Planner: Luis Topete. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution recommending that the Board of Supervisors: a) find Zone Amendment Z17-004 Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15060(c)(2) (there will be no physical change in the environment) and 15061(b)(3) (it can be seen with certainty that there will be no significant effect on the environment); and b) introduce, waive the reading of and enact an ordinance to amend the Zoning Plan of the County of Shasta identified in Zone Amendment Z17-004 to regulate short-term rentals.

R4 **Extension of Time 18-0002 (Fall River Development, Inc.)**

Fall River Development, Inc. has requested an extension of time for an approved parcel map PM12-002 to subdivide a 61-acre property into 4 parcels ranging from 3 to 10 acres in size for residential uses with a 41-acre remainder parcel. The project is located in the Shingletown area, on the east side of Thatcher Mill Road, approximately 0.9 miles north of the intersection Ritts Mill Road and Thatcher Mill Road. The property is in the Rural Residential B (RB) General Plan land use designation and the Limited Residential, minimum lot area as shown on the parcel map (R-L-BSM) zone district, the Open Space zone district and 40 acre minimum lot area (OS-BA-40) zone district. Staff Planner: Lio Salazar. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution to: a) find that the extension of time is Exempt from the California Environmental Quality Act (CEQA) under section 15061(b)(3) of the CEQA Guidelines which states that as a general rule CEQA applies only to projects which have the potential for causing a significant effect on the environment; b) adopt the recommended findings listed in the attached resolution; and c) approve Extension of Time 18-0002 for Parcel Map 12-002.

R5 **Parcel Map 17-006 (E C Smith Investments)**

Jim Elkins, on behalf of E.C. Smith Investments LLC, has requested approval to subdivide a forty-acre property into 4 lots of 5 to 9.8 acres and a 14-acre remainder. The project is located in the Igo Rural Community Center on the north side of Platina Road, approximately one-tenth of a mile west of the intersection of Platina Road and Placer Road (13634 Platina Road). The proposed remainder parcel is developed with a residence and detached garage. The project site was previously approved for an eight-lot subdivision (Tract Map 1955), which is still active, but will be withdrawn if this parcel map is approved. Staff Planner: Lisa Lozier. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution to: a) adopt a California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration; b) adopt the recommended findings listed in the attached resolution; and c) approve Parcel Map 17-006 subject to the conditions listed in the attached resolution.

R6 **Tract Map 1990 (Gold Bear Mountain, L.P.)**

Gold Bear Mountain, L.P., has requested to divide an existing vacant parcel of 5.29 acres into two resulting parcels of 2.52 acres (Lot A) and 2.77 acres (Lot B) for residential uses. The existing 5.29 acre parcel is Lot 15 of the Manzanillo Orchard Tract Map (Tract No. 1922) that was recorded in February 2006 for Gold Bear Mountain, LP. This proposal would subdivide a parcel

created by a previous subdivision of land owned by the applicant. Staff Planner: Luis Topete. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution to: a) adopt the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration; b) adopt the recommended findings listed in the attached resolution; and c) approve Tract Map 1990 subject to the conditions listed in the attached resolution.

R7 **General Plan Amendment 18-001 and Zoning Plan Amendment Z17-003 (Housing-related text amendments and other Zoning Plan text revisions)**

The Planning Commission will hold a public hearing to consider proposed text amendments to the Shasta County General Plan and Zoning Plan to achieve compliance with state housing law and the County's housing element. The Zoning Plan amendments also include updates to achieve consistency with state law related to density bonus provisions and reasonable accommodations, and other miscellaneous updates. The Planning Commission will consider adopting a resolution recommending that the Shasta County Board of Supervisors find the General Plan and Zoning Plan text changes to be exempt from the California Environmental Quality Act (CEQA) and adopt the proposed text amendments. Presenter: Richard Simon, Director of Resource Management. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution recommending that the Board of Supervisors: a) find GPA 18-001 and Z17-003 exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(2) (the adoption of the resolution and ordinance will not result in a physical change in the environment) and 15061(b)(3) (there is no possibility the adoption of the resolution and ordinance may have a significant effect on the environment): b) adopt a resolution approving GPA 18-001; and c) introduce, waive the reading of and enact the ordinance amending the Zoning Plan pursuant to Z17-003.

R8 **Planning Director's Report**

ADJOURN

NOTES:

1. The Planning Commission, at their discretion, may limit individual/group testimony time in the interest of facilitating the meeting to allow all persons who wish to comment the opportunity to do so.

2. Documents associated with the agenda are on file and available for review. The agenda, initial studies, staff reports, and minutes, can be found online at www.co.shasta.ca.us. Click on "County Departments" then "Resource Management." Direct inquiries to: Department of Resource Management - Planning Division, 1855 Placer Street, Suite 103, Redding, CA 96001. Phone: (530) 225-5532.

3. Commission actions on tentative maps, use permits, and variances are final unless appealed to the Board of Supervisors. Appeals are subject to fees and filing deadlines. Appeal periods: tentative map; 10 calendar days, use permits and variances, 5 calendar days. Forms and instructions for filing appeals are available from the Clerk of the Board of Supervisors at 1450 Court Street, Suite 308B, Redding.

4. The Commission's action on Zoning applications establishes the next action. When the Commission recommends approval, the application is automatically scheduled for action by the Board of Supervisors; if the Commission denies the application, the application is not scheduled for Board action unless an interested party files a written request for such consideration. Fees and filing information are available from the Clerk of the Board of Supervisors or from the Planning Division.

5. Following Planning Commission action on a proposed General Plan Amendment any interested party may file a written request for a hearing by the legislative body on the Commission's recommendation by filing such a request with the Clerk of the Board of Supervisors within five calendar days after the Commission action.

6. If you challenge a Planning Commission action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

7. The County of Shasta does not discriminate on the basis of disability in admission to, access to, or operation of its buildings, facilities, programs, services, or activities. The County does not discriminate on the basis of disability in its hiring or employment practices. Questions, complaints, or requests for additional information regarding the Americans with Disabilities Act (ADA) may be forwarded to the County's ADA Coordinator: Director of Support Services Angela Davis, County of Shasta, 1450 Court Street, Room 348, Redding, CA 96001-1676, Phone: (530) 225-5515, California Relay Service: (800) 735-2922, Fax: (530) 225-5345, E-mail: adacoordinator@co.shasta.ca.us.

   Individuals with disabilities who need auxiliary aids and/or services for effective communication in the County's programs and services are invited to make their needs and preferences known to the affected department or the ADA Coordinator. For aids or services needed for effective communication during Planning Commission meetings, please call the Department of Resource Management (530) 225-5532 five (5) business days before the meeting. This notice is available in accessible alternate formats from the affected department or the ADA Coordinator. Accommodations may include, but are not limited to, interpreters, assistive listening devices, accessible seating, or documentation in an alternate format.

8. The agenda, initial studies, staff reports, and minutes, can be found online at www.co.shasta.ca.us/index.aspx. Click on "Resource Management" under the heading "County Departments" and then click on "Planning Division" then select "Planning Commission Agendas" or "Planning Commission Minutes" or "Initial Studies and Notices of Completion" from the left column.

Chairman MacLean called for any other speakers. There being none, the public hearing was closed.

The Planning Commission discussed requirements of the project. Commissioner Chapin suggested continuing the project to the next meeting to allow time for the applicant to work with a biologist to confirm no existence of the western pond turtle and for the Department to work on project conditions.

Chairman MacLean re-opened the public hearing. Applicant Jim Elkins confirmed continuance was acceptable and verified that no additional wetlands delineation confirmation was necessary.

Chairman MacLean closed the public hearing.

By motion made, seconded (Chapin/Ramsey) and carried 4-0, the Planning Commission continued Parcel Map 17-006 to the July 12, 2018 Planning Commission meeting to allow additional time for the applicant to have a survey conducted of the wetlands to confirm no western pond turtles are present at the site and for the Department to review project conditions.

Commissioner Kerns returned to the meeting.

Ex-parte Communications Disclosures: None.

R6: **Tract Map 1990 (Gold Bear Mountain, L.P.):** The applicant has requested to divide an existing vacant parcel of 5.29 acres into two resulting parcels of 2.52 acres (Lot A) and 2.77 acres (Lot B) for residential uses. Applicant: Gold Bear Mountain, L.P.; Assessor's Parcel Number(s): 306-640-015-000; Project Location: Lot 15 of the Manzanillo Orchard Tract Map (Tract No. 1922) recorded in February 2006; Supervisor District: 4; Recommended Environmental Determination: Mitigated Negative Declaration; Planner: Luis Topete, Associate Planner. Simple Majority Vote.

Associate Planner Luis Topete presented the staff report.

Chairman MacLean opened the public hearing. General Partner Rob Middleton offered to answer any questions. Commissioner Chapin asked if Mr. Middleton was satisfied with the conditions. Mr. Middleton affirmed he was.

Chairman MacLean called for any other speakers. There being none, the public hearing was closed.

By motion made, seconded (Wallner/Chapin) and carried unanimously, the Planning Commission adopted a resolution to: a) adopt the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration; b) adopt the recommended findings listed in the attached resolution; and c) approve Tract Map 1990 subject to the conditions listed in the attached resolution, as amended.

R7: **General Plan Amendment 18-001 and Zoning Plan Amendment Z17-003 (Housing-related text amendments and other Zoning Plan text revisions):** Director Richard Simon provided a staff presentation summarizing proposed revisions to the Shasta County General Plan and Zoning Plan made necessary by State housing law, the Shasta County Housing Element and zoning clarifications.

Proposed General Plan Amendments:
Mr. Simon discussed the Housing Element Cycle, Default Density, and the County's commitment from both the prior and current Housing Element cycle to rezone approximately 55-acres to the default density. He further addressed proposed General Plan Amendments to Chapters 7.1 & 7.5.

Mr. Simon reviewed Land Use Designations, Policies, Mixed Use Land Use, and CO-x (Goals & Policies).

Proposed Zoning Plan Amendments:
Mr. Simon discussed the change of format for referring to definitions of state code automatically as a part of the policy within the County's Zoning Code. He discussed Emergency Shelters, Zone Districts, Supportive and Transitional Housing, Purpose, Minimum and Maximum Residential Density, Uses requiring an administrative permit, Uses to the CM district, Mandatory project features, design review (DR) district, Density Bonus Purpose, Special Uses for "Emergency shelters", Applications and Procedures for Use permits, Use permits – modification, Zone district land use interpretation, Appeal, and Reasonable Accommodation.

Commissioner Kerns recommended using the following language once to indicate throughout the Zoning Plan "wherever supportive housing is allowed by zoning, it shall be subject to the same standards as a one family residence", subject to feedback by County Counsel.

Commissioner Chapin asked how higher density zoning would be identified. Mr. Simon stated it would be identified through the County's Housing Element by parcel number and on a map.

Mr. Simon requested setting a Special Planning Commission meeting to review the final proposed ordinance and final proposed changes to the General Plan.

Chairman MacLean opened the public hearing. There being no speakers, the public hearing was closed.

By motion made, seconded (Ramsey/Wallner) and carried unanimously, the Planning Commission continued Item R7 to a Special Meeting on Thursday, June 21, 2018 at 2:00 p.m.

R8: **Planning Director's Report:** Director Richard Simon reported that the rezone applications for Roach-Carr (Z16-003) and the Department of Public Works (Z17-001), that the Planning Commission recommended the Board of Supervisors approve, were approved by the Board on June 12, 2018.

NON-HEARING ITEMS: None.

CONSENT ITEMS: None.

ADJOURNMENT: The Planning Commission adjourned at 4:49 p.m.

July 2, 2018, Notice of Availability to review Housing Element Update Draft, Notice of July 12, 2018, Planning Commission Workshop, and Notice of July 24, 2018, Board of Supervisors Workshop on General Plan and Zoning Amendments for Housing Element Update

Record Searchlight
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PROOF OF PUBLICATION

SHASTA COUNTY PLANNING
SHASTA COUNTY PLANNING
1855 PLACER ST SUITE 103
REDDING, CA 96001

STATE OF WISCONSIN, COUNTY OF BROWN

I hereby certify that the Record Searchlight is a newspaper of general circulation within the provisions of the Government Code of the State of California, printed and published in the city of Redding, County of Shasta, State of California; that I am the principal clerk of the printer of said newspaper; that the notice of which the annexed clipping is a true printed copy was published in said newspaper on the following dates, to wit;

July 2, 2018

such newspaper was regularly distributed to its subscribers during all of said period.

Legal Clerk

Subscribed and sworn to before on July 2, 2018:

Notary, State of WI, County of Brown

9-19-21

My commission expires

VICKY FELTY NOTARY PUBLIC STATE OF WISCONSIN

Ad#: 2058348
P.O.: PC HE Workshop
# of Affidavits: 0

NOTICE OF AVAILABILITY OF SHASTA COUNTY'S DRAFT 2014-2019 HOUSING ELEMENT UPDATE AND NOTICE OF A PUBLIC WORKSHOP WITH THE SHASTA COUNTY PLANNING COMMISSION AND A PUBLIC WORKSHOP WITH THE BOARD OF SUPERVISORS TO DISCUSS AND ACCEPT COMMENTS ON THE DRAFT HOUSING ELEMENT

Project: General Plan Amendment GPA13-003, Shasta County 2014-2019 Housing Element Update

Shasta County has completed the revised Draft 2014-2019 Housing Element Update and has posted the document on the Planning Division website for a 30-day public review and comment period beginning Monday July 2, 2018 and ending Tuesday July 31, 2018. The revised Draft Housing Element consists of five Sections as follows: Section I Introduction, Section II Housing Needs Assessment, Section III Housing Constraints, Section IV Regional Housing Needs Allocation, Section V Programs; and ten Appendices as follows: Appendix A Housing Plan Program Evaluation, Appendix B Housing Capacity Analysis, Appendix C County Development Fees, Appendix D Public Agencies List, Appendix E General Plan and Zoning Plan Amendment Program, Appendix F Public Participation Program, Appendix G Emergency Housing Capacity, Appendix H Public Property Analysis, Appendix I MLS Housing Cost Information, Appendix J Shasta County Resource Guide.

The Draft Housing Element may be viewed and downloaded from the Shasta County Planning Division website at the link below. Copies of the Draft Housing Element may also be viewed at the Shasta County Resource Management Permit Counter located at 1855 Placer Street, Redding, CA 96001 during normal business hours Monday through Friday from 8 a.m. to 5 p.m. Copies of the Draft housing Element or portions thereof may also be purchased at the Permit Counter at a cost of $0.10 per page.

https://www.co.shasta.ca.us/index/drm_index/planning_index/plng_general_plan/2014-2019-draft-housing-element

The Shasta County Planning Commission will hold a workshop on **Thursday, July 12, 2018, with the session beginning at 2:00 p.m.**, or as soon thereafter as the Commission's business allows, at the Board of Supervisors Chambers located in the Shasta County Administration Center, 1450 Court Street, Room 263, Redding, California, to discuss the Draft 2014-2019 Housing Element and accept all public comments. The Shasta County Board of Supervisors will hold a public workshop on **Tuesday July 24, 2018 beginning at 9:00 a.m.** or as soon thereafter as the Board's business will allow, to discuss the Draft 2014-2019 Housing Element and accept all public comments.

California State law requires that counties and cities adopt Housing Elements as part of their General Plan to analyze issues of housing availability, affordability, and needs in their communities. Specific housing issues must be addressed to comply with State housing law and to achieve program commitments of the current Housing Element. The law recognizes the most critical decisions regarding housing development occur at the local level within the context of local land use policies. In order for the private sector to adequately address housing needs and demand, counties and cities must adopt land-use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development for all income groups.

The public is encouraged to review the revised Draft 2014-2018 Housing Element Update and attend the workshops and/or submit written comments during the public review and comment period. Written comments on the revised Draft Housing Element should be submitted to the Planning Division, 1855 Placer Street, Redding, CA 96001.

For more information contact Kim Hunter, Planning Division Manager, at the **Department of Resource Management, Planning Division, 1855 Placer Street, Suite 103, Redding, California 96001; Telephone 530-225-5532.** Please bring this notice to the attention of anyone who may be interested in this information.

July 2, 2018 2058348

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PLANNING COMMISSION

1855 Placer Street, Suite 103
Redding, California 96001
(530) 225-5532
(530) 245-6468 FAX

Commissioner Tim MacLean
Commissioner James Chapin
Commissioner Roy Ramsey
Commissioner Steven Kerns
Commissioner Patrick Wallner

AGENDA

REGULAR MEETING
OF THE
SHASTA COUNTY PLANNING COMMISSION

Thursday July 12, 2018, 2:00 p.m.

The Planning Commission also welcomes you to its regularly scheduled meetings which are usually scheduled the second Thursday of each month at 2 p.m. in the Board of Supervisors Chambers on the second floor of the Shasta County Administration Center, 1450 Court Street, Suite 263, Redding, California.

TO ADDRESS THE COMMISSION: Members of the public may directly address the Planning Commission on any agenda item on the regular calendar before or during the Commission's consideration of the item. In addition, the Planning Commission provides the members of the public with a Public Comment-Open Time period, where the public may address the Commission on any agenda item and may address the Commission on any matter not listed on the agenda that is within the subject matter jurisdiction of the Planning Commission. Pursuant to the Brown Act (Govt. Code section 54950, et seq.), **Commission action or discussion cannot be taken** on non-agenda matters, but the Commission may briefly respond to statements or questions and, if deemed necessary refer the subject matter to the appropriate department for follow-up and/or to schedule the matter on a subsequent Commission Agenda.

PRESENTATION OF DOCUMENTS: All items presented to the Planning Commission during a public hearing, including but not limited to letters, e-mails, petitions, photos, maps or other kinds of information shall become a permanent part of the record and must be submitted to the clerk of the commission. It is advised that the presenter create copies in advance for their own records. If you have documents to present for the members of the Planning Commission to review, please provide a minimum of eight copies.

The Planning Commission's decision on any noticed public hearing item may be appealed to the Board of Supervisors. See "Notes" at the end of the regular agenda.

R4 **Planning Commission Workshop: General Plan Amendment GPA13-003 Revised Draft Shasta County 2014-2019 Housing Element**

The Shasta County Planning Commission will conduct a public workshop to receive public comments on the Revised Draft 2014-2019 Shasta County Housing Element (Revised Draft). The Revised Draft consists of five Sections as follows: I Introduction, II Housing Needs Assessment, III Housing Constraints, IV Regional Housing Needs Allocation, V Programs; and ten Appendices as follows: A Housing Plan Program Evaluation, B Housing Capacity Analysis, C County Development Fees, D Public Agencies List, E General Plan and Zoning Plan Amendment Program, F Public Participation Program, G Emergency Housing Capacity, H Public Property Analysis, I MLS Housing Cost Information, J Shasta County Resource Guide. Staff recommends that the Planning Commission:

1. Receive a staff presentation summarizing the Revised Draft Housing Element, including revisions made to the earlier draft in response to comments from the State Department of Housing and Community Development;
2. Receive all written and oral comments on the Revised Draft from agencies and the public;
3. Provide direction to staff as appropriate.

R5 **Planning Director's Report**

ADJOURN

NOTES:

1. The Planning Commission, at their discretion, may limit individual/group testimony time in the interest of facilitating the meeting to allow all persons who wish to comment the opportunity to do so.

2. Documents associated with the agenda are on file and available for review. The agenda, initial studies, staff reports, and minutes, can be found online at www.co.shasta.ca.us. Click on "County Departments" then "Resource Management." Direct inquiries to: Department of Resource Management - Planning Division, 1855 Placer Street, Suite 103, Redding, CA 96001. Phone: (530) 225-5532.

3. Commission actions on tentative maps, use permits, and variances are final unless appealed to the Board of Supervisors. Appeals are subject to fees and filing deadlines. Appeal periods: tentative map; 10 calendar days, use permits and variances, 5 calendar days. Forms and instructions for filing appeals are available from the Clerk of the Board of Supervisors at 1450 Court Street, Suite 308B, Redding.

4. The Commission's action on Zoning applications establishes the next action. When the Commission recommends approval, the application is automatically scheduled for action by the Board of Supervisors; if the Commission denies the application, the application is not scheduled for Board action unless an interested party files a written request for such consideration. Fees and filing information are available from the Clerk of the Board of Supervisors or from the Planning Division.

5. Following Planning Commission action on a proposed General Plan Amendment any interested party may file a written request for a hearing by the legislative body on the Commission's recommendation by filing such a request with the Clerk of the Board of Supervisors within five calendar days after the Commission action.

6. If you challenge a Planning Commission action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Ex-parte Communications Disclosures: None.

R4: **Planning Commission Workshop: General Plan Amendment GPA13-003 Revised Draft Shasta County 2014-2019 Housing Element** Director Richard Simon provided a staff presentation summarizing the Revised Draft 2014-2019 Shasta County Housing Element. The Revised Draft consisted of five Sections as follows: I Introduction, II Housing Needs Assessment, III Housing Constraints, IV Regional Housing Needs Allocation, V Programs; and ten Appendices as follows: A Housing Plan Program Evaluation, B Housing Capacity Analysis, C County Development Fees, D Public Agencies List, E General Plan and Zoning Plan Amendment Program, F Public Participation Program, G Emergency Housing Capacity, H Public Property Analysis, I MLS Housing Cost Information, J Shasta County Resource Guide.

Mr. Simon discussed the Public Review Period for the Revised Draft 2014-2019 Housing Element, Mandatory Elements, the Housing Element Cycle, Land Use Planning and Transportation, and State and Federal Housing Related Grants. He further discussed the analysis required by the California Department of Housing and Community Development (HCD) for the draft Housing Element and the current public review period (July 2nd to July 31st).

Mr. Simon reviewed the five sections and ten appendices of the Housing Element Revised Draft, noting the County's role was to provide land use zoning and land use policy that will maximize the likelihood that affordable housing can be built as well as reducing governmental constraints that may prevent or delay housing from being built. He noted that rezone proposals would be coming back to the Planning Commission at a later date and acknowledged the challenges faced by the County to provide the kind of zoning and incentives to encourage 'very low income' housing to be built.

Chairman MacLean asked if the Regional Housing Needs Assessment (RHNA) units assigned to the County were ever adjusted retroactively to account for changes in the economic environment. Mr. Simon stated that HCD had been asked that question and he had received a 'no' response. However, he noted the current housing element cycle shows a downward adjustment which more accurately reflects RHNA units after the Great Recession. Commissioner Kerns asked whether the County had been provided with the methodology for the number of RHNA units assigned by HCD. Mr. Simon responded, pointing out that demographers and statisticians from HCD identified the number of units ascribed to each County and that their methodology was not easily understood by outside agencies. Ms. Hunter described work being done to adjust the formula in the future.

Mr. Simon discussed the certification process of the draft housing element and next steps; including receipt of public comments and another workshop with the Board of Supervisors scheduled for July 24th. The Planning Commission, at its August meeting, will consider recommendation to the Board of Supervisors of the revised draft 2014-2019 Housing Element. Pending Board of Supervisor preliminary adoption, the draft 2014-2019 Housing Element will be sent to HCD for a 45-day review period for their comments. Following receipt of HCD's comments, the revised draft will be amended as needed and prepared for final consideration and recommended adoption by the Planning Commission and the Board of Supervisors.

Chairman MacLean opened the workshop to public comment.

Speaker's Name	***Comments/Concerns/Questions***
Vickie Wolf	Ms. Wolf inquired about the County's plan to meet the needs of HCD to both build their infrastructure and to keep up with the infrastructure needs of public safety and water. Mr. Simon discussed County policies and outreach to service providers (sewer, water, public safety) to encourage municipal service reviews and prioritize capacity they may have for the types of housing the housing element is encouraging.

Chairman MacLean called for any other public comments. There being none, business reconvened to the Planning Commission.

Commissioner Kerns addressed his concern about HCD assigning RHNA housing units without input by the County and asked Mr. Ross if there was an opportunity for the Planning Commission to request HCD provide an answer to the methodology they use for determining the units required of the County. Mr. Ross indicated it would be appropriate for Commissioners to weigh in individually or to direct staff to compose a letter. Mr. Simon suggested the best approach would be to keep the Planning Commission advised on the progress being made and current issues and potential solutions. Commissioner Wallner suggested inquiring at the County Planning Commissioners Association to provide insight on the issue. Mr. Simon indicated it may be helpful having the County Planning Commissioners Association weigh in on support for or against various suggestions. Chairman MacLean spoke about the deadlines and timelines that staff are currently under and recommended it may be more appropriate to fold a response into the next housing cycle.

R5: **Planning Director's Report:** None.

NON-HEARING ITEMS: None.

CONSENT ITEMS: None.

ADJOURNMENT: The Planning Commission adjourned at 3:37 p.m.

Submitted by:

Jessica Cunningham - Pappas

Jessica Cunningham-Pappas, Staff Services Analyst II
Recording Secretary

July 14, 2018, Board of Supervisor's Workshop on Housing Element Update

REPORT TO SHASTA COUNTY BOARD OF SUPERVISORS

BOARD MEETING DATE: July 24, 2018
CATEGORY: Regular - Resource Management-6.

SUBJECT:

Public workshop on the revised draft Shasta County 2014-2019 Housing Element

DEPARTMENT: Planning Division

Supervisorial District No. : All

DEPARTMENT CONTACT: Richard W. Simon, Director of Resource Management (530) 225-5789

STAFF REPORT APPROVED BY: Richard W. Simon, Director of Resource Management

Vote Required?	**General Fund Impact?**
No Vote	No Additional General Fund Impact

RECOMMENDATION

Conduct a public workshop to receive an update from Planning Division staff; and accept public input on the revised draft Shasta County 2014-2019 Housing Element.

SUMMARY

N/A

DISCUSSION

The Revised Draft Shasta County 2014-2019 Housing Element (Revised Draft) is in a 30-day public review period from July 2, 2018 through July 31, 2018. The public workshop is intended to encourage public participation in the review and development of the Revised Draft. Please refer to the attached Memorandum from the Director to the Planning Commission dated July 12,

2018, for a summary of the Revised Draft. No action is required of the Board at this time. The Revised Draft is available for review at the Planning Division website at the link below.

https://www.co.shasta.ca.us/index/drm_index/planning_index/plng_general_plan/2014-2019-draft-housing-element

ALTERNATIVES

No alternatives are available since no action by the Board is required.

OTHER AGENCY INVOLVEMENT

The County Administrative Office has reviewed this recommendation.

FINANCING

There is no General Fund Impact.

ATTACHMENTS:

Description	Upload Date	Description
PC Memo July 12, 2018	7/17/2018	PC Memo July 12, 2018

August 9, 2018, Planning Commission Continued Hearing to consider formal comments on the Housing Element Update.

PLANNING COMMISSION

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Commissioner Tim MacLean
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AGENDA

REGULAR MEETING
OF THE
SHASTA COUNTY PLANNING COMMISSION

Thursday August 9, 2018, 2:00 p.m.

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CALL TO ORDER

Pledge of Allegiance
Roll Call

PUBLIC COMMENT PERIOD - OPEN TIME
During the Public Comment - Open Time period, members of the public may address the Planning Commission on any matter not listed on the agenda that is within the subject matter jurisdiction of the Planning Commission.

REGULAR CALENDAR

R1 **Approval of Minutes**
Approve the minutes of the meeting held on July 12, 2018, as submitted.

R2 **Variance 18-0003 (Kronick)**
John and Charlene Kronick have requested approval of a variance from the maximum 15-foot building height limit for residential accessory buildings to construct a 900-square-foot RV garage with a height of 19-feet, 6-inches from the edge of the road easement and a variance from the 20-foot front yard setback requirement in the National Recreation Area, Shasta unit (NRA-S) district. The project is located in the Lakehead Area on a 4.14-acre parcel approximately 0.1 miles south of the intersection of O'Brien Mountain Road and Grey Fawn Trail (17528 Grey Fawn Trail). Staff Planner: Luis A. Topete. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution that: a) finds the project Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15303 (new construction of small structures), and Section 15305 (minor alterations in land use limitations); b) adopts the recommended findings listed in Resolution 2018-018; and c) approves Variance 18-0003 subject to the conditions set forth in Attachment A to Resolution 2018-018.

R3 **General Plan Map Amendment GPA18-0001 and Zoning Plan Map Amendment ZA18-0002**
Consider a proposed amendment to the Shasta County General Plan Land Use Map and related County Zoning Plan Map as part of the 2014-2019 Housing Element Update program to bring the County's General Plan Housing Element into compliance with State Housing Law. GPA18-0001 and ZA18-0002*: East Redding - 299 East Corridor/Collyer Drive and Old Oregon Trail* (Area 1) consists of approximately 48 acres currently designated Commercial (C) and Suburban Residential (SR) in the General Plan, and zoned Community Commercial (C-2), Commercial Light Industrial (C-M), and Interim Residential (IR). Area 1 in its entirety would be designated UR(25) and would be rezoned to R-3-25 on 33.3 acres, and Open Space on 14.6 acres. Assessor's Parcel Numbers: 076-070-012; 076-070-016; 076-100-018; and 076-060-018. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Continue the public hearing to a time certain.

R4 **General Plan Map Amendment GPA18-0002 and Zoning Plan Map Amendment ZA18-0003**
Consider a proposed amendment to the Shasta County General Plan Land Use Maps and related

County Zoning Map as part of the 2014-2019 Housing Element Update program to bring the County's General Plan Housing Element into compliance with State Housing Law. GPA18-0002 and ZA18-0003*: North Redding - Old Oasis Road/I-5 Corridor* (Area 2) consists of approximately 52 acres currently designated Suburban Residential (SR) in the General Plan, and zoned Interim Residential (IR) and Designated Floodway (F-1) and Restrictive Flood (F-2). Area 2 would be designated UR(25) and rezoned to R-3-25 on 10.2 acres; designated UR on 41.7 acres and rezoned as follows: R-3-10 on 13.1 acres; and Open Space (OS) on 20 acres; the Designated Floodway portion would be unchanged. Assessor's Parcel Number 073-010-006. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Continue the public hearing to a time certain.

R5 **General Plan Map Amendment GPA18-0003 and Zoning Plan Map Amendment ZA18-0004**
Consider a proposed amendment to the Shasta County General Plan Land Use Map and related County Zoning Map as part of the 2014-2019 Housing Element Update program to bring the County's General Plan Housing Element into compliance with State Housing Law. GPA18-0003 and ZA18-0004*: Southwest Palo Cedro - Gilbert Drive* (Area 3) consists of 9.8 acres currently designated Commercial (C) in the General Plan and zoned Community Commercial (C-2). Area 3 in its entirety would be designated UR(25), and would be rezoned to R-3-25 on 8 acres, and Open Space on 1.8 acres. Assessor's Parcel Number 059-360-019. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Continue the public hearing to a time certain.

R6 **General Plan Map Amendment GPA18-0004 and Zoning Plan Map Amendment ZA18-0005**
Consider a proposed amendment to the Shasta County General Plan Land Use Map and related County Zoning Map as part of the 2014-2019 Housing Element Update program to bring the County's General Plan Housing Element into compliance with State Housing Law. GPA18-0004 and ZA18-0005*: Southwest Cottonwood/I-5 Corridor* (Area 4) consists of approximately 13 acres currently designated Urban Residential – 8 dwelling units per acre (UR(8)) and zoned Planned Development (PD). Area 4 would be designated UR(25) and rezoned to R-3-25 on 10 acres; designated and zoned Open Space on 1.6 acres; and designated Commercial (C) and rezoned to Community Commercial (C-2) on 1.4 acres. Assessor's Parcel Number: 087-270-031. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Continue the public hearing to a time certain.

R7 **General Plan Amendment GPA13-003 Revised Draft Shasta County 2014-2019 Housing Element**
Shasta County completed the Revised Draft 2014-2019 Housing Element Update (Revised Draft) consisting of five Sections as follows: Section I Introduction, Section II Housing Needs Assessment, Section III Housing Constraints, Section IV Regional Housing Needs Allocation, Section V Programs; and ten supporting appendices. Staff recommends that the Planning Commission:

1. Conduct a public hearing to consider the Revised Draft 2014-2019 Housing Element; and
2. Continue the public hearing to a date certain.

R8 Planning Director's Report

ADJOURN

NOTES:

1. The Planning Commission, at their discretion, may limit individual/group testimony time in the interest of facilitating the meeting to allow all persons who wish to comment the opportunity to do so.

2. Documents associated with the agenda are on file and available for review. The agenda, initial studies, staff reports, and minutes, can be found online at www.co.shasta.ca.us. Click on "County Departments" then "Resource Management." Direct inquiries to: Department of Resource Management - Planning Division, 1855 Placer Street, Suite 103, Redding, CA 96001. Phone: (530) 225-5532.

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4. The Commission's action on Zoning applications establishes the next action. When the Commission recommends approval, the application is automatically scheduled for action by the Board of Supervisors; if the Commission denies the application, the application is not scheduled for Board action unless an interested party files a written request for such consideration. Fees and filing information are available from the Clerk of the Board of Supervisors or from the Planning Division.

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6. If you challenge a Planning Commission action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

7. The County of Shasta does not discriminate on the basis of disability in admission to, access to, or operation of its buildings, facilities, programs, services, or activities. The County does not discriminate on the basis of disability in its hiring or employment practices. Questions, complaints, or requests for additional information regarding the Americans with Disabilities Act (ADA) may be forwarded to the County's ADA Coordinator: Director of Support Services Angela Davis, County of Shasta, 1450 Court Street, Room 348, Redding, CA 96001-1676, Phone: (530) 225-5515, California Relay Service: (800) 735-2922, Fax: (530) 225-5345, E-mail: adacoordinator@co.shasta.ca.us.

   Individuals with disabilities who need auxiliary aids and/or services for effective communication in the County's programs and services are invited to make their needs and preferences known to the affected department or the ADA Coordinator. For aids or services needed for effective communication during Planning Commission meetings, please call the Department of Resource Management (530) 225-5532 five (5) business days before the meeting. This notice is available in accessible alternate formats from the affected department or the ADA Coordinator. Accommodations may include, but are not limited to, interpreters, assistive listening devices, accessible seating, or documentation in an alternate format.

8. The agenda, initial studies, staff reports, and minutes, can be found online at www.co.shasta.ca.us/index.aspx. Click on "Resource Management" under the heading "County

August 23, 2018, Planning Commission Continued Hearing to consider formal comments on the Housing Element Update

PLANNING COMMISSION

1855 Placer Street, Suite 103
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(530) 245-6468 FAX

Commissioner Tim MacLean
Commissioner James Chapin
Commissioner Roy Ramsey
Commissioner Steven Kerns
Commissioner Patrick Wallner

AGENDA

SPECIAL MEETING
OF THE
SHASTA COUNTY PLANNING COMMISSION

Thursday August 23, 2018, 2:00 p.m.

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CALL TO ORDER

Pledge of Allegiance
Roll Call

PUBLIC COMMENT PERIOD - OPEN TIME
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REGULAR CALENDAR

R1 **General Plan Map Amendment GPA18-0001 and Zoning Plan Map Amendment ZA18-0002** ***continued from August 9, 2018***
Consider a proposed amendment to the Shasta County General Plan Land Use Map and related County Zoning Map as part of the 2014-2019 Housing Element Update program to bring the County's General Plan Housing Element into compliance with State Housing Law. GPA18-0001 and ZA18-0002*: East Redding - 299 East Corridor/Collyer Drive and Old Oregon Trail* (Area 1) consists of approximately 48 acres currently designated Commercial (C) and Suburban Residential (SR) in the General Plan, and zoned Community Commercial (C-2), Commercial Light Industrial (C-M), and Interim Residential (IR). Area 1 in its entirety would be designated UR(25) and would be rezoned to R-3-25 on 33.3 acres, and Open Space on 14.6 acres. Assessor's Parcel Numbers: 076-070-012; 076-070-016; 076-100-018; 076-060-018 (portion); and 076-100-011. GPA18-0001 and ZA18-0002 are not subject to the California Environmental Quality Act (CEQA) pursuant to Government Code Section 65759. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution recommending that the Board of Supervisors: a) find General Plan Amendment GPA18-0001 and Zone Amendment ZA18-0002 are not subject to the California Environmental Quality Act (CEQA) in accordance with the provisions of Government Code Section 65759 (CEQA does not apply to any proposed action necessary to comply with court order or judgement to bring an agency's general plan or relevant mandatory elements of the plan into compliance with State Law); b) adopt a resolution approving General Plan Map Amendment GPA18-0001; and c) introduce, waive the reading of and enact an ordinance amending the Zoning Plan maps pursuant to ZA18-0002.

R2 **General Plan Map Amendment GPA18-0002 and Zoning Plan Map Amendment ZA18-0003** ***continued from August 9, 2018***
Consider a proposed amendment to the Shasta County General Plan Land Use Maps and related County Zoning Map as part of the 2014-2019 Housing Element Update program to bring the County's General Plan Housing Element into compliance with State Housing Law. GPA18-0002 and ZA18-0003*: North Redding - Old Oasis Road/I-5 Corridor* (Area 2) consists of approximately 52 acres currently designated Suburban Residential (SR) in the General Plan, and zoned Interim Residential (IR) and Designated Floodway (F-1). Area 2 would be designated UR(25) and rezoned to R-3-25 on 10.2 acres; designated UR on 41.7 acres and rezoned as follows: R-3-10 on 13.1 acres; and Open Space (OS) on 20 acres; the Designated Floodway (F-1) portion would be unchanged. Assessor's Parcel Number 073-010-006. GPA18-0002 and ZA18-0003 are not subject to the California Environmental Quality Act (CEQA) pursuant to Government Code Section 65759.Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution recommending that the Board of Supervisors: a) find General Plan Amendment GPA18-0002 and Zone Amendment ZA18-0003 are not subject to the California Environmental Quality Act (CEQA) in accordance with the provisions of Government Code Section 65759 (CEQA does not apply to any proposed action necessary to comply with court order or judgement to bring an agency's general plan or relevant mandatory elements of the plan into compliance with State Law); b) adopt a resolution approving General Plan Map Amendment GPA18-0002; and c) introduce, waive the reading of and enact an ordinance amending the Zoning Plan maps pursuant to ZA18-0003.

R3 **General Plan Map Amendment GPA18-0003 and Zoning Plan Map Amendment ZA18-0004**
continued from August 9, 2018

Consider a proposed amendment to the Shasta County General Plan Land Use Map and related County Zoning Map as part of the 2014-2019 Housing Element Update program to bring the County's General Plan Housing Element into compliance with State Housing Law. GPA18-0003 and ZA18-0004*: Southwest Palo Cedro - Gilbert Drive* (Area 3) consists of 9.8 acres currently designated Commercial (C) in the General Plan and zoned Community Commercial (C-2). Area 3 in its entirety would be designated UR(25), and would be rezoned to R-3-25 on 8 acres, and Open Space on 1.8 acres. Assessor's Parcel Number 059-360-019. GPA18-0003 and ZA18-0004 are not subject to the California Environmental Quality Act (CEQA) pursuant to Government Code Section 65759. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution recommending that the Board of Supervisors: a) find General Plan Amendment GPA18-0003 and Zoning Amendment ZA18-0004 are not subject to the California Environmental Quality Act (CEQA) in accordance with the provisions of Government Code Section 65759 (CEQA does not apply to any proposed action necessary to comply with court order or judgement to bring an agency's general plan or relevant mandatory elements of the plan into compliance with State Law); b) adopt a resolution approving General Plan Map Amendment GPA18-0003; and c) introduce, waive the reading of and enact an ordinance amending the Zoning Plan maps pursuant to ZA18-0004.

R4 **General Plan Map Amendment GPA18-0004 and Zoning Plan Map Amendment ZA18-0005**
continued from August 9, 2018

Consider a proposed amendment to the Shasta County General Plan Land Use Map and related County Zoning Map as part of the 2014-2019 Housing Element Update program to bring the County's General Plan Housing Element into compliance with State Housing Law. GPA18-0004 and ZA18-0005*: Southwest Cottonwood/I-5 Corridor* (Area 4) consists of approximately 13 acres currently designated Urban Residential – 8 dwelling units per acre (UR(8)) and zoned Planned Development (PD). Area 4 would be designated UR(25) and rezoned to R-3-25 on 10 acres; designated and zoned Open Space on 1.6 acres; and designated Commercial (C) and rezoned to Community Commercial (C-2) on 1.4 acres. Assessor's Parcel Number: 087-270-031. GPA18-0004 and ZA18-0005 are not subject to the California Environmental Quality Act (CEQA) pursuant to Government Code Section 65759. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.

3. Adopt a resolution recommending that the Board of Supervisors: a) find General Plan Amendment GPA18-0004 and Zone Amendment ZA18-0005 are not subject to the California Environmental Quality Act (CEQA) in accordance with the provisions of Government Code Section 65759 (CEQA does not apply to any proposed action necessary to comply with court order or judgement to bring an agency's general plan or relevant mandatory elements of the plan into compliance with State Law); b) adopt a resolution approving General Plan Map Amendment GPA18-0004; and c) introduce, waive the reading of and enact an ordinance amending the Zoning Plan maps pursuant to ZA18-0005.

R5 **General Plan Amendment GPA13-003 Revised Draft Shasta County 2014-2019 Housing Element** ***continued from August 9, 2018***

Consideration of Shasta County's Revised Draft 2014-2019 Housing Element Update (Revised Draft) consisting of five Sections as follows: Section I Introduction, Section II Housing Needs Assessment, Section III Housing Constraints, Section IV Regional Housing Needs Allocation, Section V Programs; and ten supporting appendices. GPA13-003 is not subject to the California Environmental Quality Act (CEQA) pursuant to Government Code Section 65759. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution recommending that the Board of Supervisors: a) find General Plan Amendment GPA13-003 is not subject to the California Environmental Quality Act (CEQA) in accordance with the provisions of Government Code Section 65759 (CEQA does not apply to any proposed action necessary to comply with court order or judgement to bring an agency's general plan or relevant mandatory elements of the plan into compliance with State Law); b) adopt a resolution approving GPA 13-003.

ADJOURN

NOTES:

1. The Planning Commission, at their discretion, may limit individual/group testimony time in the interest of facilitating the meeting to allow all persons who wish to comment the opportunity to do so.

2. Documents associated with the agenda are on file and available for review. The agenda, initial studies, staff reports, and minutes, can be found online at www.co.shasta.ca.us. Click on "County Departments" then "Resource Management." Direct inquiries to: Department of Resource Management - Planning Division, 1855 Placer Street, Suite 103, Redding, CA 96001. Phone: (530) 225-5532.

3. Commission actions on tentative maps, use permits, and variances are final unless appealed to the Board of Supervisors. Appeals are subject to fees and filing deadlines. Appeal periods: tentative map; 10 calendar days, use permits and variances, 5 calendar days. Forms and instructions for filing appeals are available from the Clerk of the Board of Supervisors at 1450 Court Street, Suite 308B, Redding.

4. The Commission's action on Zoning applications establishes the next action. When the Commission recommends approval, the application is automatically scheduled for action by the Board of Supervisors; if the Commission denies the application, the application is not scheduled for Board action unless an interested party files a written request for such consideration. Fees and filing information are available from the Clerk of the Board of Supervisors or from the Planning Division.

5. Following Planning Commission action on a proposed General Plan Amendment any interested party may file a written request for a hearing by the legislative body on the Commission's recommendation by

filing such a request with the Clerk of the Board of Supervisors within five calendar days after the Commission action.

6. If you challenge a Planning Commission action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

7. The County of Shasta does not discriminate on the basis of disability in admission to, access to, or operation of its buildings, facilities, programs, services, or activities. The County does not discriminate on the basis of disability in its hiring or employment practices. Questions, complaints, or requests for additional information regarding the Americans with Disabilities Act (ADA) may be forwarded to the County's ADA Coordinator: Director of Support Services Angela Davis, County of Shasta, 1450 Court Street, Room 348, Redding, CA 96001-1676, Phone: (530) 225-5515, California Relay Service: (800) 735-2922, Fax: (530) 225-5345, E-mail: adacoordinator@co.shasta.ca.us.

   Individuals with disabilities who need auxiliary aids and/or services for effective communication in the County's programs and services are invited to make their needs and preferences known to the affected department or the ADA Coordinator. For aids or services needed for effective communication during Planning Commission meetings, please call the Department of Resource Management (530) 225-5532 five (5) business days before the meeting. This notice is available in accessible alternate formats from the affected department or the ADA Coordinator. Accommodations may include, but are not limited to, interpreters, assistive listening devices, accessible seating, or documentation in an alternate format.

8. The agenda, initial studies, staff reports, and minutes, can be found online at www.co.shasta.ca.us/index.aspx. Click on "Resource Management" under the heading "County Departments" and then click on "Planning Division" then select "Planning Commission Agendas" or "Planning Commission Minutes" or "Initial Studies and Notices of Completion" from the left column.

September 11, 2018, Board of Supervisor's Hearing to Approve Draft Housing Element Update (continued to September 18, 2018)

DEPARTMENT OF RESOURCE MANAGEMENT
1855 Placer Street, Redding, CA 96001

Paul A. Hellman
Director

September 7, 2018

Re: Notification of Postponement of Draft Housing Element and Related Proposals

To Interested Parties:

The purpose of this notification is to advise you that the public hearings for the following items, all of which were previously advertised for the September 11, 2018, Shasta County Board of Supervisors meeting, have been rescheduled to the Board's regular meeting on September 18, 2018, at 9:00 a.m.:

General Plan Amendment GPA18-0001/Zoning Amendment ZA18-0002: Amend the Shasta County general plan land use designations and Shasta County Zoning Maps in East Redding on 33.3 acres located east of and adjoining the City of Redding in the northwest quadrant of the State Route 299/Old Oregon Trail interchange to Urban Residential-25 dwelling units per acre (UR(25)) and Multiple-Family Residential-25 dwelling units per acre (R-3-25), respectively. The purpose of this proposal is to bring the County's General Plan into compliance with State Housing Law and a Stipulation for Judgment by the Shasta County Superior Court.

General Plan Amendment GPA18-0002/Zoning Amendment ZA18-0003: Amend the Shasta County general plan land use designations and Shasta County Zoning Maps in North Redding on 10.2 acres located north and east of the City of Redding immediately north of Charles Drive and George Drive to Urban Residential-25 dwelling units per acre (UR(25)) and Multiple-Family Residential-25 dwelling units per acre (R-3-25), respectively. Also proposed in this area are amendments to the general plan land use designations on 41.7 acres to Urban Residential (UR) and to amend the Zoning Maps on 13.1 and 20 acres to Multiple-Family Residential-10 dwelling units per acre (R-3-10) and Open Space (OS), respectively. The purpose of this proposal is to bring the County's General Plan into compliance with State Housing Law and a Stipulation for Judgment by the Shasta County Superior Court.

General Plan Amendment GPA18-0003/Zoning Amendment ZA18-0004: Amend the Shasta County general plan land use designations and Shasta County Zoning Maps in Southwest Palo Cedro on 9.8 acres located southwest of the State Highway 44/Deschutes Road intersection to Urban Residential-25 dwelling units per acre (UR(25)) and Multiple-Family Residential-25 dwelling units per acre (R-3-25), respectively. The purpose of this proposal is to bring the County's General Plan into compliance with State Housing Law and a Stipulation for Judgment by the Shasta County Superior Court.

General Plan Amendment GPA13-03: Submittal of the Draft 2014-2019 Shasta County Housing Element to the State Department of Housing and Community Development for review and comment.

Please contact Kimberly Hunter, Planning Division Manager, at khunter@co.shasta.ca.us or (530) 225-5532 if you have any questions regarding these matters or attend the Board of Supervisors meeting on September 18, 2018, at 9:00 a.m. if you would like to provide input to the Board about these items.

Sincerely,

Paul A. Hellman, Director
Department of Resource Management
County of Shasta

September 18, 2018, Board of Supervisor's Hearing to Approve Draft Housing Element Update

On September 18, 2018, the Board of Supervisors conducted a public hearing on the Housing Element. Nobody from the public spoke on this matter. The Board then adopted Resolution 2018-093 approving the draft Housing Element and its submittal for review to Housing and Community Development.

RESOLUTION NO. 2018-093

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SHASTA FINDING THE PROPOSED AMENDMENT TO THE SHASTA COUNTY GENERAL PLAN, DRAFT 2014-2019 SHASTA COUNTY HOUSING ELEMENT UPDATE, GENERAL PLAN AMENDMENT GPA13-003, SUBSTANTIALLY COMPLIES WITH STATE HOUSING LAW AND DIRECTING THE DEPARTMENT OF RESOURCE MANAGEMENT TO SUBMIT THE DRAFT 2014-2019 SHASTA COUNTY HOUSING ELEMENT UPDATE TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR REVIEW AND COMMENT

WHEREAS, the State of California requires all local jurisdictions to adopt a Housing Element and to revise this document as appropriate, but not less than every five years as one of seven mandated elements of a jurisdiction's General Plan; and

WHEREAS, the Shasta County General Plan establishes goals and policies that recognize the importance of housing and so the County has prepared the Draft 2014-2019 Shasta County Housing Element Update (Housing Element) in accordance with the requirements of State housing element law (Government Code sections 65580 *et seq.*); and

WHEREAS, the Housing Element has been prepared, consisting of General Plan Amendment GPA13-003, and contains goals, policies, programs, and quantified objectives to meet projected housing needs to comply with California Government Code Sections 66580-65589.8; and

WHEREAS, as part of the State housing law the legislature found, among other findings, that (1) the availability of housing is of vital statewide importance, (2) local governments, such as Shasta County, have the responsibility to facilitate the improvement and development of housing adequate to meet the needs of all economic segments of the community, (3) designating and maintaining a supply of land that is suitable, feasible and available for the development of housing to meet the housing need for all income levels is essential to achieving the state's housing goals; and

WHEREAS, the intent of the state's housing law, among others, is to (1) assure that the County recognizes its responsibility to contribute to attaining the state's housing goal, (2) assure that the County prepares and implements a local Housing Element as part of its General Plan, (3) recognize that the County is best capable of determining what is needed for the County to contribute to the attainment of the state's housing goal in a manner compatible with the state's housing goal and the Regional Housing Need Allocation (RHNA) assigned to the County by the state (Government Code section 65581); and

WHEREAS, on May 11, 2017, the Planning Commission held a noticed public workshop to receive comments on the Housing Element which was submitted to the Department of Housing and Community Development (HCD) for review on May 17, 2017; and

WHEREAS, based on the comments received from HCD on July 18, 2017, the Housing Element was extensively revised and the County initiated amendments to the General Plan Land Use Maps and Zoning Maps deemed necessary to comply with State housing law; and

WHEREAS, in January 2018, Legal Services of Northern California and The Public Interest Law Project jointly filed a lawsuit to compel the County to bring its housing element into compliance with State Law and meet its unaccommodated Regional Housing Needs Allocation (RHNA) assigned by HCD, resulting in a judgment rendered by the Shasta County Superior Court for a Stipulation for Judgment in accordance with the terms of a settlement agreement that includes actions, including the rezoning of land to the default density, that must be completed by the County within a defined timeline; and

WHEREAS, a noticed 30-day review of the Housing Element occurred from July 2, 2018, to July 31, 2018; and

WHEREAS, on July 12, 2018, the Planning Commission held a noticed public workshop on the Housing Element; and

WHEREAS, on July 24, 2018, the Board of Supervisors, held a noticed public workshop to receive an update from Planning Division staff and accept public comment on the Housing Element; and

WHEREAS, on August 9, 2018, the Planning Commission held a duly noticed public hearing to consider formal public comments on the Housing Element and a recommendation to the Board of Supervisors to approve the Housing Element as revised based on the comments and guidance from HCD and continued that public hearing to a Special Meeting on August 23, 2018; and

WHEREAS, the Planning Commission held a public hearing at the continued Special Meeting on August 23, 2018, and is recommending a change to GPA13-003 to delete Area 4 of the proposed rezone program and add program H3-J in Section V of the Housing Element to require that the County complete rezoning of properties in the future to meet the RHNA for the current cycle; and

WHEREAS, GPA13-003 is not subject to the California Environmental Quality Act (CEQA) pursuant to a judgment rendered by the Shasta County Superior Court for a Stipulation for Judgment on June 29, 2018, which expressly incorporates the provisions of Government Code section 65759, which establishes that the California Environmental Quality Act (CEQA) does not apply to any action necessary to bring an agency's general plan or relevant mandatory elements of the plan into compliance with any court order or judgment; and

WHEREAS, in accordance with the provisions of Government Code section 65759, the County has prepared an initial study with content that substantially conforms to the required content of an initial study as set forth in subdivision (c) of Section 15080 of Title 14 of the California Code of Regulations which determined that there would be no significant environmental effects that result from implementation of the Housing Element.

NOW, THEREFORE BE IT RESOLVED that the Board of Supervisors makes the following findings with regard to GPA13-003:

A. State housing law, as codified in Government Code section 65580 et seq., requires that Shasta County assist in attaining the state's housing goal by, among other actions: (a) facilitating the improvement and development of housing adequate to meet the needs of all economic segments of the community, (b) designating and maintaining a supply of land that is suitable, feasible and available for the development of housing to meet the housing need for all income levels, (c) preparing and implementing a local housing element as part of its General Plan, (d) determining what is needed for the County to contribute to the attainment of the state's housing goal in a manner compatible with the state's housing goal and the RHNA assigned to the County by the state.

B. In accordance with Government Code 65583.2(c)(3)(B)(iii) and the United States Census, Shasta County is designated a "suburban jurisdiction" and is assigned a "default density" of twenty residential units per acre by the State.

C. GPA13-003 is a necessary action to bring the Shasta County General Plan and the mandatory housing element into compliance with State housing law, the 2009-2014 Shasta County Housing Element, and the Stipulation for Judgment rendered by the Shasta County Superior Court.

D. GPA13-003 is not subject to the California Environmental Quality Act (CEQA) pursuant to a judgment rendered by the Shasta County Superior Court for a Stipulation for Judgment on June 29, 2018, which expressly incorporates the provisions of Government Code section 65759, which establishes that the California Environmental Quality Act (CEQA) does not apply to any action necessary to bring an agency's general plan or relevant mandatory elements of the plan into compliance with any court order or judgment.

E. In accordance with the provisions of Government Code section 65759, the County has prepared an initial study with content that substantially conforms to the required content of an initial study as set forth in subdivision (c) of Section 15080 of Title 14 of the California Code of Regulations which has determined that implementation of the Housing Element will not have a significant effect on the environment.

F. The proposed Housing Element, as amended to delete Area 4 of the proposed rezone program and add program H3-J in Section V of the Housing Element to require that the County complete rezoning of properties in the future to meet the RHNA for the current cycle, substantially complies with the requirements of Government Code Sections 65580-65589.8; and

G. The proposed Housing Element, as amended to delete Area 4 of the proposed rezone program and add program H3-J in Section V of the Housing Element to require that the County complete rezoning of properties in the future to meet the RHNA for the current cycle, is consistent with the objectives and policies in the Community Development Group, Chapter 7.0 et seq., and with all other elements and the objectives and policies of the Shasta County General Plan.

BE IT FURTHER RESOLVED that the Shasta County Board of Supervisors authorizes the Director of Resource Management to make minor grammatical and format changes to the Housing Element, as may be necessary prior to printing, which would not change or affect adopted goals, objectives, policies, or programs, and directs that the Housing Element be sent to HCD for their review and comment pursuant to Government Code section 65754(a).

DULY PASSED AND ADOPTED this 18th day of September, 2018 by the Board of Supervisors of the County of Shasta by the following vote:

AYES: Supervisors Rickert, Morgan, Baugh, and Kehoe
NOES: None
ABSENT: Supervisor Moty
ABSTAIN: None
RECUSE: None

LES BAUGH, CHAIRMAN
Board of Supervisors
County of Shasta
State of California

ATTEST:

LAWRENCE G. LEES
Clerk of the Board of Supervisors

By: Tisha Boss
Deputy

THIS INSTRUMENT IS A CORRECT COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
ATTEST SEP 18 2018
CLERK OF THE BOARD
Supervisors of the County of Shasta, State of California
BY: Tisha Boss

Record Searchlight

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PROOF OF PUBLICATION

SHASTA COUNTY PLANNING
SHASTA COUNTY PLANNING
1855 PLACER ST SUITE 103
REDDING, CA 96001

STATE OF WISCONSIN, COUNTY OF BROWN

I hereby certify that the Record Searchlight is a newspaper o general circulation within the provisions of the Governmen Code of the State of California, printed and published in the cit of Redding, County of Shasta, State of California; that I am th principal clerk of the printer of said newspaper; that the notice c which the annexed clipping is a true printed copy was published i said newspaper on the following dates, to wit;

November 16, 2018

such newspaper was regularly distributed to its subscriber during all of said period.

Legal Clerk

Subscribed and sworn to before on November 16, 2018:

Notary, State of WI, County of Brown

1-12-2021

My commission expires

MELISSA KOME NOTARY PUBLIC STATE OF WI

Ad#: 2165379
P.O.:
# of Affidavits: 0

have the potential for causing a significant effect on the environment and since it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA pursuant to CEQA Guidelines section 15061(b)(3); and (3) Because the implementation of the HMP will include actions taken by regulatory agencies to maintain and protect natural resources and the environment, the project is categorically exempt from CEQA pursuant to CEQA Guidelines sections 15307 and 15308.

ALL INTERESTED PARTIES are encouraged to submit written comments regarding the proposed California Environmental Quality Act (CEQA) Exemption determinations and/or the merits of the proposed general plan amendment prior to the hearing, or to attend and speak at the hearing. To ensure consideration by the Planning Commission, all written material concerning the proposed general plan amendment should be submitted to the Department of Resource Management, Planning Division, as soon as possible and no later than three days prior to the hearing.. Persons wishing to appear before the Planning Commission are encouraged to first contact the staff planner listed for the project.

PLEASE NOTE that any challenge to the nature of the proposed action in court may be limited to addressing only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Copies of the applications, environmental documents, all reference documents, and staff reports associated with each project are available for review through the **Department of Resource Management, Planning Division, 1855 Placer Street, Suite 103, Redding, California 96001; Telephone (530) 225-5532. Written information for the Planning Commission may be submitted to the Planning Division.** Please bring this notice to the attention of anyone who may be interested in this information.

November 16, 2018 2165379

NOTICE OF PUBLIC HEARING BY THE SHASTA COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the County of Shasta, State of California, will hold a public hearing in the Board of Supervisors' Chambers at 1450 Court Street, Room 263, Redding, California, on **Wednesday, November 28, 2018, with the session beginning at 2:00 p.m,** or as soon thereafter as may be heard, at which time and place all interested persons may appear and be heard on the following matters:

That the Planning Commission recommend the Board of Supervisors approve **General Plan Amendment 13-003 (GPA13-003),** to adopt the Shasta County 2014-2019 Housing Element. Planners: Paul Hellman, Kim Hunter, and David Schlegel.

That the Planning Commission recommend that the Board of Supervisors determine that GPA13-003 is not subject to California Environmental Quality Act (CEQA) in accordance with the provisions of Government Code section 65759, which establish, in part, that CEQA does not apply to any action necessary to bring an agency's general plan or relevant mandatory elements of the plan into compliance with any court order or judgment. On January 22, 2018 Legal Services of Northern California and The Public Interest Law Project jointly filed a lawsuit (Bowman v. Shasta County) after Shasta County failed to fulfill a number of critical housing program commitments from the 2009-2014 Housing Element and complete the General Plan 2014 – 2019 Housing Element update. This lawsuit was filed pursuant to California Government Code Article 14, Actions or Proceedings (section 65759) with the intent to compel the County to bring its Housing Element into compliance with State Laws. A judgment was rendered by the Shasta County Superior Court for a Stipulation for Judgment on June 29, 2018, in accordance with the terms of a settlement agreement. As a result of this judgment, CEQA does not apply to any discretionary actions that are necessary for the County to bring the General Plan Housing Element into compliance with State Law.

That the Planning Commission recommend the Board of Supervisors approve **General Plan Amendment 18-0005 (GPA18-0005),** to incorporate the adopted "Shasta County and Anderson Multi-Jurisdictional Hazard Mitigation Plan" (HMP) into the Safety Element of the Shasta County General Plan; no revisions to the adopted HMP are proposed. Planner: Paul Hellman

That the Planning Commission recommend the Board of Supervisors determine GPA18005 is not subject to the requirements of the California Environmental Quality Act (CEQA) for the following reasons: (1) Since the proposed activity will not result in a direct or reasonably foresee-

November 28, 2018, Planning Commission Hearing to Recommend that the Board of Supervisors Adopt the 2014-2019 Housing Element

After receiving approval of the draft 2014-2019 Housing Element Update from HCD, a notice for a public hearing was sent and published. On November 28, 2018, the Planning Commission conducted a public hearing on the Housing Element Update. Nobody from the public spoke on this matter. The Planning Commission then adopted Resolution 2018-038 recommending adoption by the Board of Supervisors of the final draft 2014-2019 Housing Element and its submittal for final certification to Housing and Community Development.

RESOLUTION NO. 2018-038

A RESOLUTION OF THE SHASTA COUNTY PLANNING COMMISSION RECOMMENDING THAT THE SHASTA COUNTY BOARD OF SUPERVISORS APPROVE GENERAL PLAN AMENDMENT GPA13-003 AS REVISED (COUNTY OF SHASTA)

WHEREAS, the State of California requires all local jurisdictions to adopt a Housing Element and to revise this document as appropriate, but not less than, every five years as one of seven mandated elements required in the General Plan; and

WHEREAS, the Shasta County General Plan establishes goals and policies that recognize the importance of housing and so the County has prepared a 2014-2019 Housing Element update in accordance with the requirements of State housing element law (Government Code sections 65580 *et seq.*); and

WHEREAS, the 2014-2019 Housing Element has been prepared, consisting of General Plan Amendment GPA13-003, and contains goals, policies, programs, and quantified objectives to meet projected housing needs to comply with the California Government Code Sections 66580-65589.8; and

WHEREAS, as part of the state housing law the legislature found, among other findings, that: (1) the availability of housing is of vital statewide importance; (2) local governments, such as Shasta County, have the responsibility to facilitate the improvement and development of housing adequate to meet the needs of all economic segments of the community; and (3) designating and maintaining a supply of land that is suitable, feasible and available for the development of housing to meet the housing need for all income levels is essential to achieving the state's housing goals; and

WHEREAS, the intent of the state's housing law, among others, is to: (1) assure that the County recognizes its responsibility to contribute to attaining the state's housing goal; (2) assure that the County prepares and implements a local Housing Element as part of its General Plan; and (3) recognize that the County is best capable of determining what is needed for the County to contribute to the attainment of the state's housing goal in a manner compatible with the state's housing goal and the Regional Housing Need Allocation (RHNA) assigned to the County by the state (Government Code section 65581); and

WHEREAS, on May 11, 2017, the Planning Commission held a noticed public workshop to receive comments on the initial Draft 2014-2019 Housing Element which was submitted to the California Department of Housing and Community Development (HCD) for review on May 17, 2017; and

WHEREAS, based on the comments received from the California Department of Housing and Community Development on July 18, 2017, the draft 2014-2019 Housing Element was extensively revised and the County initiated amendments to the General Plan and Zoning Plan deemed necessary to comply with State housing law; and

WHEREAS, on October 11, 2017, the Planning Commission held a noticed public hearing on proposed amendments to the Zoning Plan Z17-003 required to comply with State housing law and receive public comment and continued that hearing to a later date upon the determination that further amendments were needed; and

WHEREAS, in January 2018, Legal Services of Northern California and The Public Interest Law Project jointly filed a lawsuit to compel the County to bring its Housing Element into compliance with State Law and meet its unaccommodated Regional Housing Allocation Need (RHNA) assigned by HCD, resulting in a judgment rendered by the Shasta County Superior Court for a Stipulation for Judgment in accordance with the terms of a settlement agreement that includes certain actions, including the rezoning of land to the default density, to be completed by the County within a defined timeline; and

WHEREAS, on February 8, 2018, May 10, 2018 and June 14, 2018, the Planning Commission held noticed public workshops on proposed housing element related amendments to the Zoning Plan Amendment Z17-003 and the General Plan Amendment GPA18-001; and

WHEREAS, the public was provided notice of a review period of a revised Draft Housing Element from July 2, 2018 to July 31, 2018; and

WHEREAS, on July 12, 2018, the Planning Commission held a noticed public workshop on the revised Draft 2014-2019 Housing Element; and

WHEREAS, on July 17, 2018, the Board of Supervisors held noticed public hearings on the recommended housing related text amendments and adopted a resolution pursuant to General Plan Amendment GPA18-001 and enacted an ordinance pursuant to Zone Amendment Z17-003; and

WHEREAS, on July 24, 2018, the Board of Supervisors, held a noticed public workshop to receive an update from the Planning Division staff and accept public comment on the revised Draft 2014-2019 Housing Element; and

WHEREAS, on August 9, 2018, the Planning Commission held a noticed public hearing to consider formal public comments on the Housing Element update process and for recommendation to the Board of Supervisors adoption of the revised Draft 2014-2019 Housing Element as revised based on the comments and guidance from HCD and continued that public hearing to a Special Meeting on August 23, 2018; and

WHEREAS, on September 18, 2018, the Board of Supervisors held a noticed public hearing to consider formal public comments on the revised Draft 2014-2019 Housing Element and directed that the Housing Element be sent to HCD for a 45-day review and comment period pursuant to Government Code section 65754(a); and

WHEREAS, during the review period some revisions were made in the revised Draft 2014-2019 Housing Element based on comments received from HCD; and

WHEREAS, on November 9, 2018, the 45-day review period concluded and HCD provided a letter to the Shasta County Department of Resource Management stating, in part, that with the revisions made during the review period the proposed final 2014-2019 Housing Element meets the statutory requirements of state housing element law; and

WHEREAS, on November 28, 2018, the Planning Commission held a noticed public hearing to consider formal comments of the proposed 2014-2019 Housing Element with revisions; and

WHEREAS, GPA13-003 is not subject to the California Environmental Quality Act (CEQA) as the result of a judgment rendered by the Shasta County Superior Court for a Stipulation for Judgment on June 29, 2018, which expressly incorporates the provisions of Government section 65759, which establish that the California Environmental Quality Act (CEQA) does not apply to any action necessary to bring an agency's general plan or relevant mandatory elements of the plan into compliance with any court order or judgment; and

WHEREAS, in accordance with the provisions of Government Code section 65759, the County has prepared an initial study to determine the environmental effects of the project and, as a result of the initial study, has prepared an environmental assessment with content that substantially conforms to the required content of a draft environmental impact report as set forth in Article 9 (commencing with section 15140) of Title 14 of the California Code of Regulations.

NOW, THEREFORE BE IT RESOLVED by the Shasta County Planning Commission:

1. The foregoing recitals are true and correct and incorporated herein.

2. The Planning Commission makes the following findings with regard to General Plan Amendment GPA13-003:

   A. State housing law, as codified in Government Code section 65580 et seq., requires that Shasta County assist in attaining the state's housing goal by, among other actions: (a) facilitating the improvement and development of housing adequate to meet the needs of all economic segments of the community, (b) designating and maintaining a supply of land that is suitable, feasible and available for the development of housing to meet the housing need for all income levels, (c) preparing and implementing a local Housing Element as part of its General Plan, (d) determining what is needed for the County to contribute to the attainment of the state's housing goal in a manner compatible with the state's housing goal and the Regional Housing Need Allocation (RHNA) assigned to the County by the state.

   B. In accordance with Government Code 65583.2(c)(3)(B)(iii) and the United States Census, Shasta County is designated a "suburban jurisdiction" and is assigned a "default density" of twenty residential units per acre by the state.

C. GPA13-003 is a necessary action to bring the County General Plan and the mandatory Housing Element of the Plan into compliance with State housing law, the prior adopted Shasta County Housing Element, and the Stipulated Judgment rendered by Shasta County Superior Court.

D. GPA13-003 is not subject to the California Environmental Quality Act (CEQA) as the result of a judgment rendered by the Shasta County Superior Court for a Stipulation for Judgment on June 29, 2018, which expressly incorporates the provisions of Government section 65759, which establish that the California Environmental Quality Act (CEQA) does not apply to any action necessary to bring an agency's general plan or relevant mandatory elements of the plan into compliance with any court order or judgment.

E. In accordance with the provisions of Government Code section 65759, the County has prepared an initial study to determine the environmental effects of the project and, as a result of the initial study, has prepared an environmental assessment with content that substantially conforms to the required content of a draft environmental impact report as set forth in Article 9 (commencing with section 15140) of Title 14 of the California Code of Regulations.

F. The proposed 2014-2019 Housing Element is consistent with Government Code Sections 65580-65589.8; and

G. The proposed 2014-2019 Housing Element is consistent with the objectives and policies in the Community Development Group, Chapter 7.0 et seq., and with all other elements and the objectives and policies of the Shasta County General Plan.

3. The Planning Commission recommends that the Shasta County Board of Supervisors take the following actions with regard to GPA13-003:

A. Conduct a public hearing.
B. Close the public hearing.
C. Find GPA13-003 is not subject to the California Environmental Quality Act (CEQA) in accordance with the provisions of Government Code Section 65759, (CEQA does not apply to any action necessary to bring an agency's general plan or relevant mandatory elements of the plan into compliance with any court order or judgment).
D. Adopt a resolution approving the amendments to the Shasta County General Plan Map pursuant to General Plan Amendment GPA13-003.

DULY PASSED this 28th day of November, 2018, by the following vote:

AYES: MACLEAN, CHAPIN, KERNS, WALLNER
NOES:
ABSENT: RAMSEY
ABSTAIN:
RECUSE:

TIM MACLEAN, Chairman
Planning Commission
County of Shasta, State of California

ATTEST:

PAUL A. HELLMAN, Secretary
Planning Commission
County of Shasta, State of California

December 11, 2018 Board of Supervisor's Hearing to Adopt the 2014-2019 Housing Element

A notice for a public hearing before the Board of Supervisor's was sent and published. On December 11, 2018, the Board of Superviors conducted a public hearing on the Housing Element Update. Nobody from the public spoke on this matter. The Board of Supervisors then adopted Resolution 2018-131 adopting the final draft 2014-2019 Housing Element and directing staff to submit it to Housing and Community Development for final certification.

RESOLUTION NO. 2018-131

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SHASTA THAT FINDS GENERAL PLAN AMENDMENT GPA13-003 NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVES GENERAL PLAN AMENDMENT GPA13-003 AMENDING THE GENERAL PLAN TO ADOPT THE UPDATED HOUSING ELEMENT FOR THE 2014-2019 PLANNING CYCLE

WHEREAS, the State of California requires all local jurisdictions to adopt a Housing Element and to revise this document as appropriate, but not less than every five years as one of seven mandated elements of a jurisdiction's General Plan; and

WHEREAS, the Shasta County General Plan establishes goals and policies that recognize the importance of housing and so the County has prepared the Draft 2014-2019 Shasta County Housing Element Update (Housing Element) in accordance with the requirements of State housing element law (Government Code sections 65580 *et seq.*); and

WHEREAS, the Housing Element has been prepared, consisting of General Plan Amendment GPA13-003, and contains goals, policies, programs, and quantified objectives to meet projected housing needs to comply with California Government Code Sections 66580-65589.8; and

WHEREAS, as part of the State housing law the legislature found, among other findings, that (1) the availability of housing is of vital statewide importance, (2) local governments, such as Shasta County, have the responsibility to facilitate the improvement and development of housing adequate to meet the needs of all economic segments of the community, (3) designating and maintaining a supply of land that is suitable, feasible and available for the development of housing to meet the housing need for all income levels is essential to achieving the state's housing goals; and

WHEREAS, the intent of the state's housing law, among others, is to (1) assure that the County recognizes its responsibility to contribute to attaining the state's housing goal, (2) assure that the County prepares and implements a local Housing Element as part of its General Plan, (3) recognize that the County is best capable of determining what is needed for the County to contribute to the attainment of the state's housing goal in a manner compatible with the state's housing goal and the Regional Housing Need Allocation (RHNA) assigned to the County by the state (Government Code section 65581); and

WHEREAS, on May 11, 2017, the Planning Commission held a noticed public workshop to receive comments on the Housing Element which was submitted to the Department of Housing and Community Development (HCD) for review on May 17, 2017; and

WHEREAS, based on the comments received from HCD on July 18, 2017, the Housing Element was extensively revised and the County initiated amendments to the General Plan Land Use Maps and Zoning Maps deemed necessary to comply with State housing law; and

WHEREAS, in January 2018, Legal Services of Northern California and The Public Interest Law Project jointly filed a lawsuit to compel the County to bring its housing element into compliance with State Law and meet its unaccommodated Regional Housing Needs Allocation (RHNA) assigned by HCD, resulting in a judgment rendered by the Shasta County Superior Court for a Stipulation for Judgment in accordance with the terms of a settlement agreement that includes actions, including the rezoning of land to the default density, that must be completed by the County within a defined timeline; and

WHEREAS, a noticed 30-day review of the Housing Element occurred from July 2, 2018, to July 31, 2018; and

WHEREAS, on July 12, 2018, the Planning Commission held a noticed public workshop on the Housing Element; and

WHEREAS, on July 24, 2018, the Board of Supervisors, held a noticed public workshop to receive an update from Planning Division staff and accept public comment on the Housing Element; and

WHEREAS, on August 9, 2018, the Planning Commission held a duly noticed public hearing to consider formal public comments on the Housing Element and a recommendation to the Board of Supervisors to approve the Housing Element as revised based on the comments and guidance from HCD and continued that public hearing to a Special Meeting on August 23, 2018; and

WHEREAS, the Planning Commission held a public hearing at the continued Special Meeting on August 23, 2018, and recommended a change to GPA13-003 to delete Area 4 of the proposed rezone program and add program H3-J in Section V of the Housing Element to require that the County complete rezoning of properties in the future to meet the RHNA for the current cycle; and

WHEREAS, on September 18, 2018, the Board of Supervisors held a noticed public hearing to consider formal public comments on the revised Draft 2014-2019 Housing Element and directed that the Housing Element be sent to HCD for a 45-day review and comment period pursuant to Government Code section 65754(a); and

WHEREAS, during the review period some revisions were made in the revised Draft 2014-2019 Housing Element based on comments received from HCD; and

WHEREAS, on November 9, 2018, the 45-day review period concluded and HCD provided a letter to the Shasta County Department of Resource Management stating, in part, that

with the revisions made during the review period the proposed final 2014-2019 Housing Element meets the statutory requirements of state housing element law; and

WHEREAS, on November 28, 2018, the Planning Commission held a noticed public hearing to consider formal comments of the proposed final 2014-2019 Housing Element and recommended that the Shasta County Board of Supervisors adopt a resolution approving amendments to the Shasta County General Plan pursuant to GPA13-003; and

WHEREAS, on December 11, 2018, the Board of Supervisors held a noticed public hearing to consider formal public comments on the proposed final 2014-2019 Housing Element; and

WHEREAS, GPA13-003 is not subject to the California Environmental Quality Act (CEQA) pursuant to a judgment rendered by the Shasta County Superior Court for a Stipulation for Judgment on June 29, 2018, which expressly incorporates the provisions of Government Code section 65759, which establish that the California Environmental Quality Act (CEQA) does not apply to any action necessary to bring an agency's general plan or relevant mandatory elements of the plan into compliance with any court order or judgment; and

WHEREAS, in accordance with the provisions of Government Code section 65759, the County has prepared an initial study with content that substantially conforms to the required content of an initial study as set forth in subdivision (c) of Section 15080 of Title 14 of the California Code of Regulations which determined that there would be no significant environmental effects that result from implementation of the Housing Element.

NOW, THEREFORE BE IT RESOLVED that the Board of Supervisors makes the following findings with regard to GPA13-003:

A. State housing law, as codified in Government Code section 65580 et seq., requires that Shasta County assist in attaining the state's housing goal by, among other actions: (a) facilitating the improvement and development of housing adequate to meet the needs of all economic segments of the community, (b) designating and maintaining a supply of land that is suitable, feasible and available for the development of housing to meet the housing need for all income levels, (c) preparing and implementing a local housing element as part of its General Plan, (d) determining what is needed for the County to contribute to the attainment of the state's housing goal in a manner compatible with the state's housing goal and the RHNA assigned to the County by the state.

B. In accordance with Government Code 65583.2(c)(3)(B)(iii) and the United States Census, Shasta County is designated a "suburban jurisdiction" and is assigned a "default density" of twenty residential units per acre by the State.

C. GPA13-003 is a necessary action to bring the Shasta County General Plan and the mandatory housing element into compliance with State housing law, the

2009-2014 Shasta County Housing Element, and the Stipulation for Judgment rendered by the Shasta County Superior Court.

D. GPA13-003 is not subject to the California Environmental Quality Act (CEQA) pursuant to a judgment rendered by the Shasta County Superior Court for a Stipulation for Judgment on June 29, 2018, which expressly incorporates the provisions of Government Code section 65759, which establish that the California Environmental Quality Act (CEQA) does not apply to any action necessary to bring an agency's general plan or relevant mandatory elements of the plan into compliance with any court order or judgment.

E. In accordance with the provisions of Government Code section 65759, the County has prepared an initial study with content that substantially conforms to the required content of an initial study as set forth in subdivision (c) of Section 15080 of Title 14 of the California Code of Regulations which has determined that implementation of the Housing Element will not have a significant effect on the environment.

F. The proposed 2014-2019 Housing Element is consistent with Government Code Sections 65580-65589.8; and

G. The proposed 2014-2019 Housing Element is consistent with the objectives and policies in the Community Development Group, Chapter 7.0 et seq., and with all other elements and the objectives and policies of the Shasta County General Plan.

BE IT FURTHER RESOLVED that the Shasta County Board of Supervisors hereby approves General Plan Amendment GPA13-003 and adopts the 2014-2019 Housing Element.

DULY PASSED AND ADOPTED this 11th day of December, 2018, by the Board of Supervisors of the County of Shasta by the following vote:

AYES:	Supervisors Baugh, Kehoe, Moty, Rickert and Morgan
NOES:	None
ABSENT:	None
ABSTAIN:	None
RECUSE:	None

LES BAUGH, CHAIRMAN
Board of Supervisors
County of Shasta
State of California

ATTEST:

LAWRENCE G. LEES
Clerk of the Board of Supervisors

By: _____
Deputy

THIS INSTRUMENT IS
A CORRECT COPY OF THE ORIGINAL
ON FILE IN THIS OFFICE

ATTEST DEC 11 2018

CLERK OF THE BOARD
Supervisors of the County of Shasta, State of California
By: _____

APPENDIX G
EMERGENCY SHELTERS LAND AND CAPACITY ANALYSIS

Emergency shelters consist of housing for homeless persons that is limited to occupancy of 6 months or less. In accordance with SB 2 and Shasta County's 2005-2008 Housing Element, Programs 29 and 30, Shasta County needs to demonstrate that it can provide sufficient areas to accommodate for emergency housing. As part of this process, the Zoning Code was amended to incorporate new provisions to allow emergency housing within properties Zoned CM (Commercial Light Industrial) District as show in Table G-1.

These sites are within the unincorporated portions of Shasta County that are close to urban services, such as medical services, public transportation and jobs, where emergency shelters would be appropriately located. Refer to Figure G-1 or map reference to these areas.

Table G-1, List of Parcels Zoned CM
Emergency Shelters Allowed by Right

TABLE G-1					
EMERGENCY SHELTERS LAND INVENTORY					
APN	ACRES	GENERAL PLAN	ZONING	COMMUNITY AREA	Vacant
088160031000	0.88	C	C-M	Cottonwood	No
088160059000	9.65	C	C-M	Cottonwood	No
088170018000	0.99	C	C-M	Cottonwood	No
088120024000	0.71	C	C-M	Cottonwood	No
088120022000	5.38	C	C-M	Cottonwood	No
088120012000	0.67	C	C-M	Cottonwood	No
088120009000	1.68	C	C-M	Cottonwood	No
088120010000	0.17	C	C-M	Cottonwood	No
088120011000	0.48	C	C-M	Cottonwood	No
090410007000	1.08	C	C-M	Cottonwood	No
090410008000	2.64	C	C-M	Cottonwood	No
090410009000	2.68	C	C-M	Cottonwood	No
086070007000	5.49	C	C-M	Anderson	No
086070017000	7.67	C	C-M	Anderson	Yes
086070091000	5.57	C	C-M	Anderson	No
051290024000	1.67	C	C-M	Anderson	Yes
051290070000	0.24	C	C-M	Anderson	Yes
051290067000	3.22	C	C-M	Anderson	Yes
051230053000	0.21	C	C-M	Anderson	Yes
051410012000	1.00	C	C-M	Redding	Yes
051290027000	1.19	C	C-M	Anderson	No
051290065000	1.59	C	C-M	Anderson	No
051290025000	0.88	C	C-M	Anderson	No
051290007000	0.39	C	C-M	Anderson	No
051290048000	0.51	C	C-M	Anderson	No
051250025000	1.63	C	C-M	Anderson	No
051250004000	0.99	C	C-M	Anderson	No
051240013000	1.39	C	C-M	Anderson	No
051240022000	0.68	C	C-M	Anderson	No
051240021000	0.68	C	C-M	Anderson	No
051230051000	0.21	C	C-M	Anderson	No
051240020000	1.65	C	C-M	Anderson	No
051230052000	0.37	C	C-M	Anderson	No
051230056000	0.97	C	C-M	Anderson	No
051230043000	0.51	C	C-M	Anderson	No
051180010000	0.94	C	C-M	Anderson	No
051180003000	0.96	C	C-M	Anderson	No
051180002000	1.00	C	C-M	Anderson	No
051410016000	2.35	C	C-M	Redding	No
051410011000	0.25	C	C-M	Redding	No

TABLE G-1					
EMERGENCY SHELTERS LAND INVENTORY					
051410010000	1.00	C	C-M	Redding	No
051410009000	2.76	C	C-M	Redding	No
051160010000	0.46	C	C-M	Redding	No
051160009000	3.30	C	C-M	Redding	No
051160008000	1.75	C	C-M	Redding	No
051160006000	0.28	C	C-M	Redding	No
051160005000	0.25	C	C-M	Redding	No
051160004000	2.67	C	C-M	Redding	No
051160003000	1.25	C	C-M	Redding	No
051160002000	1.40	C	C-M	Redding	No
051160001000	1.01	C	C-M	Redding	No
051400011000	5.25	C and RB	C-M	Redding	Yes
051400012000	1.59	C	C-M	Redding	No
051400013000	1.36	C	C-M	Redding	No
051400010000	4.14	C and RB	C-M	Redding	No
051140016000	0.18	C	C-M	Redding	Yes
051140012000	0.42	C	C-M	Redding	Yes
051140014000	0.22	C	C-M	Redding	Yes
051130018000	1.53	C	C-M	Redding	Yes
051130009000	0.83	C	C-M	Redding	Yes
051130014000	0.97	C	C-M	Redding	Yes
051110040000	8.68	C	C-M	Redding	Yes
051080020000	0.62	C	C-M	Redding	Yes
050070009000	1.52	I	C-M	Redding	No
050050005000	2.29	I	C-M	Redding	No
050050019000	0.76	I	C-M	Redding	No
050050003000	0.91	I	C-M	Redding	No
051140022000	3.61	C	C-M	Redding	No
051140006000	0.87	C	C-M	Redding	No
051140028000	0.49	C	C-M	Redding	No
051140017000	0.29	C	C-M	Redding	No
051140008000	0.20	C	C-M	Redding	No
051140009000	0.24	C	C-M	Redding	No
051140029000	0.53	C	C-M	Redding	No
051140010000	0.43	C	C-M	Redding	No
051140011000	0.44	C	C-M	Redding	No
051140013000	0.43	C	C-M	Redding	No
051130012000	0.71	C	C-M	Redding	No
051130011000	2.26	C	C-M	Redding	No
051130013000	0.76	C	C-M	Redding	No
051110022000	2.18	C	C-M	Redding	No
051130017000	1.52	C	C-M	Redding	No
051110023000	2.42	C	C-M	Redding	No
051110006000	4.25	C	C-M	Redding	No
051110025000	1.28	C	C-M	Redding	No
051110039000	5.56	C	C-M	Redding	No
051080006000	0.35	C	C-M	Redding	No

TABLE G-1					
EMERGENCY SHELTERS LAND INVENTORY					
051110001000	6.48	C	C-M	Redding	No
051080005000	1.07	C	C-M	Redding	No
051110005000	8.25	C and SR	C-M	Redding	No
049380034000	3.04	I	C-M	Redding	No
049380033000	3.12	I	C-M	Redding	No
049380030000	3.09	I	C-M	Redding	No
049380017000	1.16	C	C-M	Redding	Yes
049380043000	0.67	C	C-M	Redding	Yes
049370005000	2.03	C	C-M	Redding	Yes
049380008000	1.00	C	C-M	Redding	No
049380037000	3.91	C	C-M	Redding	No
049380045000	1.39	C	C-M	Redding	No
049380010000	4.42	C	C-M	Redding	No
049380041000	0.87	C	C-M	Redding	No
049380015000	0.68	C	C-M	Redding	No
049380039000	0.65	C	C-M	Redding	No
049370001000	1.58	C	C-M	Redding	No
049370002000	1.55	C	C-M	Redding	No
049370003000	0.69	C	C-M	Redding	No
049370004000	0.86	C	C-M	Redding	No
049370006000	4.38	C	C-M	Redding	No
109010044000	1.13	S/C	C-M	Columbia	Yes
109010043000	2.41	S/C and OS	C-M	Columbia	Yes
109380027000	0.36	PUB	C-M	Columbia	No
109380016000	0.33	S/C	C-M	Columbia	No
109380015000	0.32	S/C	C-M	Columbia	No
109380002000	0.55	S/C	C-M	Columbia	No
109380014000	0.32	S/C	C-M	Columbia	No
109380028000	1.47	S/C	C-M	Columbia	No
109380003000	0.36	S/C	C-M	Columbia	No
109380013000	0.32	S/C	C-M	Columbia	No
109010045000	1.11	S/C	C-M	Columbia	No
109380021000	0.35	S/C	C-M	Columbia	No
109380024000	0.35	S/C	C-M	Columbia	No
109380004000	0.35	S/C	C-M	Columbia	No
109380012000	0.40	S/C	C-M	Columbia	No
109380023000	0.35	S/C	C-M	Columbia	No
109380022000	0.34	S/C	C-M	Columbia	No
109380005000	0.34	S/C	C-M	Columbia	No
109380011000	0.39	S/C	C-M	Columbia	No
109380006000	0.38	S/C	C-M	Columbia	No
018530033000	3.21	C	C-M	Fall River Mills/McArthur	No
018530032000	3.57	C	C-M	Fall River Mills/McArthur	No
018490057000	2.19	C and SR	C-M	Fall River Mills/McArthur	No

TABLE G-1					
EMERGENCY SHELTERS LAND INVENTORY					
018290023000	0.53	C	C-M	Fall River Mills/McArthur	Yes
018290024000	2.35	C	C-M	Fall River Mills/McArthur	Yes
018290039000	1.04	C	C-M	Fall River Mills/McArthur	Yes
018290035000	1.88	C	C-M	Fall River Mills/McArthur	Yes
018290038000	1.04	C	C-M	Fall River Mills/McArthur	Yes
018290034000	2.81	C	C-M	Fall River Mills/McArthur	Yes
018290037000	1.04	C	C-M	Fall River Mills/McArthur	Yes
018290033000	2.80	C	C-M	Fall River Mills/McArthur	Yes
018290032000	3.12	C	C-M	Fall River Mills/McArthur	Yes
018290036000	1.51	C	C-M	Fall River Mills/McArthur	Yes
018290022000	0.88	C	C-M	Fall River Mills/McArthur	No
018290025000	2.33	C	C-M	Fall River Mills/McArthur	No
018290009000	0.30	C	C-M	Fall River Mills/McArthur	No
018680015000	0.95	C	C-M	Fall River Mills/McArthur	Yes
018680018000	1.32	C	C-M	Fall River Mills/McArthur	Yes
018540049000	5.20	C	C-M	Fall River Mills/McArthur	Yes
018540003000	5.32	C	C-M	Fall River Mills/McArthur	No
018540050000	13.33	C	C-M	Fall River Mills/McArthur	No
018680019000	2.69	C	C-M	Fall River Mills/McArthur	No
030140009000	3.91	C	C-M	Burney/Johnson Park	No
030210005000	0.91	C	C-M	Burney/Johnson Park	No
030170005000	1.00	C	C-M	Burney/Johnson Park	No
030160007000	1.94	C	C-M	Burney/Johnson Park	No
030160008000	2.14	C	C-M	Burney/Johnson Park	No
030220007000	1.05	C	C-M	Burney/Johnson Park	No
028410018000	4.35	C	C-M	Burney/Johnson Park	No
028050019000	0.57	C	C-M	Burney/Johnson Park	No
028050016000	0.30	C	C-M	Burney/Johnson Park	No
028050020000	0.39	C	C-M	Burney/Johnson Park	No
076100019000	2.44	C	C-M	Redding	No
076100018000	6.75	C	C-M	Redding	No

TABLE G-1					
EMERGENCY SHELTERS LAND INVENTORY					
018010025000	1.92	A-C	C-M	Fall River Mills/McArthur	Yes
018010024000	2.42	C and A-C	C-M	Fall River Mills/McArthur	No
018010026000	2.00	C and A-C	C-M	Fall River Mills/McArthur	No
030200076000	0.66	C	C-M	Burney/Johnson Park	Yes
030200035000	0.48	C	C-M	Burney/Johnson Park	Yes
030200074000	4.92	C	C-M	Burney/Johnson Park	No
030200030000	0.27	C	C-M	Burney/Johnson Park	No
030200029000	0.27	C	C-M	Burney/Johnson Park	No
055260025000	19.92	C	C-M	Redding	No
307240006000	1.85	C and RA	C-M	Mountain Gate	No
051410019000	117.00	C and RB	C-M & U	Anderson	Yes
049390037000	65.91	C and SR and RB	C-M & U-IMR	South Redding	Yes
109380007000	1.69	S/C and OS	C-M & OS	Columbia	No
TOTAL:	514.78				

Maps of Potential Emergency Shelter Locations
FIGURE G-1.

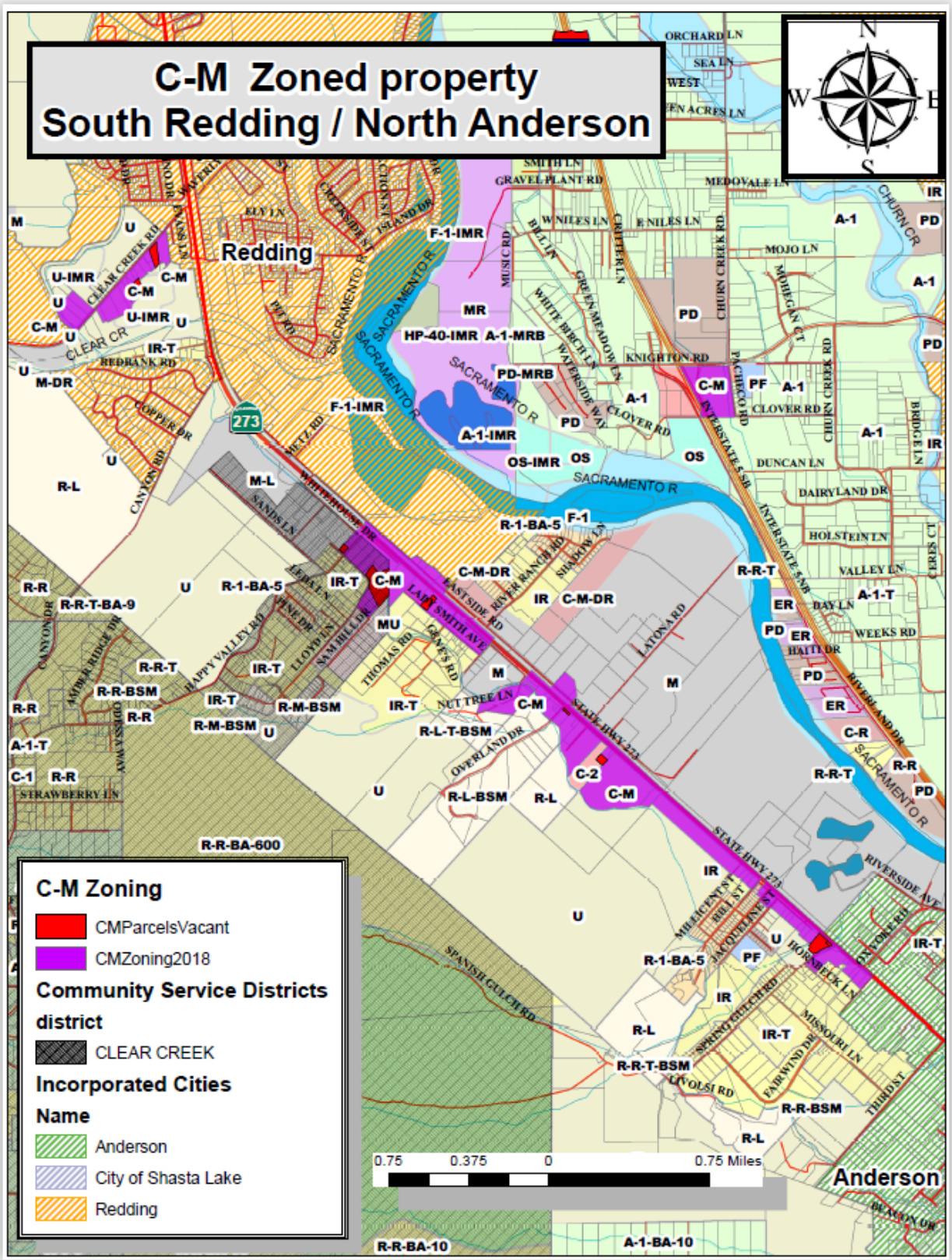


FIGURE G-2

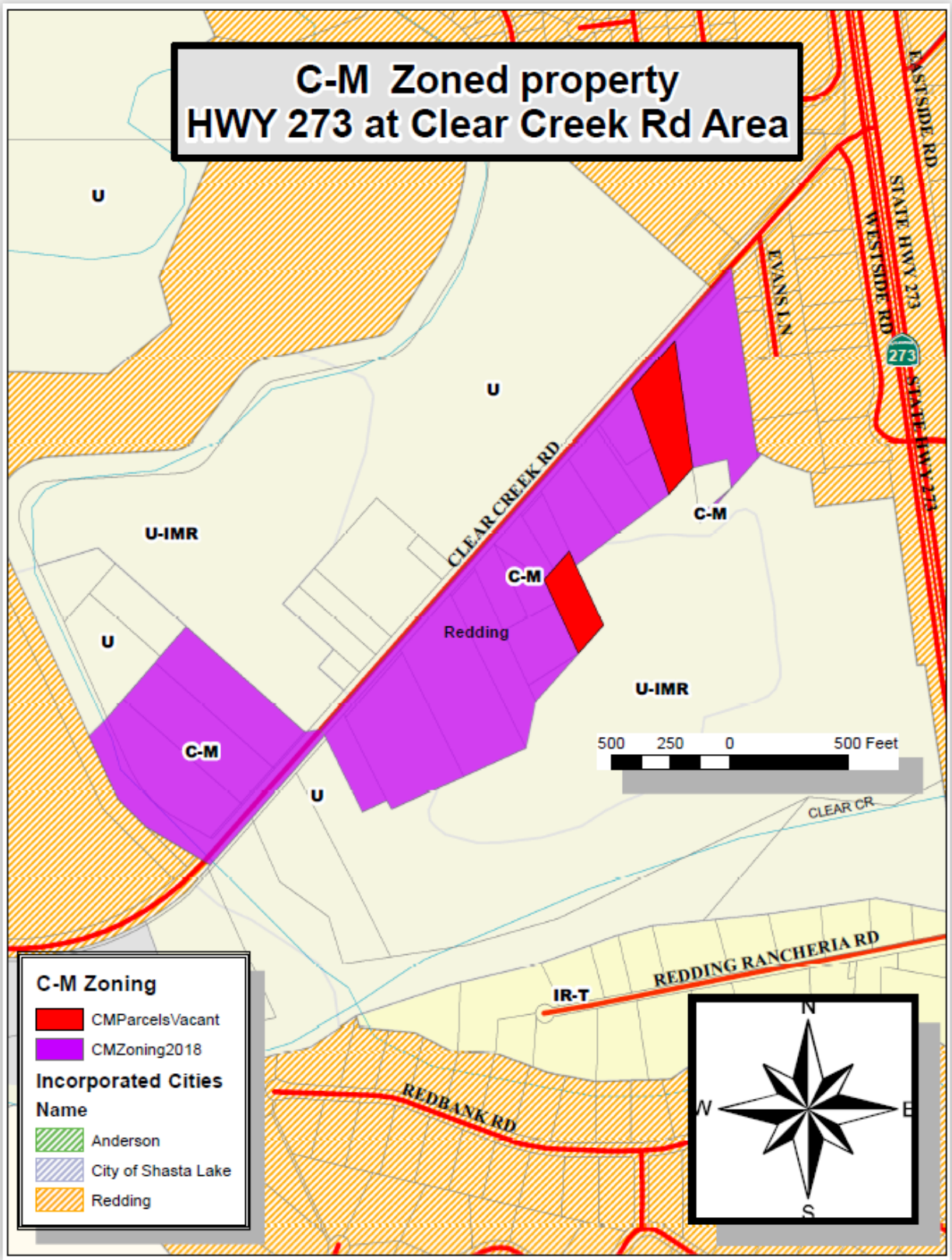

C-M Zoned property
HWY 273 at Clear Creek Rd Area
U
U
U-IMR
U
C-M
C-M
C-M
U
U-IMR
Redding
CLEAR CREEK RD
EVANS LN
WESTSIDE RD
STATE HWY 273
EASTSIDE RD
273
500 250 0 500 Feet
CLEAR CR
REDDING RANCHERIA RD
IR-T
REDBANK RD
N
W
E
S
C-M Zoning
CMParcelsVacant
CMZoning2018
Incorporated Cities
Name
Anderson
City of Shasta Lake
Redding

FIGURE G-3

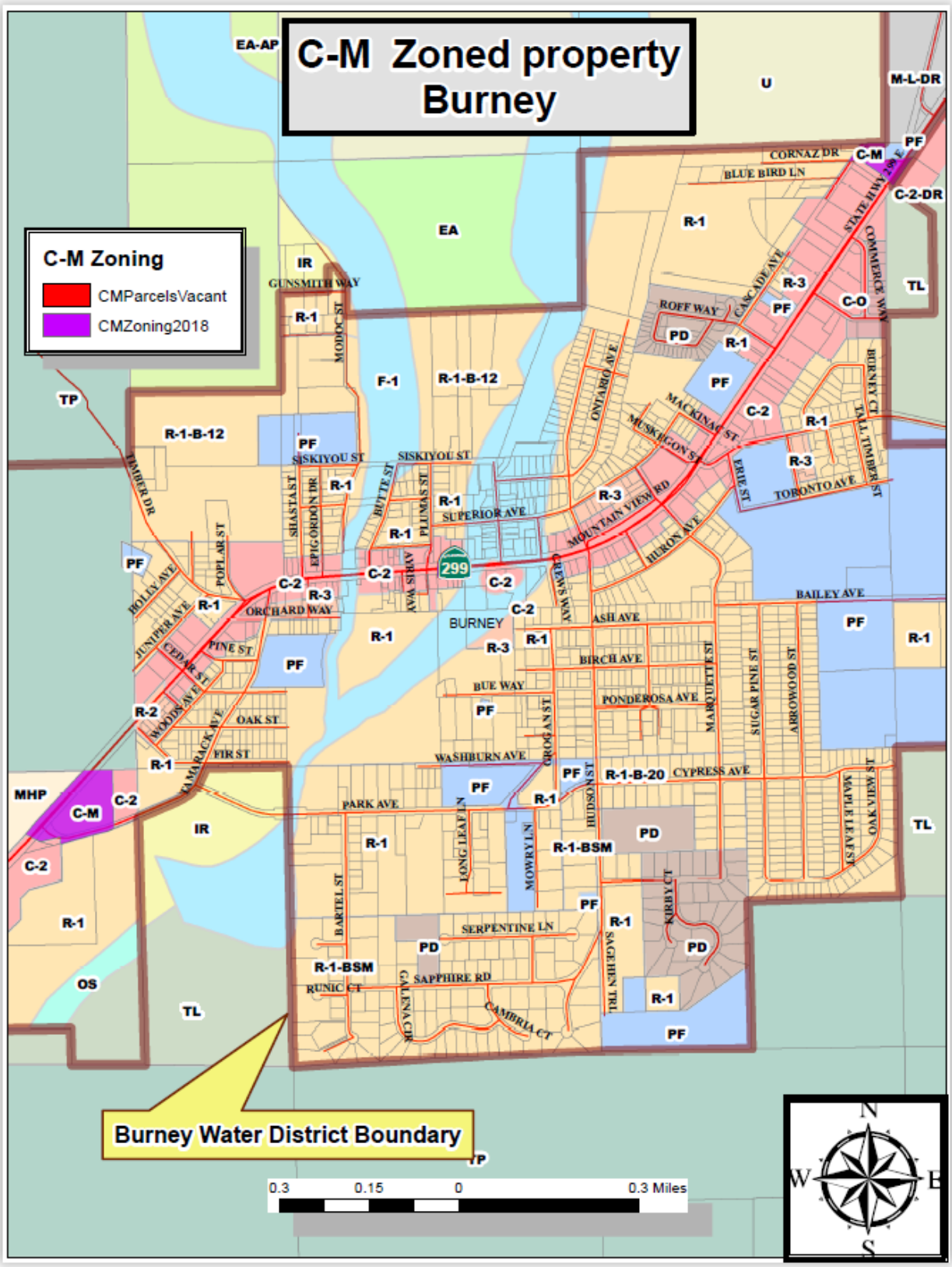

C-M Zoned property
Burney
C-M Zoning
CMParcelsVacant
CMZoning2018
Burney Water District Boundary
BURNEY
0.3 0.15 0 0.3 Miles
N
S
E
W

FIGURE G-4

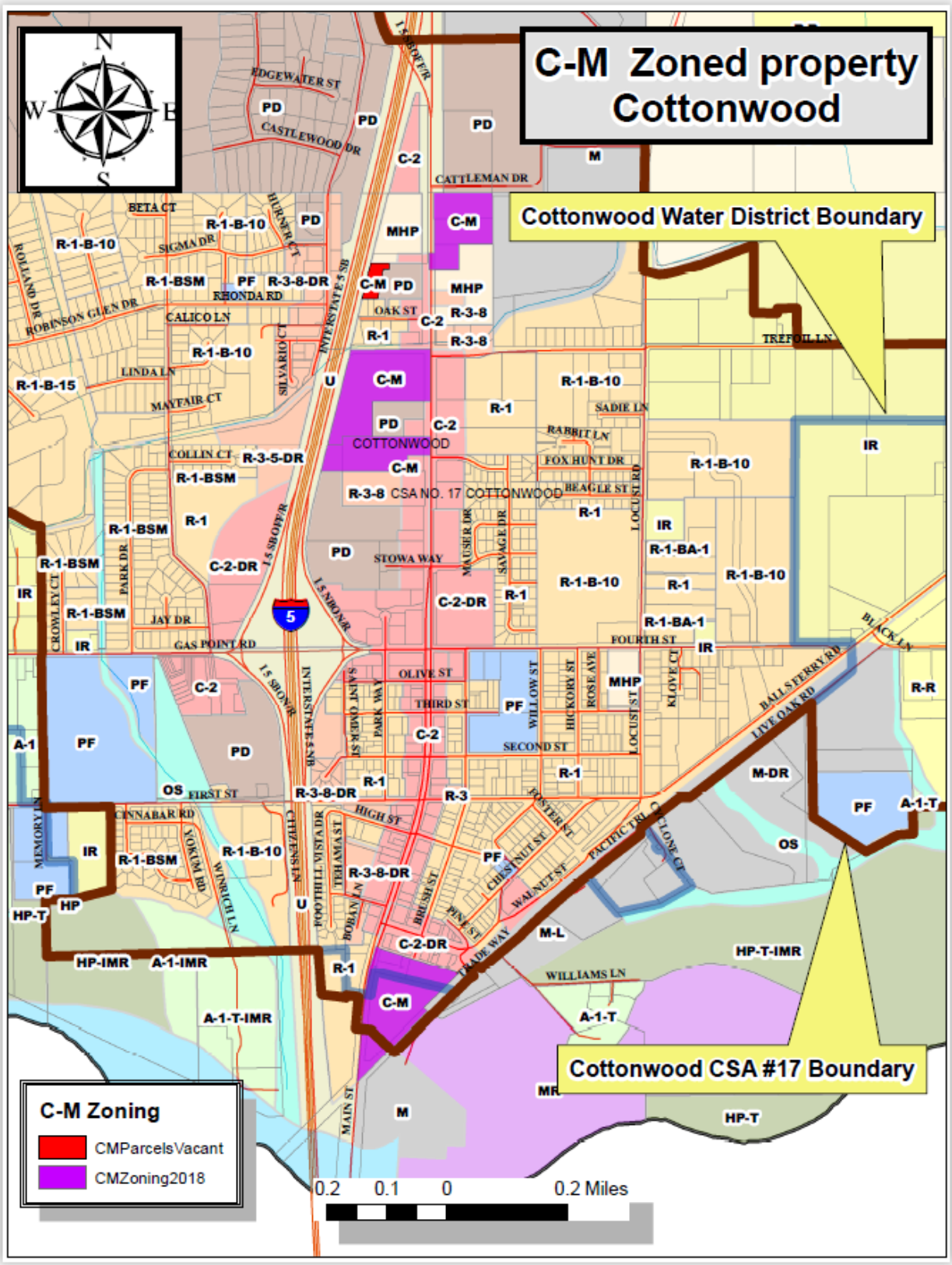

C-M Zoned property
Cottonwood
Cottonwood Water District Boundary
Cottonwood CSA #17 Boundary
C-M Zoning
CMParcelsVacant
CMZoning2018
0.2 0.1 0 0.2 Miles
COTTONWOOD
CSA NO. 17 COTTONWOOD
EDGEWATER ST
CASTLEWOOD DR
CATTLEMAN DR
BETA CT
SIGMA DR
RHONDA RD
CALICO LN
ROBINSON GLEN DR
ROLLAND DR
LINDA LN
MAYFAIR CT
COLLIN CT
OAK ST
TREFOIL LN
SADIE LN
RABBIT LN
FOX HUNT DR
BEAGLE ST
STOWA WAY
JAY DR
GAS POINT RD
OLIVE ST
THIRD ST
SECOND ST
FIRST ST
FOURTH ST
HIGH ST
CINNABAR RD
WILLIAMS LN
BALL FERRY RD
LIVE OAK RD
BLACK LN
PACIFIC TRL
WALNUT ST
CHESTNUT ST
PINE ST
BRUSH ST
FOOTHILL VISTA DR
MAIN ST
CROWLEY CT
PARK DR
MEMORY LN
YOKUM RD
WINRICH LN
CITIZENS LN
SILVARIO CT
MAUSER DR
SAVAGE DR
LOCUST RD
WILLOW ST
HICKORY ST
ROSE AVE
KLOVE CT
SAINT CLAIR ST
PARK WAY
POSTER ST
TEHAMA ST
BOBAN LN
TRADE WAY
INTERSTATE 5 SB
INTERSTATE 5 NB
I-5 SB OFF/R
I-5 SB ON/R
I-5 NB ON/R
I-5 NB OFF/R
PD
C-2
M
MHP
C-M
R-1-B-10
R-1-B-15
R-1-BSM
PF
R-3-8-DR
R-1
R-3-8
R-3-5-DR
C-2-DR
R-1-BA-1
IR
A-1
HP
HP-T
HP-IMR
A-1-IMR
A-1-T-IMR
A-1-T
HP-T-IMR
OS
M-DR
M-L
R-3
R-R
MR
U

FIGURE G-5

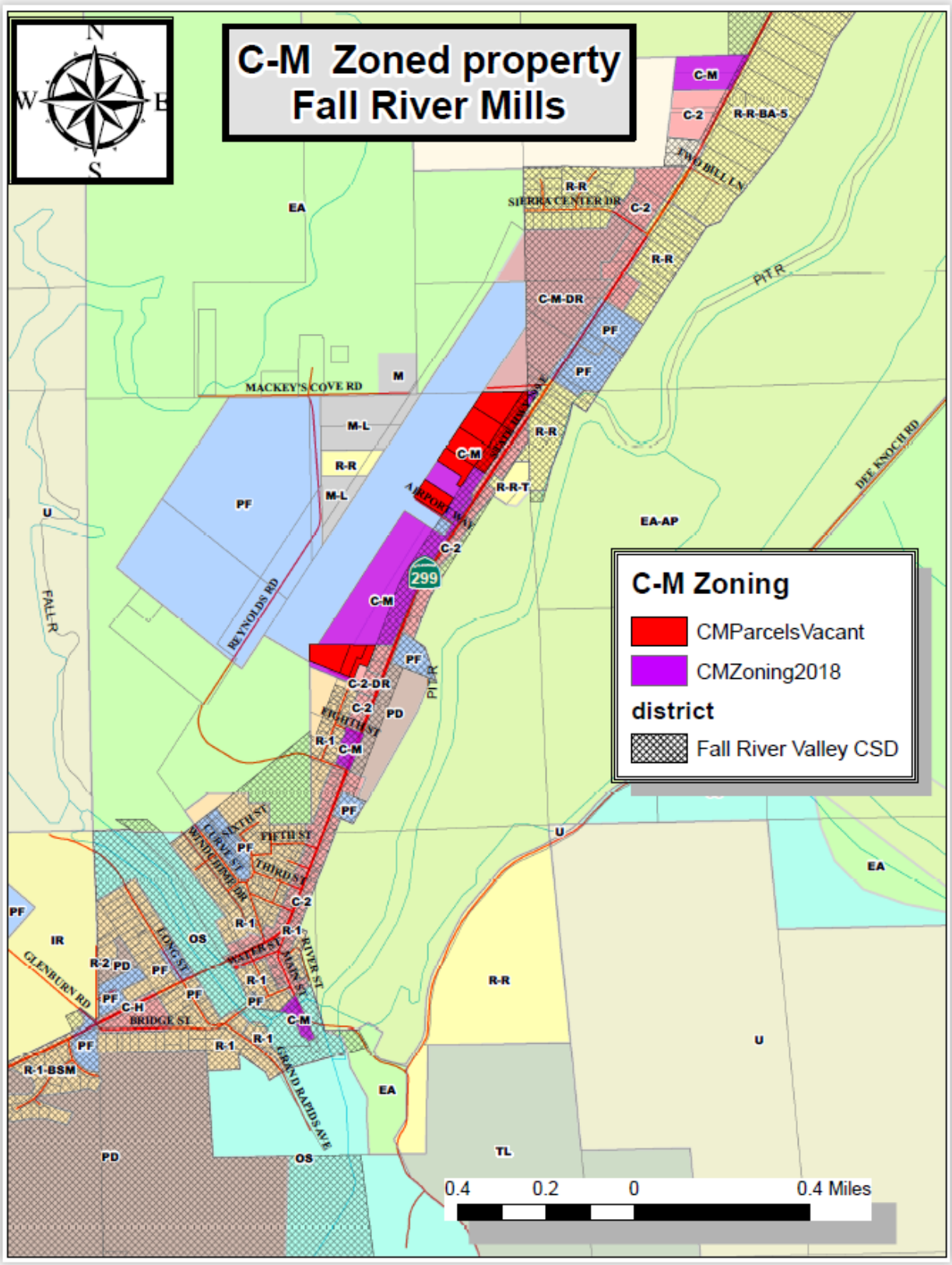

C-M Zoned property
Fall River Mills
N
S
E
W
C-M Zoning
CMParcelsVacant
CMZoning2018
district
Fall River Valley CSD
0.4
0.2
0
0.4 Miles
EA
EA-AP
R-R
R-R-BA-5
C-M
C-2
C-M-DR
PF
M
M-L
R-R-T
MACKEY'S COVE RD
REYNOLDS RD
AIRPORT WAY
SIERRA CENTER DR
TWO BILLY LN
DEE KNOCH RD
FALL R
PIT R
299
C-2-DR
PD
EIGHTH ST
R-1
SIXTH ST
FIFTH ST
THIRD ST
CURVE ST
WENTICHBEE DR
LONG ST
WATER ST
MAIN ST
RIVER ST
GRAND RAPIDS AVE
BRIDGE ST
GLENBURN RD
C-H
R-2
IR
OS
U
TL
R-1-BSM

FIGURE G-6

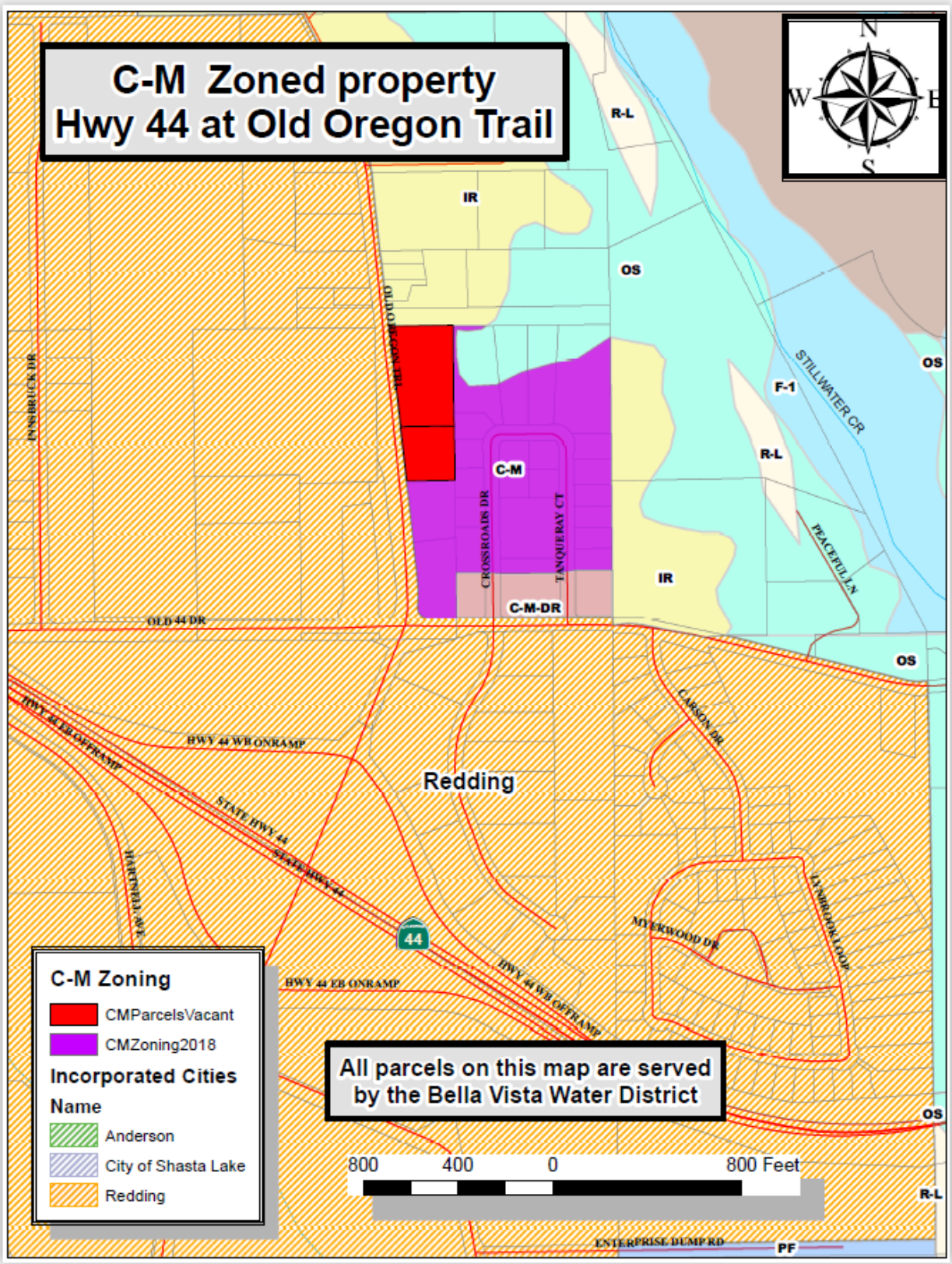

C-M Zoned property
Hwy 44 at Old Oregon Trail
N
W
E
S
R-L
IR
OS
OLD OREGON TRL
INNSBRUCK DR
STILLWATER CR
F-1
C-M
CROSSROADS DR
TANQUERAY CT
PEACEFULLN
C-M-DR
OLD 44 DR
CARSON DR
HWY 44 WB ONRAMP
HWY 44 EB OFFRAMP
Redding
STATE HWY 44
HAYFIELD AVE
44
MYERWOOD DR
LYNBROOK LOOP
HWY 44 EB ONRAMP
HWY 44 WB OFFRAMP
C-M Zoning
CMParcelsVacant
CMZoning2018
Incorporated Cities
Name
Anderson
City of Shasta Lake
Redding
All parcels on this map are served by the Bella Vista Water District
800
400
0
800 Feet
ENTERPRISE DUMP RD
PF

FIGURE G-7

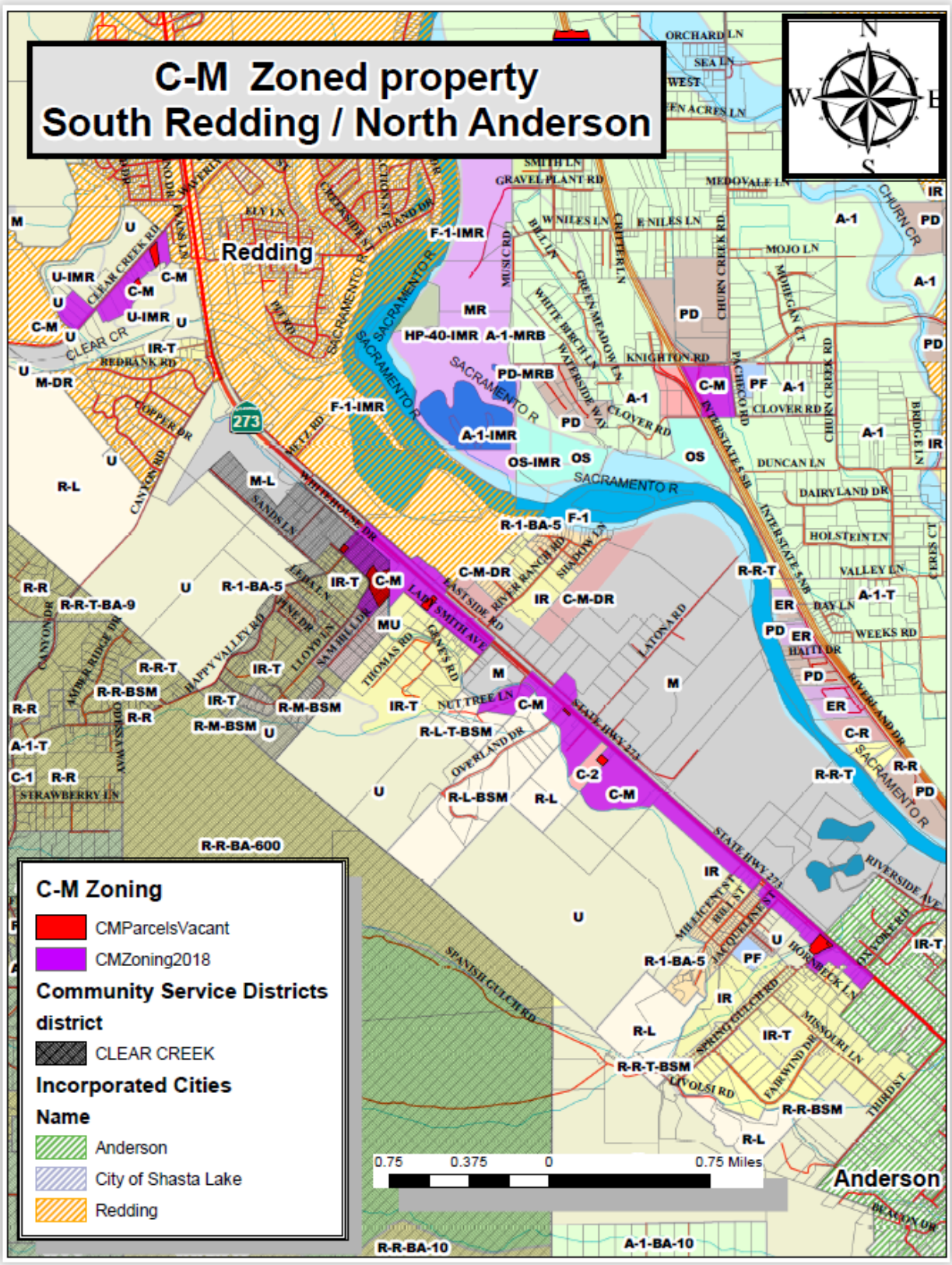

C-M Zoned property
South Redding / North Anderson
Redding
Anderson
C-M Zoning
CMParcelsVacant
CMZoning2018
Community Service Districts
district
CLEAR CREEK
Incorporated Cities
Name
Anderson
City of Shasta Lake
Redding
0.75 0.375 0 0.75 Miles

FIGURE G-8

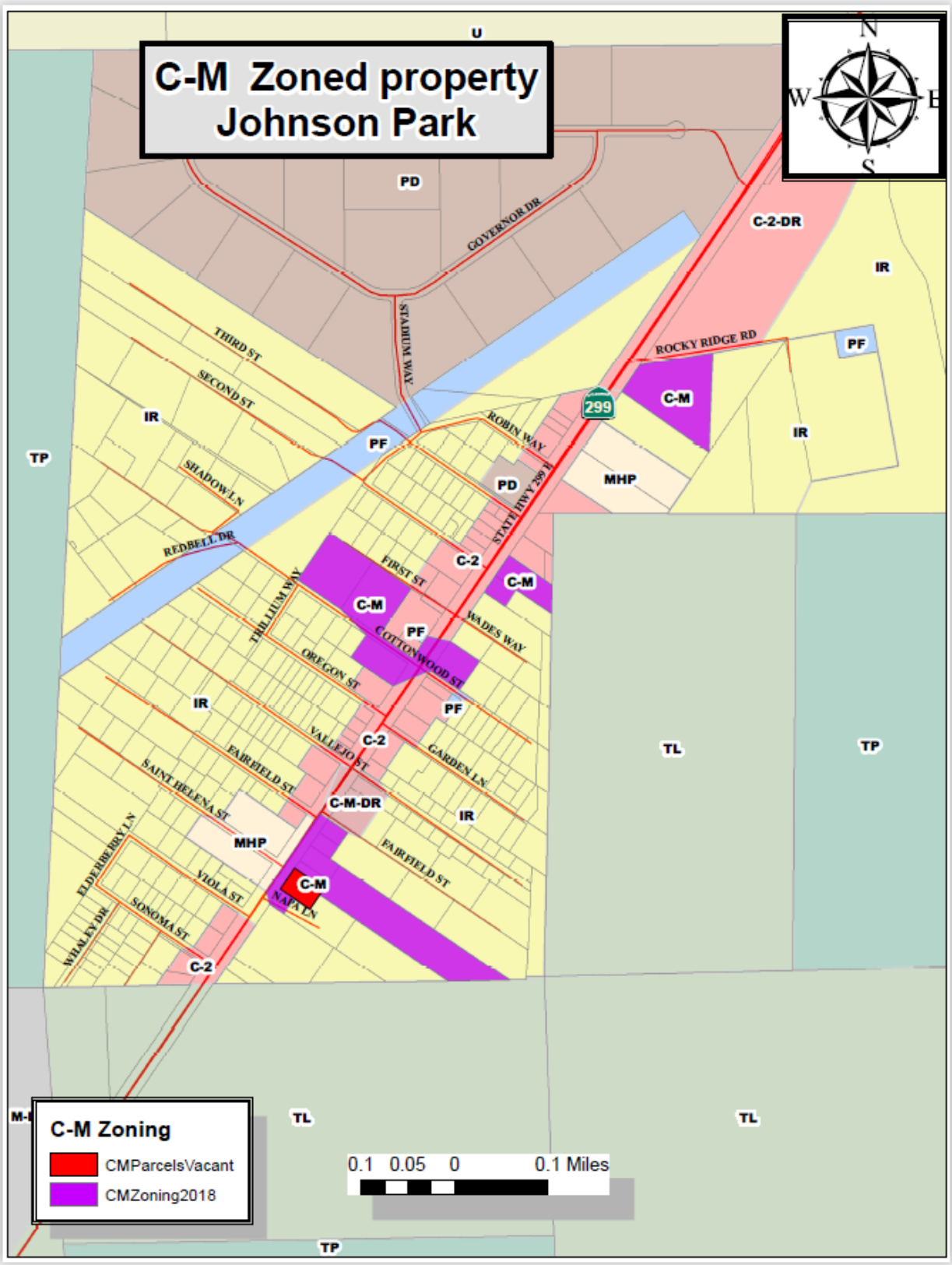

C-M Zoned property
Johnson Park
N
W
E
S
U
PD
GOVERNOR DR
STADIUM WAY
C-2-DR
IR
ROCKY RIDGE RD
PF
C-M
299
THIRD ST
SECOND ST
IR
TP
PF
ROBIN WAY
IR
SHADOW LN
PD
MHP
STATE HWY 299 W
REDBELL DR
C-2
FIRST ST
C-M
THRILLIUM WAY
C-M
PF
WADES WAY
COTTONWOOD ST
OREGON ST
IR
PF
C-2
VALLEJO ST
GARDEN LN
TL
TP
FAIRFIELD ST
SAINT HELENA ST
C-M-DR
IR
MHP
FAIRFIELD ST
ELDERBERRY LN
VIOLA ST
C-M
NAPA LN
SONOMA ST
WILALEY DR
C-2
M-I
TL
TL
C-M Zoning
CMParcelsVacant
CMZoning2018
0.1 0.05 0 0.1 Miles
TP

FIGURE G-9

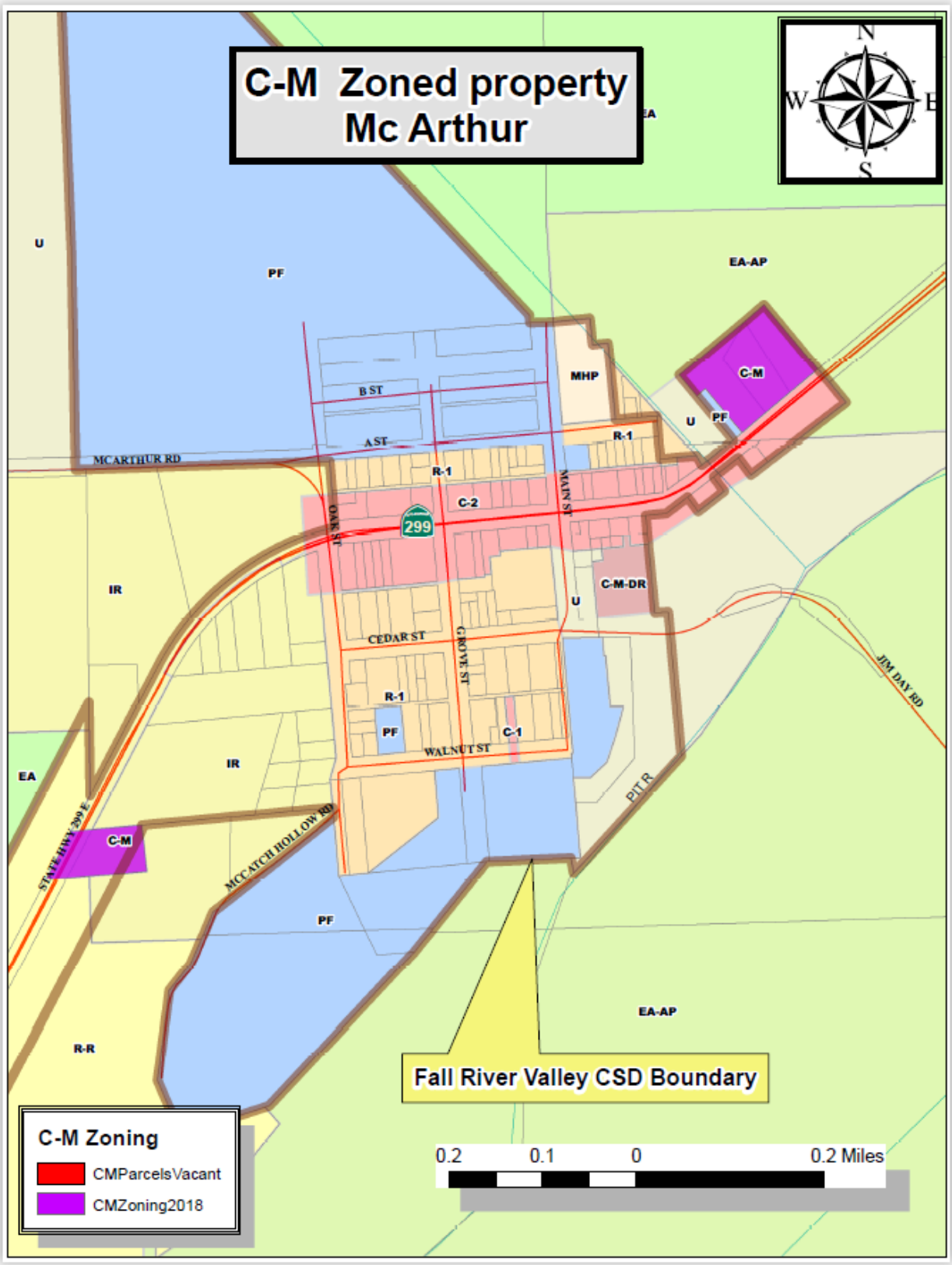

C-M Zoned property
Mc Arthur
N
W
E
S
U
PF
EA-AP
MHP
C-M
B ST
A ST
U
PF
R-1
MCARTHUR RD
R-1
C-2
MAIN ST
OAK ST
299
IR
C-M-DR
U
CEDAR ST
GROVE ST
JIM DAY RD
R-1
PF
C-1
WALNUT ST
IR
EA
PITR
STATE HWY 299 E
C-M
MCCATCH HOLLOW RD
PF
EA-AP
R-R
Fall River Valley CSD Boundary
C-M Zoning
CMParcelsVacant
CMZoning2018
0.2
0.1
0
0.2 Miles

FIGURE G-10

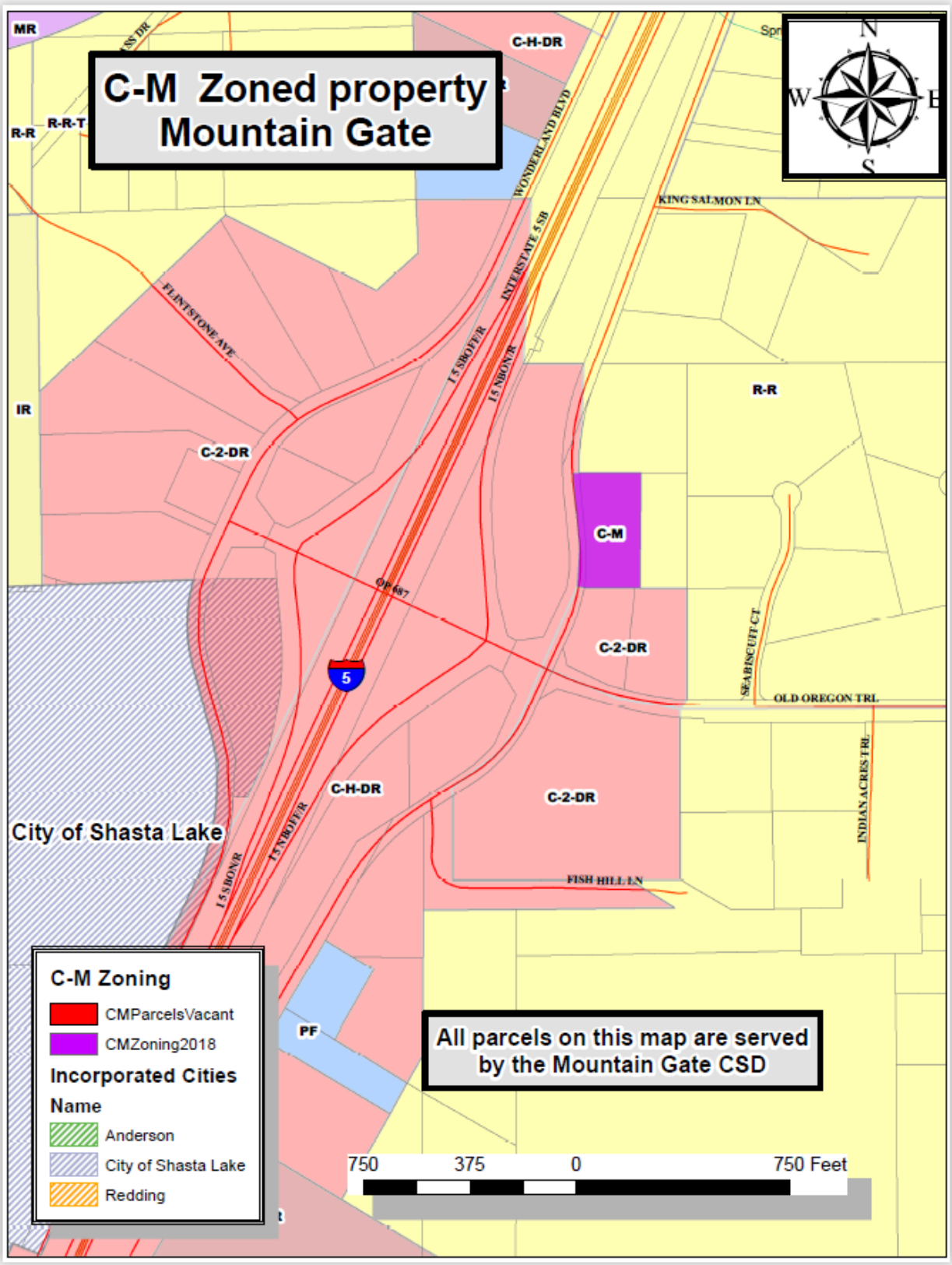
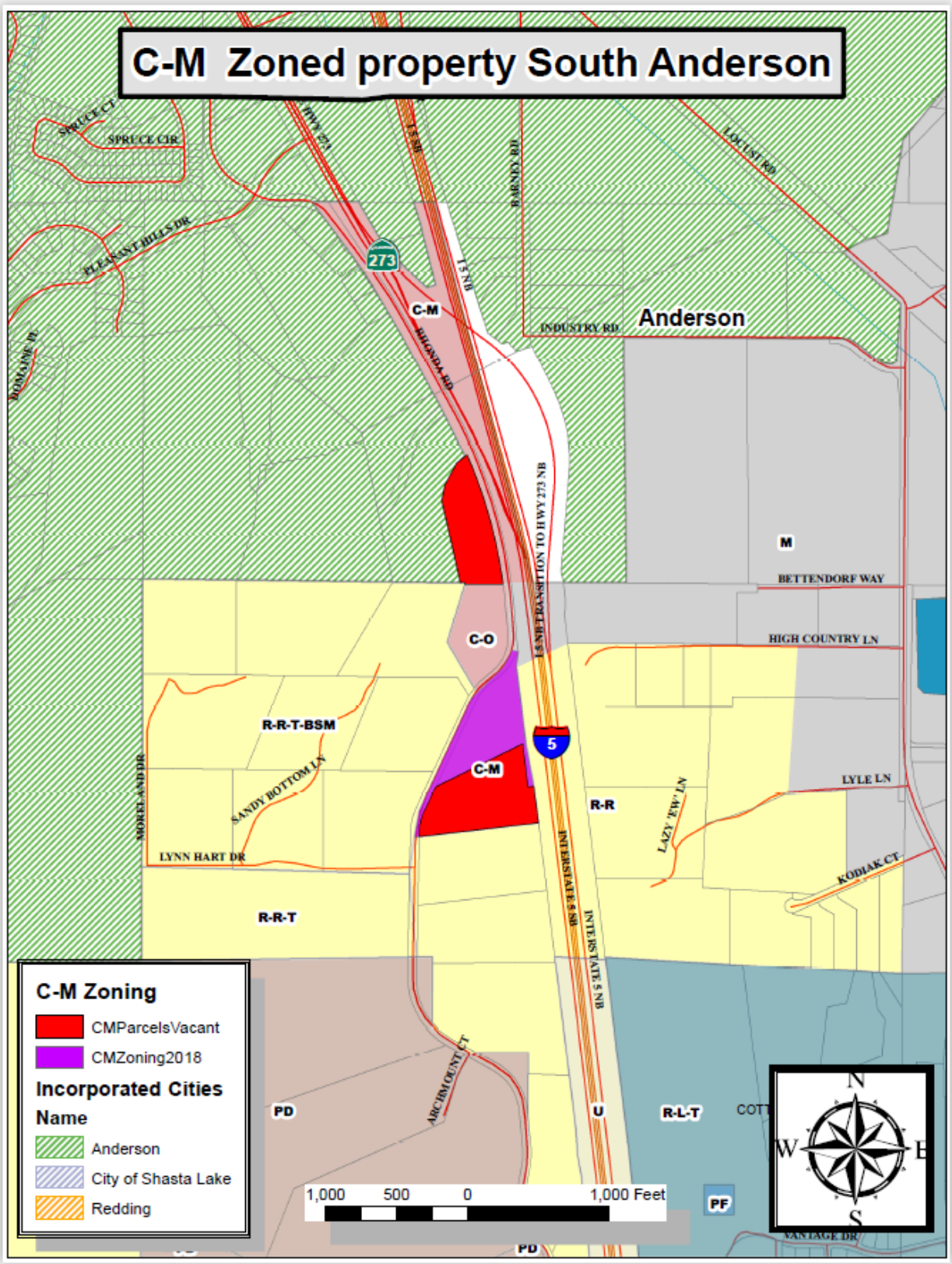

C-M Zoned property
Mountain Gate
MR
R-R
R-R-T
C-H-DR
WONDERLAND BLVD
KING SALMON LN
INTERSTATE 5 SB
FLINTSTONE AVE
I 5 SBOFFR
I 5 SBONR
IR
C-2-DR
R-R
C-M
OR 687
5
C-2-DR
SEABISCUIT CT
OLD OREGON TRL
C-H-DR
C-2-DR
INDIAN ACRES TRL
City of Shasta Lake
I 5 NBOFFR
I 5 SBONR
FISH HILL LN
PF
C-M Zoning
CMParcelsVacant
CMZoning2018
Incorporated Cities
Name
Anderson
City of Shasta Lake
Redding
All parcels on this map are served
by the Mountain Gate CSD
750
375
0
750 Feet
N
W
E
S

FIGURE G-11


C-M Zoned property South Anderson
Anderson
C-M
C-O
M
R-R-T-BSM
R-R
R-R-T
R-L-T
PD
U
PF
273
5
SPRUCE CT
SPRUCE CIR
PLEASANT HILLS DR
ROMLANE PL
RHONDA RD
BARNEY RD
LOCUST RD
INDUSTRY RD
BETTENDORF WAY
HIGH COUNTRY LN
LYLE LN
KODIAK CT
LAZY 'EW' LN
SANDY BOTTOM LN
LYNN HART DR
MORELAND DR
ARCHIM COUNT CT
VANTAGE DR
I-5 NB TRANSITION TO HWY 273 NB
INTERSTATE 5 SB
INTERSTATE 5 NB
C-M Zoning
CMParcelsVacant
CMZoning2018
Incorporated Cities
Name
Anderson
City of Shasta Lake
Redding
1,000 500 0 1,000 Feet
N
W
E
S

APPENDIX H
CAPACITY ANALYSIS FOR CONVERSION OF PUBLIC PROPERTY TO AFFORDABLE HOUSING

In May2018, the County Planning Division, in coordination with Public Works, conducted an analysis of all available properties owned by the County for the feasibility of using County-owned land for the construction of affordable housing (refer to Table H-1). Based on this analysis, there are over 300 acres of County-owned land, with most of the properties consisting of public roads, public works facilities and County administrative facilities which are being used for specific County purposes. These and other County-owned lands exhibit substantial constraints which preclude residential development, such as floodplain, parcel size or shape, lack of infrastructure and remoteness from any services. Attached is an inventory of the properties. In accordance Housing Element Program H1-C, the County will monitor this inventory over time and shall assess any new lands added for potential conversion to affordable housing.

Table H-1
List of Vacant County Owned Parcels

VACANT COUNTY LAND	
APN	**Acres**
011180039000	3.89
018500018000	5.25
018530029000	16.10
018540008000	13.60
018540054000	8.00
018540056000	8.73
018680019000	2.70
018680034000	3.60
018700005000	8.40
019360096000	3.62
021200026000	8.19
029080020000	12.19
041350024000	7.50
041350059000	16.37
041370028000	5.00
041660006000	7.09
041660014000	16.50
045020011000	15.00
045020012000	14.88

VACANT COUNTY LAND	
APN	**Acres**
045020016000	7.41
045200008000	7.90
046450001000	19.30
057190035000	9.05
057520014000	6.35
065250028000	3.11
082240023000	4.09
082240025000	4.90
084050001000	3.20
084050005000	5.29
085270035000	7.79
085270035000	7.79
088360013000	4.02
088370002000	4.00
089110005000	2.60
095050012000	6.50
095110023000	12.50
099230039000	8.85
304260001000	13.40
TOTAL:	**314.66**

APPENDIX I
MULTIPLE LISTING SERVICE HOUSING SALES INFORMATION

In April 2018, the County Planning Division completed the Annual Progress Report for the 2017 calendar year. Table I-1 shows number and types of permits issued from January 1, 2017 to the end of the same year. With a lack of sales price information, affordability is demonstrated for units which have specific financing assurances through the CHIP Housing program and for second units which have a determined market rate per square foot of $1.11 (see Appendix B Tables B-7 and B-8). 4 Second Units and 8 CHIP homes were affordable to lower income levels with the remaining units being at the moderate of above moderate income level. These units accommodate housing needs for their respective income levels and are shown in Table IV-2 of Section IV.

TABLE I-1

2017 ANNUAL PROGRESS REPORT

CHIP Housing Development								
APN	NEW ADDRESS	CITY	HOUSE VALUE	AMI %	CLOSING DATE	DATE ISSUED	BUILDING PERMIT NO.	INCOME LEVEL
088-490-007	20950 Sadie Ln.	Cottonwood	$200,000	48.75%	04/27/2017	08/11/2017	BP17-00622	Very Low
088-490-005	20960 Sadie Ln.	Cottonwood	$201,000	45.90%	04/27/2017	08/11/2017	BP17-00620	Very Low
088-490-002	20985 Sadie Ln.	Cottonwood	$201,000	48.53%	04/27/2017	08/11/2017	BP17-00616	Very Low
088-490-001	20980 Sadie Ln.	Cottonwood	$200,000	65.90%	04/27/2017	08/11/2017	BP17-00616	Low
088-490-003	20970 Sadie Ln	Cottonwood	$204,000	61.86%	04/27/2017	08/11/2017	BP17-00618	Low
088-490-006	20965 Sadie Ln	Cottonwood	$201,000	63.51%	04/27/2017	08/11/2017	BP17-00621	Low
088-490-008	20955 Sadie Ln	Cottonwood	$204,000	68.13%	04/27/2017	08/11/2017	BP17-00623	Low
088-490-004	20975 Sadie Ln	Cottonwood	$201,000	73.31%	04/27/2017	08/11/2017	BP17-00619	Low

*AMI = Area Median Income. The Community Housing Improvement Program (CHIP) assures sale of the residences only to those families that are classified as less than moderate income for Shasta County (Low, Very Low and Extremely Low) which equals $59,000 (family of 4). The range of Extremely Low, Very Low and Low are as Follows: Extremely Low = <$17,700, Very Low Income = $17,700 - $29,500 & Low Income = $29,500 - $47199.

SECOND UNITS								
ACCESSORY DWELLING UNITS | PERMITS ISSUED IN 2017								
APN	NEW ADDRESS	COUNTY AREA	SIZE (SQ FT)	BED ROOMS	*MONTHLY RATE	DATE ISSUED	BUILDING PERMIT NO.	INCOME LEVEL
078-130-004	20785 Old Alturas	Bella Vista	760	1	$844.00	12/29/2017	BP17-00983	Low
064-190-054	17615 Pineview	Redding	960	1	$1,065.60	09/11/2017	BP17-01033	Low
FAMILY CARE UNITS | PERMITS ISSUED IN 2017								
APN	ADDRESS	COUNTY AREA	SIZE (SQ FT)	BED ROOMS	*MONTHLY RATE	DATE ISSUED	BUILDING PERMIT NO.	AFFORDABILITY LEVEL
205-530-015	16104 Setting Sun	Happy Valley	896	2	$994.56	08/14/2017	BP17-01512	Low
060-550-029	23727 Old 44	Millville	910	2	$1,010.10	06/28/2017	BP17-00137	Low
SENIOR CITIZENS RESIDENCE | PERMITS ISSUED IN 2017								
APN	ADDRESS	COUNTY AREA	SIZE (SQ FT)	BED ROOMS	*MONTHLY RATE	DATE ISSUED	BUILDING PERMIT NO.	AFFORDABILITY LEVEL
059-420-018	9509 QUARTER HORSE LN	Palo Cedro	638	1	$708.18	08/07/2017	BP17-00787	Very Low

*Monthly Rate for Second Units was determined based on a market analysis conducted in August of 2017 which gathered information on rental rates for second units and provided an average rental rate based on the unit size. ("See ADU Rents and Market Rate Per SQ FT" Table)

SINGLE FAMILY DWELLINGS | PERMITS ISSUED IN 2017								
APN	ADDRESS	COUNTY AREA	SIZE (SQ FT)	BED ROOMS	SALE PRICE	DATE ISSUED	BUILDING PERMIT NO.	AFFORDABILITY LEVEL
035-440-002	42304 BIG SPRINGS CT			3	Not Available	07/19/2017	BP17-00382	Moderate
091-270-001	21959 LONE TREE RD			1	Not Available	09/11/2017	BP17-00407	Moderate
031-580-010	41375 OPDYKE LN			3	Not Available	06/23/2017	BP17-00506	Moderate
207-260-013	5277 TRAFTON PKWY			3	Not Available	08/09/2017	BP17-00527	Moderate

203-530-004	16550 CELTIC CT				Not Available	06/06/2017	BP17-00722	Moderate
205-550-018	16199 SETTING SUN DR			3	Not Available	08/22/2017	BP17-00786	Moderate
703-200-016	32943 ROCK CREEK RD			3	Not Available	08/23/2017	BP17-00832	Moderate
064-100-028	12818 NEWTOW N RD			3	Not Available	07/10/2017	BP17-00873	Moderate
061-510-009	10945 SPARROW LN			3	Not Available	06/21/2017	BP17-00989	Moderate
055-120-016	19780 MOJO LN			2	Not Available	08/11/2017	BP17-00992	Moderate
079-010-010	20606 ALTA VISTA WAY			2	Not Available	07/25/2017	BP17-01018	Moderate
055-250-025	19303 CLOVER RD				Not Available	12/11/2017	BP17-01039	Moderate
206-270-004	5167 HAPPY VALLEY RD			1	Not Available	10/31/2017	BP17-01090	Moderate
099-420-008	12600 FERN RD EAST			1	Not Available	11/29/2017	BP17-01103	Moderate
304-330-001	22527 E ELK TR			2	Not Available	09/26/2017	BP17-01160	Moderate
011-330-087	15454 STATE HWY 299W			1	Not Available	11/08/2017	BP17-01170	Moderate
097-370-024	24850 WILSON HEIGHTS RD			3	Not Available	11/29/2017	BP17-01172	Moderate
307-300-016	19961 GRANDE VISTA LN			2	Not Available	10/25/2017	BP17-01178	Moderate
205-640-006				3	Not Available	11/07/2017	BP17-01205	Moderate
078-170-040	21022 OLD ALTURAS RD			3	Not Available	08/09/2017	BP17-01219	Moderate
203-500-008	9095 LAUREL GLEN DR			3	Not Available	09/14/2017	BP17-01278	Moderate

205-730-012	16640 FORTUNE WAY				Not Available	11/27/2017	BP17-01280	Moderate
059-350-005	9951 ORIOLE LN			3	Not Available	09/11/2017	BP17-01434	Moderate
045-110-040	13225 GAS POINT RD			3	Not Available	10/17/2017	BP17-01441	Moderate
701-320-030	35700 CORINTHIANS WAY				Not Available	11/16/2017	BP17-01446	Moderate
070-210-014	3350 HENDERSON RD			1	Not Available	10/03/2017	BP17-01451	Moderate
207-200-017	19341 OLINDA RD			3	Not Available	09/07/2017	BP17-01478	Moderate
011-3600-14	10764 TRINITY ALLEY				Not Available	10/03/2017	BP17-01521	Moderate
023-630-001	25700 TRANSVAAL LN			2	Not Available	10/19/2017	BP17-01538	Moderate
086-430-026	3555 CROWLEY CT				Not Available	08/09/2017	BP17-01542	Moderate
086-430-028	3535 CROWLEY CT				Not Available	08/09/2017	BP17-01543	Moderate
093-130-043	7575 HOPEFUL PL			3	Not Available	09/11/2017	BP17-01546	Moderate
059-030-002	9182 WOODVIEW DR			3	Not Available	09/29/2017	BP17-01672	Moderate
046-400-044	14355 MAIN ST			2	Not Available	11/06/2017	BP17-01706	Moderate
023-550-014	37450 VEDDER RD				Not Available	10/23/2017	BP17-01713	Moderate
011-710-016	11533 BENSON DR				Not Available	12/22/2017	BP17-01747	Moderate
306-640-010	13545 BEAR MOUNTAIN RD				Not Available	11/17/2017	BP17-01771	Moderate
088-070-048	3395 BRUSH ST			3	Not Available	11/02/2017	BP17-01784	Moderate
091-340-016	5203 COUNTRY FARMS LN				Not Available	11/21/2017	BP17-01817	Moderate

09-4600-031	7575 GIANT OAKS DR			4	Not Available	11/27/2017	BP17-01881	Moderate
059-420-006	9575 QUARTER HORSE LN			4	Not Available	11/27/2017	BP17-01903	Moderate
054-360-001	20340 GIBSON CT			3	Not Available	02/23/2017	BP16-00997	Moderate
093-120-070	25505 STATE HWY 44			3	Not Available	07/24/2017	BP16-01405	Moderate
111-290-001	9595 TWIN CREEK LN			4	Not Available	06/12/2017	BP16-01412	Moderate
207-650-010	3487 SLEEPING BULL DR				Not Available	05/22/2017	BP16-01415	Moderate
097-410-006	11844 OAK RUN RD				Not Available	05/05/2017	BP16-01854	Moderate
700-120-028	34600 EMIGRAN T TRL			2	Not Available	02/07/2017	BP16-02389	Moderate
077-620-010	10400 OLD OREGON TRL				Not Available	04/05/2017	BP16-02702	Moderate
079-050-032	20845 GREGORY LN				$399,000	03/23/2017	BP16-02739	Above Moderate
018-710-005	42777 UTE CT				Not Available	03/29/2017	BP16-02795	Moderate
094-450-015	7404 SHASTA FOREST DR				Not Available	04/19/2017	BP16-02874	Moderate
207-060-015	3236 MEADOW OAK DR				Not Available	05/17/2017	BP16-02928	Moderate
704-210-040	28430 WHIPPOO RWILL CIR				Not Available	04/25/2017	BP16-02985	Moderate
035-110-013	42366 BLUE HERON CR			1	Not Available	02/15/2017	BP16-02999	Moderate
052-110-042	5680 BALLS FERRY RD			5	Not Available	04/05/2017	BP16-03014	Moderate
304-330-003	22587 ELK TRAIL EAST			3	Not Available	01/13/2017	BP16-03033	Moderate

045-270-008	14015 SMALL FARMS DR			2	Not Available	06/09/2017	BP16-03054	Moderate
205-400-020	15150 CLOVER LN			3	Not Available	05/01/2017	BP16-03089	Moderate
098-130-023	15646 STAGECO ACH DR			1	Not Available	05/31/2017	BP16-03090	Moderate
075-270-029	12623 ENCANTO WAY			3	Not Available	03/31/2017	BP16-03097	Moderate
097-030-028	27171 STATE HIGHWAY 299E			2	Not Available	06/05/2017	BP16-03098	Moderate
111-13-0024	9375 BRANDY LN			4	Not Available	03/03/2017	BP16-03100	Moderate
207150059	3395 WHITE OAK DR			3	Not Available	02/28/2017	BP16-03113	Moderate
087-020-046	3314 GREENGA TE RD			3	Not Available	03/28/2017	BP16-03140	Moderate
305-210-015	12600 RIVER OAKS PL			4	Not Available	05/02/2017	BP16-03152	Moderate
096-300-005	7182 WHISPERI NG WINDS CT			2	Not Available	05/02/2017	BP16-03200	Moderate
052-020-007	5423 SHADY LN			3	Not Available	10/09/2017	BP16-03214	Moderate
091-360-004	4475 WEBB RD			5	Not Available	10/13/2017	BP16-03228	Moderate
054-290-017	20120 SYLVIA LN			2	Not Available	05/18/2017	BP16-03229	Moderate
054-400-016	8510 PATRICIA DR			3	Not Available	04/03/2017	BP16-03242	Moderate
703-270-011	5282 WILSON HILL RD			3	Not Available	05/25/2017	BP16-03246	Moderate
064-350-013	17818 APOLLO LN			3	Not Available	06/15/2017	BP16-03252	Moderate
060-110-030	23950 SUNNYSL OPE DR			3	Not Available	05/24/2017	BP16-03279	Moderate

091-100-021	4643 BALLS FERRY RD			3	Not Available	02/17/2017	BP16-03300	Moderate
703-050-010	31007 WOODRIDGE DR				Not Available	04/19/2017	BP16-03321	Moderate
111-290-008	9775 TWIN CREEK LN			3	Not Available	10/19/2017	BP16-03322	Moderate
061-380-042	22229 CARLIE DR			3	Not Available	04/05/2017	BP16-03326	Moderate
086-460-001	20450 ROBINSON GLEN DR			3	Not Available	04/17/2017	BP16-03340	Moderate
305-380-024	23100 BRIGHTON CT			4	Not Available	08/09/2017	BP16-03357	Moderate
091-340-014	5250 COUNTRY FARMS LN			3	Not Available	04/07/2017	BP16-03361	Moderate
208-380-032	15555 SOLEADO LN			3	Not Available	04/17/2017	BP16-03362	Moderate
086-430-027	3545 CROWLEY CT			3	Not Available	03/06/2017	BP16-03364	Moderate
086-430-029	3525 CROWLEY CT			3	Not Available	03/06/2017	BP16-03365	Moderate
305-040-010	13777 DRY CREEK RD				Not Available	05/23/2017	BP16-03367	Moderate
086-430-016	3645 CROWLEY CT			3	Not Available	03/06/2017	BP16-03368	Moderate
058-420-061	8315 MAYNARD RD			3	Not Available	05/30/2017	BP16-03369	Moderate
090-300-002	21962 LONE TREE RD			3	Not Available	07/17/2017	BP16-03371	Moderate
091-340-015	5200 COUNTRY FARMS LN			4	Not Available	06/14/2017	BP16-03387	Moderate
077-140-004	10072 SALMON CREEK RD			3	Not Available	06/26/2017	BP16-03388	Moderate
306-650-001	20433 CHLOE CT			3	Not Available	12/21/2017	BP16-03389	Moderate
205-740-020	16717 FORTUNE WAY			3	Not Available	05/02/2017	BP16-03390	Moderate

203-500-006				4	Not Available	03/09/2017	BP16-03401	Moderate
078-010-012	20612 STRAWN DR			1	Not Available	08/03/2017	BP16-03404	Moderate
078-010-012	20600 STRAWN DR			1	Not Available	08/03/2017	BP16-03405	Moderate
057-260-026	6145 PARKVILLE RD			2	Not Available	05/09/2017	BP16-03406	Moderate
059-110-088	9260 CHAPS LN			3	Not Available	05/25/2017	BP16-03416	Moderate
078-120-025	20901 SAN JUAN LN			4	Not Available	04/19/2017	BP16-03435	Moderate
203-330-036	8822 PLACER RD			5	Not Available	07/12/2017	BP16-03436	Moderate
058-130-029	22255 SOCILLE TRL			4	Not Available	08/15/2017	BP16-03438	Moderate
204-640-001	9730 FLOURISH LN			5	Not Available	06/15/2017	BP16-03439	Moderate
206-070-043	16913 SCOUT AVE			4	Not Available	05/18/2017	BP16-03442	Moderate
058-280-004	8903 DESCHUTES RD				Not Available	10/30/2017	BP16-03448	Moderate
074-600-090	19404 PEPPERNUT DR				Not Available	03/30/2017	BP16-03450	Moderate
097-010-065	15700 SEAMAN GULCH RD			3	Not Available	11/14/2017	BP16-03456	Moderate
058-430-026	21677 KNOTTING HILL RD			4	Not Available	10/26/2017	BP16-03457	Moderate
207-650-005	3333 SLEEPING BULL DR			3	Not Available	05/15/2017	BP16-03467	Moderate
078-200-028	11424 SONORA TRAIL			5	Not Available	11/14/2017	BP16-03468	Moderate
205-430-008				3	Not Available	12/22/2017	BP14-01293	Moderate
307-390-005	14375 SEABISCUIT CT			3	Not Available	04/07/2017	BP17-00348	Moderate

052-020-007	5423 SHADY LN			3	Not Available	10/09/2017	BP16-03214	Moderate
091-270-001	21959 LONE TREE RD			1	Not Available	09/11/2017	BP17-00407	Moderate
206-190-034	16772 OLINDA RD			1	Not Available	07/24/2017	BP17-01159	Moderate

MOBILE HOMES | PERMITS ISSUED IN 2017								
APN	ADDRESS	COUNTY AREA	SIZE (SQ FT)	BEDROOMS	SALE PRICE	DATE ISSUED	BUILDING PERMIT NO.	AFFORDABILITY LEVEL
701-360-020	10279 RITTS MILL RD				Not Available	03/23/2017	BP16-02533	
019-460-003	16297 DOG CREEK RD			2	Not Available	03/21/2017	BP16-03124	
099-230-010	11879 FERN RD E				Not Available	05/12/2017	BP16-03203	
029-570-009	30250 DUNN MOODY RD				Not Available	05/19/2017	BP17-00304	
060-370-011	7600 MILLVILLE PLAINS RD			2	Not Available	08/28/2017	BP16-02788	
096-220-034	7675 PEGNAN RD			2	Not Available	04/26/2017	BP16-02801	
045-490-022	14515 SMALL FARMS RD				Not Available	02/22/2017	BP16-02853	
307-140-016	14647 HOLIDAY RD				Not Available	07/24/2017	BP17-01104	
098-400-003	14935 OAK RUN RD				Not Available	07/24/2017	BP17-01112	
079-140-033	12175 BUCKLE DR				Not Available	09/22/2017	BP17-01726	
045-270-029	14491 WINDWALKER LN				Not Available	10/23/2017	BP17-00810	
095-070-044	8495 SKYTREE LN			1	Not Available	07/11/2017	BP17-00842	

060-360-019	22670 ANTLERS RD			3	Not Available	08/11/2017	BP17-00844	
304-300-002	22585 JONES VALLEY TRL			2	Not Available	09/13/2017	BP17-01383	
056-200-020	20681 LASSEN VIEW LN			3	Not Available	08/15/2017	BP17-01433	
701-360-042	35447 NEHEMIA H DR			3	Not Available	11/16/2017	BP17-01984	
208-020-003	15785 ZEPHYR DR			3	Not Available	11/29/2017	BP17-02168	
205-560-014	6421 DALE LN				Not Available	10/23/2017	BP17-01884	
206-230-022	17025 ZANITA TR				Not Available	10/17/2017	BP17-01896	
306-340-009	13985 DANIELS LN			2	Not Available	12/20/2017	BP17-02643	
046-210-004	14249 TAILINGS DR			2	Not Available	11/29/2017	BP17-02170	

APPENDIX J
SHASTA COUNTY RESOURCE GUIDE

This Appendix consists of a resource guide to resources and agency contacts for social services to accommodate special needs populations.

(See Resource Guide Beginning on Next Page)

Every day at Shasta County Health and Human Services Agency, someone walks through our doors in need of help. Whether it's financial aid, health coverage, nutrition, housing or counseling, you look to us to help you receive the assistance that you need.

This guide focuses on direct client services provided by our agency and was created as a tool to help you find those resources. Thank you.

RESOURCE GUIDE

Table of Contents

4 Categories

Physical and Mental Health Resources
Food and Employment Supports
Services and Support for Youth and Families
Services and Support for Older Adults and People with Disabilities
Other Services

5 Physical and Mental Health Resources

6 Alcohol and Other Drug Treatment

7 Behavioral Health Services
8 Outpatient Alcohol and Other Drug Programs (Youth and Adult)
9 Perinatal Treatment Services
10 Tobacco Cessation/Quit Program

11 Communicable Disease Prevention

12 Immunization Clinic (Shots and Vaccinations)
13 Sharps Disposal and Exchange
14 Tuberculin Skin Testing

15 Health Coverage and Medical Programs

16 Access for Infants and Mothers (AIM)
17 California Children's Services (CCS)
18 County Insurance (County Medical Services Program - CMSP)
19 Medi-Cal
20 Prescription Discount Card Program
21 Medical Marijuana State Identification Card Program

22 Maternal and Child Health or Family Health

23 Breastfeeding Support
24 Child Health and Disability Prevention (CHDP)
25 Nurse Family Partnership
26 Prenatal Care Guidance (Maternal Child Health Services)
27 Oral Health Program

28 Mental Health Services

29 Adult Mental Health Services
30 Youth Mental Health Services
31 Crisis Residential and Recovery Center (CRRC)

Table of Contents

32 Food and Employment Supports

33 CalFresh
34 CalWORKs
35 General Assistance
36 Opportunity Center
37 Public Authority Registry
38 ShastaFACES2
39 Women, Infants and Children (WIC)

40 Employer Support

41 Tobacco Education Program
42 Worksite Wellness

43 Services and Support for Youth and Families

44 Adoptions
45 Child Passenger Safety Program
46 Child Protective Services (CPS) Intake and Investigation
47 Foster Care Placement Services
48 Foster Care Licensing
49 Healthy Shasta
50 Healthy Babies Program - Maternal Depression
51 Positive Parenting Program (Triple P)
52 Sudden Infant Death Syndrome (SIDS)

53 Services and Support for Older Americans and Persons with Disabilities

54 Adult Protective Services
55 In-Home Supportive Services
56 Public Guardian
57 Senior Fitness and Resources

58 Other Services

59 Community Health Advocates (CHAs)
60 Vital Records (Birth and Death Registration)

CATEGORIES

Physical and Mental Health Resources: health insurance programs, treatment for children under 21 with certain chronic medical conditions and physical disabilities, Medi-Cal, maternal health, medical information lines, crisis intervention services, support groups, counseling, alcohol and other drug intervention and rehabilitation.

Food and Employment Supports: nutrition programs, financial assistance, job training, transportation assistance, education programs, and job registry.

Support and Services for Children, Youth and Families: childcare, after school programs, Head Start, family resource centers, summer camps and recreation programs, mentoring, tutoring, and protective services.

Support and Services for Older Adults and People with Disabilities: adult day care, congregate meals, Meals on Wheels, respite care, home health care, transportation and homemaker services.

Other Services: Community Health Advocates (CHAs) are a multi-lingual outreach unit providing support and assistance with paperwork for public assistance programs, housing, utilities, child care and more; and Vital Records provides assistance with registrations of births and deaths in Shasta County and obtaining certified copies of birth and death certificates, and issuing burial permits.

PHYSICAL and MENTAL HEALTH RESOURCES

Health insurance programs, Medi-Cal, maternal health, Children's Health Insurance Program, medical information lines, crisis intervention services, support groups, counseling, alcohol and other drugs intervention and rehabilitation.

- Alcohol and Other Drug Treatment
- Communicable Disease Prevention
- Health Coverage
- Maternal and Child Health or Family Health
- Mental Health Services

ALCOHOL and OTHER DRUG TREATMENT

Behavioral Health Services

Clients with mental health issues (stress, anxiety, parenting problems, relationship problems, low self-esteem etc.), alcohol and other drug problems or domestic violence issues are provided screening and assessment, case management, counseling, education, advocacy and therapy to eliminate barriers to employment. Frequency of appointments varies with the severity of the problems. Groups and licensed therapists are also available.

Locations and hours:

Anderson Regional Office
2889 East Center St., Anderson
Monday–Friday: 8 AM–Noon, 1-5 PM

Burney Regional Office
36911 Main Street (Hwy. 299 E), Burney
Mon,Tue,Thurs: 8 AM-Noon, 1-5 PM

CalWORKs Employment Services
1400 California St., Redding
Monday -Friday: 7:30 AM – 5 PM

Shasta Lake Regional Office
4216 Shasta Dam Blvd., Shasta Lake
Wednesday: by appointment only

Website	Behavioral Health Services
Branch	Regional Services
Physical Address	Administration: 1506 Market Street, Redding, CA
Phone	530-245-6411 main line and for ALL appointments
Hours	(see above)
Eligibility	Must be approved for CalWORKs (or have an application pending with CalWORKs)
Application Process	Referrals can be made by self-referral, ETW workers requests may be submitted at any of the locations listed above or faxed to 530-225-5492 or 530-225-3844.
Fees	No cost

Outpatient Alcohol and Other Drug Programs (Youth and Adult)

This outpatient program focuses on treatment of alcohol and other drug abuse. Through contracted providers the program provides individual and group counseling, substance abuse education, crisis intervention, assessment and referral services. Treatment options (including referrals to community programs) will be recommended based on the client's history of alcohol or drug abuse, background and financial status. Specialized services for adolescents (including Juvenile Drug Court), gender-specific groups and groups for individuals with mental illness are available.

Website	Outpatient Alcohol and Other Drug Programs
Branch	Adult Services
Physical Address	2640 Breslauer Way, Redding, CA 96001
Phone	530-225-5240; or 530-225-5252 Access line for crisis intervention
Hours	Monday – Friday, 8 AM – 5 PM; evening groups available
Eligibility	Youth and adults with substance abuse problems who need treatment
Application Process	530-225-5936 for information, or to schedule an assessment, or contact any of the local contracted providers listed in *Notes* section below.
Fees	Sliding scale and Medi-Cal
Note	Alcohol and Other Drug Services available at these contracted providers: 530-275-1076 Empire Recovery Outpatient Services, 5014 Shasta Dam Blvd., Shasta Lake City 530-244-7074 Empire Recovery Outpatient Services, 1263 California Street, Redding 530-337-6263 Hill Country Health & Wellness Center, 29632 Hwy. 299 East, Burney 530-335-4004 Pit River Behavioral Health Dept., 36977 Park Avenue, Burney 530-245-6411 HHSA Perinatal Treatment Services, 1506 Market Street, Redding 530-365-8523 Right Road Recovery, 2110 Ferry Street, Anderson 530-722-1114, Visions of the Cross, 3648 El Portal Avenue, Redding

Perinatal Treatment Services

Perinatal Treatment Services are for women who are pregnant, have recently given birth, or have preschool age children and have a substance abuse problem. Services include day treatment; outpatient treatment, individual and group counseling; parenting skills development; and case management. On-site child care cooperative and transportation are available. Babies under the age of 4 months can remain with mother during treatment.

Website	Perinatal Treatment Services
Branch	Regional Services
Physical Address	1506 Market Street, Redding, CA 96001
Phone	530-245-6411
Hours	Doors open: Monday – Friday, 8 AM-Noon, and 1-5 PM Day treatment hours: Mon, Tues, Thurs, Friday: 9 AM – 12:30 PM
Eligibility	Pregnant women and/or women with at least one preschool age child who need alcohol and drug treatment services. Pregnant women and women up to two months postpartum have top priority. Participant must have custody of child or be working to regain custody .
Application Process	Intakes are by drop-in on Wednesdays, 8AM – Noon and 1-5 PM or by calling 530-245-6411
Fees	Sliding scale and Medi-Cal
Note	Transportation is available. A child care cooperative is on the premises.

Tobacco Cessation / Quit Program

These services are for people who want to quit smoking or chewing tobacco. The “Just Breathe” cessation class is for families with children under 6. Quit kits, self-help information and referrals to other programs are available, including Mercy Medical Center’s "Quit for Good" program and other classes.

Website	Quitting Tobacco
Branch	Public Health (Healthy and Safe Families)
Physical Address	2660 Breslauer Way, Redding, CA 96001
Phone	530-229-8467
Hours	Monday – Friday, 8 AM to 5 PM
Eligibility	All people in Shasta County
Application Process	None. 530-229-8467 for additional information on quitting tobacco, or referral to community cessation resources
Fees	None

Local Resources for Tobacco Cessation and Education

COMMUNICABLE DISEASE PREVENTION

Immunization Clinic (Shots and Vaccinations)

Public Health offers a comprehensive immunization program for adults and children. Routine, low-cost childhood and adult immunizations are available for travel and those required for specialized occupational needs, such as rabies and hepatitis.

Locations and immunization hours:

Redding Office – Main Office
2650 Breslauer Way, Redding
Phone: 530-225-5591
Toll Free: 800-971-1999
Monday: 8-11 AM and 1-4:30 PM
Tuesday: 8-11 AM
Wednesday: 8-11 AM and 1-4:30 PM
Thursday: 4-6:30 PM
Friday: 8-11 AM

Burney Regional Office
36911 Main Street/Hwy 299 E, Burney
Phone: 530-335-6700
Toll Free: 877-935-5576
1ST Thursday of month: 1-4:30 PM

Website	Shots and Vaccinations
Branch	Public Health and Regional Services
Physical Address	Offered throughout Shasta County. Click on website link for site locations
Phone	530-225-5591
Hours	Click on website link for hours
Eligibility	All people in Shasta County
Application Process	530-225-5591 Toll free 1-800-971-1999, for information on locations and hours or see above links
Fees	Varies; Click on link for fee schedule: Immunization Fee Schedule or Private Insurance Client Fee

Sharps Disposal and Exchange

To prevent the spread of blood-borne infections, such as Hepatitis B, Hepatitis C and HIV, kiosks are installed throughout Shasta County for safe, convenient disposal of sharps (needles, syringes and lancets). As of Sept. 1, 2008, California law prohibits disposal of sharps in trash or recycle bins.

Website	Sharps Disposal and Exchange
Branch	Public Health
Physical Address	City of Redding Transfer Station, 2255 Abernathy Lane, Redding Shasta County Public Health Kiosks - Listed here
Phone	City of Redding: 530-224-6209 Shasta County Public Health: 530-225-5591
Hours	City of Redding: Thursday – Saturday, 9 AM – 4 PM
Eligibility	People who wish to exchange dirty needles for clean ones
Application Process	None
Fees	None

For more information see: SEP FAQ's

Tuberculin Skin Testing

This program tests for possible exposure to tuberculosis. A second visit must be made 72 hours after the test is given to interpret the results.

Locations and hours:

Redding Office-Main Office
2650 Breslauer Way, Redding
Phone: 530-225-5591
Toll Free: 800-971-1999
Monday, 8-11 AM and 1-4:30 PM
Tuesday, 8-11 AM
Friday, 8-11 AM

Burney Regional Office
(Call for an appointment)
530-335-5576
Toll Free: 877-935-5576

Website	Tuberculosis Testing
Branch	Public Health
Physical Address	(see above) and also view: Where to find us
Phone	(see above)
Hours	(see above)
Eligibility	All people in Shasta County
Application Process	None
Fees	Immunization Rates

HEALTH COVERAGE and MEDICAL PROGRAMS

Medi-Cal Access Program (MCAP)

This program is low-cost health coverage for pregnant women. If you don't have insurance to cover your pregnancy and are not receiving no-cost Medi-Cal or Medicare Part A or Part B, MCAP may be the assistance you and your baby need. MCAP can also help you if you have a private health insurance plan with a maternity-only deductible or copayment greater than $500. Check with your private health insurance plan to see if your deductible or copayment is for maternity-only services.

Website (State)	MCAP
Branch	State of California
Physical Address	N/A
Phone	Toll free, 1-800-433-2611 for MCAP direct Toll free, 1-800-300-5122 for Maternal Child Health for local assistance
Hours	MCAP toll-free line available Monday - Friday, 8 AM – 8 PM and Saturday, 8 AM – 5 PM
Eligibility	Pregnant; California resident; not in other programs; not covered by private insurance costing less than $500; meet MCAP income guidelines Who can qualify?
Application Process	Complete an application and mail to the MCAP Program, Download Application
Fees	A small cost to be an MCAP subscriber; MCAP does not charge co-payments or monthly deductibles: What does MCAP cost?

California Children's Services (CCS)

CCS is a statewide medical program which provides diagnostic and medical treatment services, medical case management, and physical and occupational therapy services to children under age 21 with certain chronic medical conditions and physical disabilities.

Website	California Children's Services
Branch	Public Health
Physical Address	2615 Breslauer Way, Bldg. 5, Redding, CA 96001
Phone	530-225-5760
Hours	Monday – Friday, 8:00 am – 5:00 pm
Eligibility	Under 21 years of age with CCS eligible medical condition; meet family income requirements (generally under $40,000 a year with exceptions); California resident.
Application Process	How to Apply
Fees	Varies, sliding scale (depending on income, there could be an enrollment and/or assessment fee)

County Insurance (County Medical Services Program)

County Medical Services Program (CMSP) provides health coverage for Shasta County adults 21-64 who have net non-exempt income at or below 200% of the federal poverty level and who are not eligible for Medi-Cal benefits.

Locations and hours:

Eligibility & Employment Services-Cascade
2460 Breslauer Way, Redding
Phone: 877-652-0731
Monday - Friday: 7:30 AM–5PM

Anderson Regional Office
2889 East Center Street, Anderson
Phone: 530-378-1146
Monday-Friday: 8 AM-Noon, 1-5 PM

Eligibility & Employment Services-Burney
36911 Main Street/Hwy 299E, Burney
Phone: 530-335-5576 or 877-652-0731
Toll Free: 877-652-0731
Monday -Friday: 8 AM-5 PM

Downtown Redding Center
1220 Sacramento Street, Redding
Phone: 530-229-8441
Monday–Thursday : 8 AM–5 PM
Friday: 8 M-Noon, 1-5 PM

Enterprise Regional Office
2757 Churn Creek Road, Redding
Phone: 530-224-4200
Monday - Friday: 8 AM–5 PM

Shasta Lake Regional Office
4216 Shasta Dam Blvd., Shasta Lake
Phone: 530-275-7500
Monday - Friday: 8 AM–5PM

Website (State)	CMSP
Branch	Adult Services
Physical Address	(see above)
Phone	(see above)
Hours	(see above)
Eligibility	Individuals ages 21-64 who have incomes at or below 200% of federal poverty level and who are NOT eligible for Medi-Cal could be eligible. The county will determine which programs you may qualify for.
Application Process	Visit one of the sites listed above and ask for a CMSP application or have one mailed to you or apply online here C4Yourself Access to Benefits
Fees	None

CMSP benefits

Medi-Cal

Medi-Cal pays for medical services for children and adults with limited income and resources. Benefits are available for low-income individuals including families with children, seniors, persons with disabilities, youth in foster care, pregnant women, and people with specific diseases such as tuberculosis, breast cancer or HIV/AIDS. Eligibility staff can help determine which programs individuals may qualify for.

Locations and hours:

Eligibility & Employment Services, Cascade
2460 Breslauer Way, Redding
Phone: 877-652-0731
Monday - Friday: 7:30 AM–5PM

Downtown Redding Center
1220 Sacramento Street, Redding
Phone: 530-229-8441
Monday–Thursday : 8 AM–5 PM
Friday: 8 M-Noon, 1-5 PM

Anderson Regional Office
2889 East Center Street, Anderson
Phone: 530-378-1146
Monday-Friday: 8 AM-Noon, 1-5 PM

Enterprise Regional Office
2757 Churn Creek Road, Redding
Phone: 530-224-4200
Monday - Friday: 8 AM–5 PM

Eligibility and Employment Services , Burney
36911 Main St., (Hwy. 299E), Burney
530-335-5576 or 877-652-0731
Monday-Friday: 8 AM - 5 PM

Shasta Lake Regional Office
4216 Shasta Dam Blvd., Shasta Lake
Phone: 530-275-7500
Monday - Friday: 8 AM–5PM

Website	Medi-Cal
Branch	Regional Services
Physical Address	(see above)
Phone	(see above)
Hours	(see above)
Eligibility	Those who meet income limits and property requirements, which may vary. Contact one of the locations near you to find out if you qualify.
Application Process	Call or visit one of our offices (referenced above) and ask for a Medi-Cal application. Or see website for **mail-in** application: Medi-Cal Application Enrollment Form
Fees	None to some share of cost, depending on determination

For more information and access to Medi-Cal FAQ's see: Medi-Cal Frequently Asked Questions

Prescription Discount Card Program

While not an insurance program, the Shasta County Prescription Discount Card provides discounts on prescription drugs that aren't covered by insurance. The free cards are distributed by Shasta County and may be used at any participating retail pharmacy.

Website	Prescription Discounts
Branch	Public Health and Regional Services
Physical Address	Cards are available at many locations throughout Shasta County, including all HHSA offices and Shasta Community Health Center, Redding libraries and local pharmacies. See website for locations.
Phone	530-229-8486; Toll Free: 877-321-2652
Hours	Visit website for sites where discount card is available
Eligibility	All Shasta County residents
Application Process	None
Fees	No fee for card; one card covers all family members

Medical Marijuana State Identification Card (MMIC) Program

This voluntary program is available to people whose physicians have recommended the use of marijuana for one or more serious medical conditions.

Website	Medical Marijuana State Identification Card Program
Branch	Adult Services
Physical Address	2640 Breslauer Way, Redding, CA 96001
Phone	530-225-5240 and ask for Medical Marijuana State ID Card Program; or call 530-245-6426
Hours	Must be seen by appointment only Call Monday – Friday: 8 AM – 5 PM to set an appointment time
Eligibility	Must be recommended by a valid physician; patient can designate a primary caregiver and apply for a caregiver identification card
Application Process	Applicants must apply within their county of residence, have a valid physician's recommendation and complete the Medical Marijuana Application/Renewal form . All applicants (patient and primary caregiver) must be present during the application process. All applicants must provide a government-issued photo identification (such as a driver's license) and show proof of residency.
Fees	Non-refundable processing fee of $106. If the applicant is a Medi-Cal beneficiary at the time of application acceptance, the fee will be reduced to $53 per MMIC requested.

MATERNAL and CHILD HEALTH or FAMILY HEALTH

Breastfeeding Support

As mothers and trained breastfeeding professionals, Breastfeeding Support Staff understands the deep need to provide assistance to breastfeeding women, their infants and families.

Locations and hours:

Anderson Regional Office
2889 East Center St., Anderson
For appointment call 530-229-8441

Burney Regional Office
37092 Main Street/Hwy 299E, Burney
For appointment call 530-335-6700

Enterprise Regional Office
2757 Churn Creek Rd., Redding
For appointment call 530-229-8441

Downtown Redding Center
1220 Sacramento St., Redding
Phone: 530-229-8441
Walk-in h ours: Mon-Fri 1-4 PM

Shasta Lake Regional Office
4216 Shasta Dam Blvd., Shasta Lake
For appointment call 530-229-8441

Website	Breastfeeding Support
Branch	Regional Services
Physical Address	Downtown Redding Center, 1220 Sacramento St., Redding
Phone	530-229-8441 for appointments, or call The National Breastfeeding Helpline 800-994-9662; TDD 888-220-5446 or La Leche League Helpline 877-452-5324
Hours	(see above)
Eligibility	All mothers, support people including fathers, grandparents, medical staff, childbirth educators, lactation professionals, community members and employers interested in becoming a breastfeeding friendly business.
Application Process	Stop by the Downtown Redding Center during walk-in hours or call for appointment at one of our other Regional Offices above
Fees	None

Child Health & Disability Prevention (CHDP)

The Child Health and Disability Prevention (CHDP) program provides complete well-child check-ups to promote health, prevent disease, injury and disability for children in Shasta County.

Website	Well-Child Check-Ups
Branch	Public Health
Physical Address	2615 Breslauer Way, Bldg. 5, Redding, CA 96001
Phone	530-225-5122; Toll free 1-800-300-5122
Hours	Monday – Friday: 8:00 am to 5:00 pm
Eligibility	If on Medi-Cal up to age 21; if uninsured and low to moderate income, up to age 19
Application Process	Call Toll free number 1-800-300-5122 to see if you or your child qualifies; or ask your health care provider about CHDP health exams
Fees	None

Nurse Family Partnership

Nurse Family Partnership is a free, voluntary program that helps first time, at risk mothers, have healthy pregnancies, improve child health and development, and become more economically self sufficient. The program partners first-time moms with a Nurse Home Visitor. When a woman is enrolled in the program a specially trained nurse will visit the family throughout the pregnancy and until the baby turns 2 years old.

Locations and hours:

Anderson Regional Office
2889 East Center St., Anderson
Mon – Friday: 8 AM – Noon, 1-5 PM

CalWORKs Employment Services
1400 California Street, Redding
Monday – Friday: 7:30 AM – 5 PM

Shasta Lake Regional Office
4216 Shasta Dam Blvd., Shasta Lake
Monday – Friday: 8 AM – 5 PM

Website	Nurse Family Partnership
Branch	Regional Services
Physical Address	Main Location: 1400 California Street, Redding
Phone	530-245-6411 call for information and appointments
Hours	In-home hours vary; office hours from 8 AM–12 Noon and 1–5 PM
Eligibility	To qualify a woman must be a first-time mom, be less than 28 weeks pregnant, low-income, and live in the targeted area/county
Application Process	Referrals from WIC, Medical Providers, Community Based Organizations, Agencies or Self referrals can be faxed to 530-225-5494
Fees	None

Prenatal Care Guidance (Maternal, Child and Adolescent Health Services)

Prenatal care guidance services help low-income, Medi-Cal eligible, pregnant woman obtain early and regular prenatal care. A Public Health registered nurse can help pregnant women find a healthcare provider, make prenatal appointments, understand Medi-Cal for pregnancy care, and enroll in a temporary Medi-Cal program until their Medi-Cal application is approved. Referrals are made to additional services, such as WIC, transportation, shelters, substance abuse services, and other medical services. Home visits are available on a limited basis.

Website	Prenatal Care Guidance
Branch	Public Health
Physical Address	2650 Breslauer Way, Redding, CA 96001
Phone	(530) 225-5850; Toll free 1-800-300-5122
Hours	Monday – Friday: 8:00 AM – 5:00 PM
Eligibility	Pregnant women
Application Process	Call directly or obtain referral from Regional Services and other community service providers
Fees	None

Oral Health Information

The Shasta Healthy Smiles Oral Health Program's goal is to reduce the incidence of dental decay among young children by providing education and information on access to dental care.

Website	Shasta Healthy Smiles
Branch	Public Health
Physical Address	2650 Breslauer Way, Cottage 1, Redding, CA 96001
Phone	530-229-8042; Toll free: 1-800-300-5122
Hours	Monday-Friday: 8:00 am – 5: 00 pm
Eligibility	N/A. Families can call for dental referral and oral health information.
Application Process	None
Fees	None

MENTAL HEALTH SERVICES

Adult Mental Health Services

Program provides outpatient counseling, assessment and evaluation, case management, medication,
social rehabilitation, and urgent care/crisis services for adults who struggle with persistent and severe mental illness. Services are based on recovery and strength-based philosophies and provided by specialized teams. Consumer and family service specialists are available to clients who need advocacy in the mental health system.

Website	Adult Mental Health
Branch	Adult Services
Physical Address	2640 Breslauer Way, Redding and Anderson Regional Office, 2889 East Center St., Anderson
Phone	Redding: 530-225-5200; Anderson: 530-378-6840; toll free 888-385-5201; TTY 530-245-6979; 24 hour help line 530-225-5252; and Suicide lifeline 530-244-2222 (8AM-8PM) or 24-hour national line 800-273-TALK
Hours	Walk-in hours between 8:30 AM – 5:00 PM. After hours, holidays and weekends, go to the emergency room for assessment, after medical clearance, those who need it will be referred to crisis services for a psychiatric evaluation
Eligibility	Adults who need mental health or crisis services and meet the criteria of "medical necessity"
Application Process	Call 530-225-5200 or walk in between 8:30 AM-3:00 PM. After hours, holidays and weekends, go to the emergency room for assessment, after medical clearance, those who need it will be referred to crises services for a psychiatric evaluation.
Fees	Medi-Cal, sliding scale

Note: Outpatient and crisis mental health services are also available in eastern Shasta County at the following location:

Burney Health Center
37491 Enterprise Drive, Burney, CA 96013
530-335-5457

Youth Mental Health Services

Program provides outpatient counseling, assessment and evaluation, case management, medication, social rehabilitation and urgent care/crisis services for youth with emotional and mental health needs. Special programs are available for youth in the juvenile justice system, foster youth, children up to age 22 who meet criteria for special education services, and students at court and community schools.

Website	Youth Mental Health
Branch	Children's Services
Physical Address	2640 Breslauer Way, Redding
Phone	530-225-5200; toll free 800-385-5201; TTY 530-245-6979; 24 hour help line 530-225-5252; and Suicide lifeline 530-244-2222 (8AM-8PM) or 24-hour national line 800-273-TALK
Hours	Monday-Friday, 8 AM-5 PM, or by appointment; hours for other programs may vary
Eligibility	Youth who need mental health treatment of crisis services related to a mental health disorder that impairs functioning. Screening available to all who appear to have these symptoms.
Application Process	Call 530-225-5200 or walk in between 8:30 AM-4:30 PM. After hours, holidays and weekends, go to the emergency room for medical assessment, after medical clearance ,those who need it will be referred to crisis services for a psychiatric evaluation.
Fees	Medi-Cal, sliding scale; insurance if Shasta County Mental Health is in the insurance plan's provider panel or mental health is a covered service for those who meet "medical necessity" criteria.

Crisis Residential and Recovery Center (CRRC)

This center provides short term respite for mentally disabled adults who have become suicidal, critically depressed or otherwise psychiatrically incapacitated. This serves as a social rehabilitation facility, and services may avert the need for hospitalization. Stays are voluntary for up to 30 days. Services include daily groups focused on wellness and recovery, coping skills, medication treatment, education, daily living activities, peer support, and other topics as needed.

Website	Crisis Residential & Recovery Center
Branch	Adult Services
Physical Address	2640 Breslauer Way, Redding
Phone	530-225-5972
Hours	Open 24 hours per day, 7 days per week
Eligibility	Must be ambulatory and medically self-sufficient
Application Process	Clients are referred through Shasta County Mental Health Outpatient
Fees	Insurance, sliding scale, Medicare and Medi-Cal accepted

FOOD and EMPLOYMENT SUPPORTS

Nutrition programs, financial assistance, job training, transportation assistance, education programs, and job registry. Employer supports such as tobacco education program and worksite wellness.

CalFresh

CalFresh (formerly the Food Stamp Program in California and known outside of California as SNAP) is a federal nutrition program that helps people with low or no income purchase healthy food. Benefits are issued on an Electronic Benefits Transfer (EBT) card that can be used at most grocery stores.

Location and hours:

Eligibility & Employment Services, Cascade
2460 Breslauer Way, Redding
Phone: 877-652-0731
Monday-Friday: 7:30 AM-5:00 PM

Anderson Regional Office
2889 East Center St., Anderson
Phone: 530-378-1146
Mon–Friday: 8 AM–Noon, 1-5 PM

Eligibility and Employment Services , Burney
36911 Main St., (Hwy. 299E), Burney
Phone: 530-335-5576 or 877-652-0731
Toll Free: 877-935-5576
Monday-Friday: 8 AM-5 PM

Downtown Redding Center
1220 Sacramento St., Redding
Phone: 530-229-8441
Mon-Thurs: 8 AM–5PM
Friday: 8 AM–Noon, 1-5 PM

Enterprise Regional Office
2757 Churn Creek Rd., Redding
Phone: 530-224-4200
Monday–Friday: 8 AM–5 PM

Shasta Lake Regional Office
4216 Shasta Dam Blvd., Shasta Lake
Phone: 530-275-7500
Monday–Friday: 8 AM-5 PM

Website	CalFresh
Branch	Regional Services
Physical Address	(see above)
Phone	(see above)
Hours	(see above)
Eligibility	Families with limited income and resources. Many working families are eligible, call one of offices near you to verify eligibility.
Application Process	877-652-0731 to obtain information. Application and face-to-face interview required. Call or stop by one of our offices near you.
Fees	None

CalWORKs

CalWORKs (California Work Opportunity and Responsibility to Kids) provides temporary cash aid and employment services to needy families with children. CalWORKs Employment Services program offers supportive services, including child care, transportation and other services necessary for a successful transition from welfare to work.

Eligibility and Employment Services site locations and hours:

CalWORKs Employment Services
1400 California Street, Redding
Phone: 530-225-5000
Monday–Friday: 7:30 AM–5 PM

Eligibility & Employment Services, Cascade
2460 Breslauer Way, Redding
Phone: 877-652-0731
Mon, Wed and Friday: 7:30 AM–5 PM
Tues and Thursday: 7:30 AM–5:30 PM

Eligibility & Employment Services, Burney
36911 Main Street/Hwy 299E, Burney
Phone: 530-335-5576, 530-335-4522
or
877-652-0731
Monday – Friday: 8 AM – 5 PM

Anderson Regional Office
2889 East Center Street, Anderson
Phone: 530-229-8200
Monday-Friday: 8 AM-Noon, 1-5 PM

Downtown Redding Center
1220 Sacramento Street, Redding
Phone: 530-229-8441
Monday–Thursday : 8 AM–5 PM
Friday: 8 M-Noon, 1-5 PM

Enterprise Regional Office
2757 Churn Creek Road, Redding
Phone: 530-224-4200
Monday - Friday: 8 AM–5 PM

Shasta Lake Regional Office
4216 Shasta Dam Blvd., Shasta Lake
Phone: 530-275-7500
Monday - Friday: 8 AM–5PM

Website	CalWORKs Employment Services
Branch	Regional Services
Physical Address	(see above)
Phone	(see above)
Hours	(see above)
Eligibility	Receiving CalWORKs cash assistance.
Application Process	Referral basis only.
Fees	None

General Assistance

Provides three months of cash assistance to eligible, employable adults and provides longer-term assistance to eligible adults who are temporarily disabled or who are awaiting a Supplemental Security Income (SSI) approval.

Locations and hours:

Eligibility & Employment Services, Cascade
2460 Breslauer Way, Redding
Phone: 877-652-0731
Monday – Friday: 7:30 AM – 5 PM

Eligibility and Employment Services, Burney
36911 Main Street/Hwy 299E, Burney
Phone: 530-335-5576 , 530-335-4522 or 877-652-0731
Monday – Friday: 8 AM – 5 PM

Website	General Assistance
Branch	Regional Services
Physical Address	(see above)
Phone	(see above)
Hours	Applications are taken Monday, Wednesday and Friday: 8 AM – 11 AM Appointments are scheduled Tuesday and Thursday: 8 AM – 5 PM
Eligibility	Eligible adult residents who are employable or have a disability; various property and income restrictions apply; temporary and permanent disabilities must be verified by physician. To be eligible adults must have resided in the county for a minimum of 15 days.
Application Process	Call or stop by either of the locations above.
Fees	None

Opportunity Center

The Opportunity Center is an employment training program for Shasta County residents with disabilities. Program participants learn job skills by performing paid work in a variety of environments and at the same time learn the skills necessary to obtain competitive employment in the local community.

Website	Employment Training Opportunities
Branch	Regional Services
Physical Address	1265 Redwood Boulevard, Redding, CA
Phone	530-225-5781
Hours	Monday – Friday, 8 AM – 5 PM
Eligibility	Age 18 and above; diagnosed with a disability and medically stable
Application Process	Call 530-225-5781 or Referral by Shasta County Adult Services, or Far Northern Regional Center Coordinator, 530-222-4791
Fees	None

FAQ

Public Authority Registry

The Public Authority helps match In-Home Supportive Service recipients with quality care providers by keeping a registry of people who need in-home care and those who are licensed to provide care.

Website	Public Authority Registry
Branch	Adult Services
Physical Address	2640 Breslauer Way, Redding, CA 96001
Phone	530-229-8330
Hours	Monday – Friday, 8 AM – noon; 1-5 PM
Eligibility	Home care providers must pass background checks and take mandatory training to become part of the IHSS Registry
Application Process	530-229-8330 for home care providers; or stop by office to start process of getting on the IHSS registry
Fees	None
Notes	Regarding IHSS Clients (see IHSS page): If a client is receiving In-Home Supportive Services through Shasta County, they are eligible to use the IHSS PA's Registry Service. IHSS recipients who need assistance in finding a suitable care provider can call the IHSS PA at 530-229-8330

ShastaFACES2

Shasta County Health and Human Services is partnering with local businesses and families in need to create opportunities for success. ShastaFACES2 – *Family Assistance through Contracted Employment Services* – offers employers 100% reimbursement of wages if they hire eligible Shasta County residents.

Website	ShastaFaces2
Branch	Regional Services
Physical Address	1400 California Street, Redding
Phone	225-5000
Hours	Monday – Friday, 8 AM – noon; 1-5 PM
Eligibility	Must be in receipt of CalWORKs cash aid.
Application Process	Referral basis only.
Fees	None

Women, Infants and Children (WIC)

WIC, the Women, Infants and Children program. is a nutrition program that helps pregnant women, mothers and infants, and young children eat well, be active and stay healthy. WIC improves the health of its participants and promotes lifestyle changes.

Locations and hours:

Anderson Regional Office
2889 East Center St., Anderson
Mon – Friday: 8 AM – Noon, 1-5 PM

Burney Regional Office
36911 Main Street/Hwy 299E, Burney
Mon., Tue., Thurs.: 8 AM-Noon, 1-5 PM

Downtown Redding Center
1220 Sacramento St., Redding
Mon-Thurs: 8 AM – 5PM
Friday: 8 AM – Noon, 1-5 PM

Enterprise Regional Office
2757 Churn Creek Rd., Redding
Monday – Friday: 8 AM – 5 PM

Shasta Lake Regional Office
4216 Shasta Dam Blvd., Shasta Lake
Monday – Friday: 8 AM – 5 PM

Website	Women, Infants and Children
Branch	Regional Services
Physical Address	(see above)
Phone	530-225-5168, for information or to schedule an appointment
Hours	(see above)
Eligibility	Pregnant women, breastfeeding women up to one year, up to six months if not breastfeeding; parents, including single fathers, can receive benefits for infants and children under five years old; and all foster children under five years old.
Application Process	Benefits available to California residents only. Call 530-225-5168 where staff will determine if you and your family qualify.
Fees	None

For more information visit: California Department of Health Services WIC Program

EMPLOYER SUPPORT

Tobacco Education Program

The Tobacco Education Program receives community complaints regarding Shasta County's smoke-free ordinance and educates the community on tobacco issues. The program works with retailers, housing, workplaces, schools and youth to ensure that tobacco laws are followed. Complaints about smoking in housing, at a worksite or any other place may be reported by phone. The program also works with employers and community members to increase awareness about the harmful effects of tobacco and secondhand smoke and to develop smoke-free laws and policies.

Website	Tobacco Education
Branch	Public Health, Healthy and Safe Families
Physical Address	2660 Breslauer Way, Redding, CA 96001
Phone	530-225-5134 530-225-5052 to report smoking violations (24-hour message phone)
Hours	Monday – Friday, 8 AM to 5 PM
Eligibility	All people in Shasta County
Application Process	None
Fees	None

Other Valuable Sites:
Tobacco Laws & Violations

Shasta County Tobacco Education Coalition

Worksite Wellness

Worksite wellness fosters a supportive work environment that encourages healthy lifestyle choices. This program helps employers promote healthy eating and physical activity among workers. It provides tools and resources that can be used by individuals or as part of a comprehensive worksite wellness program. Assistance in evaluating the health of the workplace is also available.

Website	Healthy@Work
Branch	Public Health
Physical Address	2660 Breslauer Way, Redding, CA 96001
Phone	530-229-8456
Hours	Monday – Friday, 8:30 AM to 5 PM
Eligibility	Shasta County employees
Application Process	Contact Sherrie Brookes, 530-229-8456
Fees	None

SERVICES and SUPPORT for YOUTH and FAMILIES

Childcare, home health care, after school programs, family resource centers, mentoring, tutoring and protective services.

Adoptions

Children's Services is licensed by the State as a full-service adoption agency. Our adoption services are available to all Shasta County residents. Adoption permanently transfers parental rights from birth parents to adoptive parents, who become that child's "forever family." It means giving children the love and understanding they need to develop to their full potential.

Website	Adoptions
Branch	Children's Services
Physical Address	1620 Market Street, Redding (inside Downtown Promenade)
Phone	530-225-5791
Hours	Monday – Friday: 8 AM – 5 PM
Eligibility	Adults over the age of 18 may apply. (Children 0-18 whose parents are not able to safely parent them and for whom an adoptive home can be identified are potentially eligible for services and must be referred by agency employee.)
Application Process	Call 530-225-5791 for more information; or attend an inquiry meeting to learn about adoption procedures and available children.
Fees	Financial assistance and Medi-Cal often available to help with costs

Child Passenger Safety Program

Children under age 8 must be properly buckled into a car seat or booster seat in the back seat. Free monthly education classes teach parents and caregivers how to properly install and use a child safety seat.

Locations and hours:

Redding - Main Office
2660 Breslauer Way, Redding
Phone: 530-245-6877
Monday–Friday: 8 AM–5 PM

Downtown Redding Center
1220 Sacramento Street, Redding
Phone: 530-229-8441
Monday–Thursday: 8 AM-5 PM
Friday: 8 AM-Noon, 1-5 PM

Website	Child Safety Seats
Branch	Public Health and Regional Services
Physical Address	(see above)
Phone	(see above)
Hours	(see above)
Eligibility	All Shasta County residents may attend classes; qualifying households can purchase a low -cost car seat after attending a class
Application Process	Register in advance for car seat classes at 245-6357
Fees	No fees for classes; reduced cost for car seat to qualifying households

Child Protective Services -Intake and Investigation

Provides child protection services (formerly called CPS), along with an array of other services to children and families in Shasta County. The team-based case management system provides intensive support to abuse and neglected children and their families.

Website	Child Protective Services
Department	Children's Services
Physical Address	Intake: 1313 Yuba Street, Redding; Ongoing cases: 1550 California Street, Redding
Phone	Intake: 530-225-5650; Ongoing cases: 530-229-8080 CHILD ABUSE REPORTING 530-225-5144 (24 HOURS)
Hours	Monday – Friday: 8AM-5PM; and available for emergency response and reporting of child abuse/neglect 24 hours per day, 7 days per week
Eligibility	N/A
Application Process	N/A
Fees	None

Foster Care Placement Services

Shasta County Foster Homes provide care to children who are experiencing a traumatic event in their lives. These children are dependents of the court, wards of the Juvenile Justice System or voluntarily placed by their parents. Sibling groups are kept together whenever possible. Families with children, childless couples, single people and retirees are among the many types of people who make wonderful foster families.

Website	Foster Care
Branch	Children's Services
Physical Address	1550 California Street, Redding
Phone	530-229-8080
Hours	Monday-Friday: 8 AM-5 PM
Eligibility	Foster Care FAQ; Kinship Care FAQ Youth ages 0-19; dependents and wards receiving foster care; families with cases in Juvenile Dependency Court system; relatives, foster parents and community service providers
Application Process	530-225-5554
Fees	None

Foster Parent Resources

Foster Care Licensing

Foster parents are carefully screened through a process of interviews and home visits. The license is issued by the Health and Human Services Agency, and regulations are established and monitored by the California State Department of Social Services.

Website	Foster Care Licensing
Branch	Children's Services
Physical Address	1550 California Street, Redding
Phone	530-225-5554
Hours	Monday-Friday: 8 AM-5 PM
Eligibility	Foster parents and homes are carefully screened through a process of interviews and home visits and background checking.
Application Process	Call 530-225-5554. Foster Care FAQ
Fees	None

Healthy Shasta

Healthy Shasta is a local partnership to promote healthier eating and physical activity, prevent obesity, and create environments where the healthy choice is the easy choice for north state residents. Individuals can get healthy eating and active living tips; local maps of hiking trails; locations and times of local farmers' markets; and information about local "healthy" events.

Website	Healthy Shasta
Branch	Public Health
Physical Address	2660 Breslauer Way, Redding
Phone	530-229-8428
Hours	Monday-Friday: 8 AM-5 PM
Eligibility	All residents of Shasta County, with focus on families
Application Process	Call 530-225-8428 to become part of Healthy Shasta movement and receive information on improving health, or find out about local, healthy activities. No application process.
Fees	None

Subscribe to Healthy Shasta Newsletter

Healthy Babies Program - Maternal Depression

When a family welcomes a new child into the world, it's supposed to be a time of happiness. Yet for many new mothers, maternal depression dampens this joy and can damage their ability to bond with their young child. Post-partum depression and depression during pregnancy are common, but they often go undiagnosed.

Website	Maternal Depression
Branch	Public Health
Physical Address	2650 Breslauer Way, Redding, CA 96001
Phone	530-225-5850 or (800) 300-5122
Hours	Monday-Friday: 8 AM-5 PM
Eligibility	Women who are pregnant or have a child under 2 years old and are experiencing depression and/or anxiety that was brought on or exacerbated during pregnancy, or since the birth of their child, and who are uninsured or underinsured.
Application Process	Call number above, or obtain referral from prenatal care provider or other community service providers.
Fees	None

Learn about depression during and after pregnancy (English) and (Spanish)

Positive Parenting Program (Triple P)

Triple P is one of the few parenting programs in the world that's based on evidence from clinical research. For more than 30 years, Triple P's easy-to-understand, practical strategies have been shown to help families in all types of situations.

Website	Triple P
Branch	Children's Services
Physical Address	Triple P is available through many Shasta County Providers
Phone	1-855-275-8109
Hours	Monday-Friday: 8 AM-5 PM
Eligibility	Triple P is available for every parent
Application Process	None, contact individual providers
Fees	Contact individual providers regarding fee scales

Sudden Infant Death Syndrome (SIDS)

Sudden Infant Death Syndrome (SIDS) is the sudden death of an infant younger than one year of age where no cause of death can be found, even after a complete review of the case.

Website	Sudden Infant Death Syndrome
Branch	Public Health
Physical Address	2650 Breslauer Way, Redding, CA 96001
Phone	530-225-5851
Hours	Monday-Friday: 8 AM-5 PM
Eligibility	N/A
Application Process	N/A
Fees	None

What is SIDS?

What does a safe sleep environment look like?

SERVICES and SUPPORT for OLDER ADULTS and PERSONS WITH DISABILITIES

Adult day care, congregate meals, Meals on Wheels, respite care, home health care, transportation,
and homemaker services.

Adult Protective Services

Adult Protective Services is committed to helping seniors (65 and older) and dependent adults (18-64) live in a safe environment, free from abuse and exploitation. APS investigates, intervenes and provides services to those who are unable to protect their own interest or to care for themselves.

Location and hours:

Adult Services – Main Office
2640 Breslauer Way, Redding
Phone: 530-225-5507
Monday-Friday: 8 AM-5 PM

Anderson Regional Office
2889 East Center St., Anderson
Phone: 530-229-8200
Mon–Friday: 8 AM–Noon, 1-5 PM

Eligibility & Employment Services-Burney
36911 Main Street/Hwy 299E, Burney
Phone: 530-335-5576
Toll Free: 877-935-5576
Monday–Friday: 8 AM – 5 PM

Enterprise Regional Office
2757 Churn Creek Rd., Redding
Phone: 530-224-4200
Monday–Friday: 8 AM–5 PM

Website	Adult Protective Services
Branch	Adult Services (staff also available in referenced regional offices)
Physical Address	(see above)
Phone	(see above); or call the APS 24-hour hotline 530-225-5798 or e-mail jsessions@co.shasta.ca.us to report suspected elder abuse
Hours	(see above)
Eligibility	Anyone suffering from physical, financial or psychological abuse, neglect or exploitation or anyone who knows someone who is suffering
Application Process	None
Fees	None

In-Home Supportive Services

In-home supportive services are available for people who are aged, blind or disabled, can not perform activities of daily living and cannot remain safely in their own homes without help. We work with local caregivers to ensure that these people are able to remain in familiar surroundings – safely, comfortably and with as much independence as possible.

Location and hours:

Adult Services
2640 Breslauer Way, Redding
Phone: 530-225-5507
Mon–Friday: 8 AM-5 PM

Anderson Regional Office
2889 East Center St., Anderson
Phone: 530-229-8200
Mon–Friday: 8 AM-N oon, 1-5 PM

Eligibility & Employment Services-Burney
36911 Main Street/Hwy 299E, Burney
Phone: 530-335-5576
Toll Free: 877-935-5576
Monday–Friday: 8 AM–5 PM

Enterprise Regional Office
2757 Churn Creek Rd., Redding
Phone: 530-224-4200
Monday – Friday: 8 AM – 5 PM

Website	In-Home Supportive Services
Branch	Adult Services (staff also available in referenced regional offices)
Physical Address	(see above)
Phone	(see above)
Hours	(see above)
Eligibility	California residents, residing in their own home; aged 65 and older, blind or disabled; receive Medi-Cal benefits; have low income as set by SSI/SSP standards, however if income exceeds SSI/SSP standards, eligibility may exist with a share of cost
Application Process	Call one of our offices near you for more information
Fees	Medi-Cal

Public Authority Registry

Public Guardian

This voluntary program is available to people whose physicians have recommended the use of marijuana for one or more serious medical conditions.

Website	Public Guardian
Branch	Adult Services
Physical Address	2640 Breslauer Way, Redding
Phone	530-225-5103
Hours	Monday-Friday: 8 AM-5 PM
Eligibility	Through referral by Adult Protective Services, Mental Health Services, hospitals, families, and community organizations
Application Process	When Public Guardian receives a referral, staff conduct a thorough investigation to determine if conservatorship should be established; from 1-3 weeks depending on type of conservatorship*
Fees	Sliding scale fees based on ability to pay

***Probate Conservatorship:** Typically people whose mental and physical problems are associated with the aging process. The person often lives alone and sometimes has a large estate. The person has been determined to be unable to resist fraud or undue influence. Referrals come from Adult Protective Services, families, hospitals, and community organizations.

LPS Conservatorship: Serves people who are gravely disabled as a result of a mental disorder or mentally impaired by chronic alcoholism. Referrals come from the mental health system.

Senior Fitness and Resources

Promotes physical activity for adults age 50 and above, and connects seniors to valuable resources within our community.

Website	Senior Fitness
Branch	Public Health
Physical Address	2660 Breslauer Way, Redding
Phone	530-225-5478
Hours	Monday – Thursday: 8 AM – 5 PM
Eligibility	Adults age 50 or older
Application Process	None.
Fees	None

Senior Resources:
Community Gardens
Emergency Food Banks & Assistance Programs
Plant A Row for the Hungry
Shasta Senior Nutrition Programs, includes Senior Brown Bag Program, and the Emergency Food Assistance Program USDA COMMODITIES

OTHER SERVICES

Community Health Advocates (CHAs) provide multi-lingual support and assistance with paperwork for hard -to-reach clients; and Vital Records (Birth & Death Registration) provides certified copies of birth and death certificates, and issues burial permits.

Community Health Advocates (CHAs)

CHAs are a part of an Outreach Unit within Regional Services. They provide support and assistance with paperwork to hard-to-reach clients. They provide services in three languages: English, Spanish, and Mien. CHAs are available to help with paperwork for public assistance programs, housing, utilities, childcare and more. Clients are encouraged to call the closest Regional office to make an appointment.

Location and Hours:

Anderson Regional Office
2889 East Center St., Anderson
Phone: 530-229-8200
Mon–Friday: 8 AM–Noon, 1-5 PM
Assistance walk-in hours: Thurs. 1-4:30 PM

Burney Regional Office
36911 Main St., (Hwy. 299E), Burney
Phone: 530-335-6700
Mon., Tue., Thurs.: 8 AM- Noon, 1-5 PM
Assistance walk-in hours: Monday 1-4:30 PM

Downtown Redding Center
1220 Sacramento St., Redding
Phone: 530-229-8441
Mon-Thurs: 8 AM – 5PM
Assistance walk-in hours: Tues. 12:30-4:30 PM

Enterprise Regional Office
2757 Churn Creek Rd., Redding
Phone: 530-224-4200
Monday–Friday: 8 AM–5 PM
Assistance walk-in hours: Tues. 2-4:30 PM

Shasta Lake Regional Office
4216 Shasta Dam Blvd., Shasta Lake
Phone: 530-275-7500
Monday–Friday: 8 AM–5 PM
Assistance hours: call for appointment

Website	N/A
Branch	Regional Services
Physical Address	(see above)
Phone	(see above)
Hours	(see above)
Eligibility	All Shasta County residents
Application Process	None
Fees	None

Vital Records (Birth and Death Registration)

Vital Records registers all births and deaths in Shasta County, provides certified copies of birth and death certificates, and issues burial permits. Vital Records keeps birth and death certificates on file for three years; older records are available through the Shasta County Recorder's Office. Assistance is available for birth certificate amendments, acknowledgement of paternity and delayed birth certificates.

Website	Birth and Death Registration
Branch	Public Health
Physical Address	2650 Breslauer Way, Redding, CA 96001
Phone	530-225-5063 or 530-229-8476 Emergency filings, after hours: 530-262-5587
Hours	Monday–Friday, 8 AM–4:30 PM Emergency filings, after hours: 10 AM – 1 PM Saturday, Sunday and all County holidays
Eligibility	All people in Shasta County
Application Process	Call 530-225-5063 or 530-229-8476, for more information, or visit website
Fees	See website for specific registration fees

Home Births:
All home births must be registered within the first year. For more information call 530-229-8476 or 530-225-5063.

Birth/Death records older than three (3) years, contact:

Shasta County Recorder's Office
Office of Vital Records
1450 Court Street, Room 208
Redding, CA 96001
Phone: 530-225-5678

SHASTA COUNTY HEALTH AND HUMAN SERVICES AGENCY

Adult Services, Children's Services, Public Health, Regional Services and Office of the Director