

**Department of Housing and
Community Development
ANNUAL HOUSING ELEMENT PROGRESS REPORT**

City or County Name:

City of Dunsmuir

Mailing Address:

City of Dunsmuir

5915 Dunsmuir Avenue

Dunsmuir, CA 96025

Contact Person: Jim Lindley Title: City Manager

Phone: (530)235-4822 FAX: (530)235-4824 E-mail: admin@ci.dunsmuir.ca.us

Reporting Period by Calendar Year: from January 1, 2010 to December 31, 2010

These forms and tables, including the **Certificate of Accuracy** are due to the Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) on or before April 31, 2011. Submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P. O. Box 3044
Sacramento, CA 95812-3044

HOUSING POLICY
DEVELOPMENT, HCD

JUN 1 0 2011

CITY OF DUNSMUIR

"Home of the Best Water on Earth"



CERTIFICATION OF ACCURACY

The undersigned in the capacity of City Manager on behalf of the City of Dunsmuir has reviewed the information provided in the forms and report contained herein, and certifies, to the best of her knowledge, that the information that has been provided herein is true and correct.

A handwritten signature in blue ink, appearing to read "Jim Lindley".

Jim Lindley, City Manager

6-7-11
Date

City of Dunsmuir City Council
Staff Report – March 17, 2011

Subject:	General Plan Annual Progress Report: 2010
Environmental Recommendation:	No action under CEQA is necessary
Recommended Action:	Direct staff to submit the report to the Department of Housing and Community Development and the Office of Planning and Research

BACKGROUND

California Government Code Section 65400 requires that staff prepare and present to the Council an annual report that includes the following information:

- 1) Status of the General Plan and progress in its implementation;
- 2) Progress made in meeting the City's share of Regional Housing Needs;
- 3) Local efforts to remove governmental constraints to the maintenance, improvement, and development of housing;
- 4) The degree to which the City's approved general plan complies with the State's general plan guidelines, and
- 5) The date of the last revision to the general plan.

Therefore, pursuant to Section 65400, this information has been compiled in the *City of Dunsmuir General Plan Annual Progress Report: 2010*. It is important to note, however, that the Government Code mandates that the information regarding the Housing Element portion of the General Plan be reported on forms prescribed by the Department of Housing and Community Development. As such, these forms are included as an attachment to the report.

Upon review by the Council, the State requires that the report be submitted to the Office of Planning and Research and the Department of Housing and Community Development.

Exhibits

- A. City of Dunsmuir General Plan Annual Progress Report: 2010

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Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Dunsmuir
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Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Rentler O=Owner	Affordability by Household Incomes				Total Units Per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
								See Instructions	See Instructions		
Dunsmuir Hotel - Conditional Use Permit	5+	R		34			34			34 low-income units based on rent of \$575/month	
(9) Total of Moderate and Above Moderate from Table A3 ▶▶											
(10) Total by Income Table A/A3 ▶▶▶				34							
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) Description of Activity Including Housing Element Program Reference
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate	0						
No. of Units Permitted for Above Moderate	0					0	0

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007	2008	2009	2010	2011	2012	2013	2014		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	0	0	0	0							6
	Non-deed restricted	0	1	0	0						1	
Low	Deed Restricted	0	0	0	0							0
	Non-deed restricted	8	0	0	34						42	
Moderate	Deed Restricted	0	0	0	0							0
	Non-deed restricted	2	3	0	0						5	
Above Moderate		3	2	2	0						7	6
Total RHNA by COG. Enter allocation number.		13	6	3	0						55	12
Total Units ▶ ▶ ▶												
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

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

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)			
Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
Name of Program	Objective	Time frame in H.E.	Status of Program Implementation
Program HE 1.1.1: As developers inquire locally about potential residential development projects, they will be advised of the need for affordable housing in the City, especially in the form of multifamily housing and innovative reuse of existing structures. At this initial inquiry, developers will be provided information on vacant land, underutilized properties, zoning, development standards, density bonuses, sewer and water availability, and the City's willingness to support applications to nonprofit housing sponsors for funding.	Encourage housing suitable to a variety of income levels and household sizes and types.	Ongoing	There have been no developer inquiries in 2010 that would have initiated implementation of this program.
Program HE.1.1.2: Encourage the development of affordable housing by maintaining low fee requirements. When fee increases are deemed necessary, lower fees will be maintained, whenever possible, for affordable housing projects.	Encourage housing suitable to a variety of income levels and household sizes and types.	Ongoing	Although the City increased its sewer and water connection fees in 2010, the increases were relatively minor, at only \$53 and \$20 respectively. The City did not increase any other fees in 2010.

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<p>Program HE.1.1.3: Upon submittal of residential development plans, the City will encourage and support those plans which include lower income housing in areas appropriate to the needs and desires of the population it would serve. "Encourage and support" as used herein means:</p> <ul style="list-style-type: none"> - Give priority to processing of affordable housing projects, taking them out of submittal sequence if necessary to receive an early hearing date; - Consider spreading development fee costs over a 3-5 year payment period to help reduce initial impact, at time of project review; - Provide density bonus or other concessions in accordance with Government Code Section 65915; - Allow phasing of infrastructure whenever possible at time of project review; and - Any other practical actions on the part of the City that will help keep development costs low and protect housing affordability. 	<p>Encourage housing suitable to a variety of income levels and household sizes and types.</p>	<p>Ongoing</p>	<p>There were no residential development plans submitted in 2010 that would have initiated implementation of this program.</p>
<p>Program HE.1.1.4: Pursuant to Government Code §65589.7, the City will develop specific procedures to grant priority sewer and water service to those residential developments that include units affordable to lower income households.</p>	<p>Encourage housing suitable to a variety of income levels and household sizes and types.</p>	<p>Feb-11</p>	<p>The City of Dunsmuir experienced no development in 2010 and experiences very little development even during strong economic times. As a result, all connection requests are given high priority and are made without delay. Regardless, City staff are aware that connections for affordable housing are to be given high priority.</p>
<p>Program HE.1.1.5: In order to solicit assistance and support for lower-income housing, the City will annually contact nonprofit housing sponsors and governmental agencies that are capable of subsidizing lower-income housing.</p>	<p>Encourage housing suitable to a variety of income levels and household sizes and types.</p>	<p>Annually</p>	<p>The City continues to work with Great Northern Corporation, a local non-profit, to apply for grant monies to support low-income housing.</p>

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<p>Program HE.1.1.6: Given the lack of vacant, developable land in the City that is suitable for multifamily housing, the City will amend the Zoning Ordinance to allow for residential use of properties in the Central Commercial (C-2) district without a use permit. However, in each case residential use will be restricted to upper stories with the ground floor reserved for commercial purposes.</p>	<p>Encourage housing suitable to a variety of income levels and household sizes and types.</p>	<p>Feb-11</p>	<p>The City has limited financial resources with which to address its planning needs. Unfortunately, preparation of the most recent Housing Element Update, as mandated by the state, required the City to exceed its planning budget for FY 2009/2010. What little budget remained for 2010 was consumed by the need to address current planning issues. Regardless, the City does intend to update its zoning ordinance as soon as funding permits.</p>
<p>Program HE.1.2.1: Amend the Zoning Ordinance as necessary to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The City will also make information available about requesting reasonable accommodation with respect to zoning, land use, permit processing, fees or building codes.</p>	<p>Continue to promote housing for persons with special needs.</p>	<p>Feb-11</p>	<p>The City has limited financial resources with which to address its planning needs. Unfortunately, preparation of the most recent Housing Element Update, as mandated by the state, required the City to exceed its planning budget for FY 2009/2010. What little budget remained for 2010 was consumed by the need to address current planning issues. Regardless, the City does intend to update its zoning ordinance as soon as funding permits.</p>
<p>Program HE.1.2.2: Pursuant to SB 2, the City will amend the Zoning Ordinance to include separate definitions of "supportive housing", "transitional housing" and "emergency shelters" consistent with Sections 50675.14, 50675.2 and 50801 of the California Health and Safety Code. The City will also amend the Zoning Ordinance to allow transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone without undue special regulatory requirements. Further, the City will amend the Zoning Ordinance to allow emergency shelters by right (i.e., without a use permit and subject only to the same development and management standards that apply to other allowed uses) in the Central Commercial (C-2) zone.</p>	<p>Continue to promote housing for persons with special needs.</p>	<p>Feb-11</p>	<p>The City has limited financial resources with which to address its planning needs. Unfortunately, preparation of the most recent Housing Element Update, as mandated by the state, required the City to exceed its planning budget for FY 2009/2010. What little budget remained for 2010 was consumed by the need to address current planning issues. Regardless, the City does intend to update its zoning ordinance as soon as funding permits.</p>

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<p>Program HE.1.2.3: In order to facilitate housing for extremely low-income persons, the City will amend the Zoning Ordinance to clarify the definition of single-room occupancy units, as well as describe specific development standards for these units.</p>	<p>Continue to promote housing for persons with special needs.</p>	<p>Feb-11</p>	<p>The City has limited financial resources with which to address its planning needs. Unfortunately, preparation of the most recent Housing Element Update, as mandated by the state, required the City to exceed its planning budget for FY 2009/2010. What little budget remained for 2010 was consumed by the need to address current planning issues. Regardless, the City does intend to update its zoning ordinance as soon as funding permits.</p>
<p>Program HE.1.2.4: In order to help meet the needs of extremely low-income persons and households, the City will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development of single-room occupancy units and/or other units affordable to the extremely low-income, such as supportive and multifamily units.</p>	<p>Continue to promote housing for persons with special needs.</p>	<p>Ongoing</p>	<p>There were no SROs, supportive housing, or multifamily housing proposed in 2010 that would have initiated implementation of this program.</p>
<p>Program HE.1.2.5: In order to help meet the needs of large families, the City will offer financial incentives and/or regulatory concessions for the development of multifamily housing that includes affordable four- and five-bedroom units.</p>	<p>Continue to promote housing for persons with special needs.</p>	<p>Ongoing</p>	<p>There were no multifamily housing proposals in 2010 that would have initiated implementation of this program.</p>
<p>Program HE.1.2.6: Continue to allow Group Care Facilities for six or fewer persons in all residential zones including single-family zones in compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08. Amend the Zoning Ordinance to allow group care facilities for more than six persons with a conditional use permit in all districts that allow residential uses. Also, to ensure compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08, the amendment will clarify the definitions of "group residential" and "group care facility". The definition of group care facility must distinguish between facilities for six or fewer persons and for larger facilities for more than six persons.</p>	<p>Continue to promote housing for persons with special needs.</p>	<p>Feb-11</p>	<p>The City has limited financial resources with which to address its planning needs. Unfortunately, preparation of the most recent Housing Element Update, as mandated by the state, required the City to exceed its planning budget for FY 2009/2010. What little budget remained for 2010 was consumed by the need to address current planning issues. Regardless, the City does intend to update its zoning ordinance as soon as funding permits.</p>

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<p>Program HE.1.2.7: Amend the Zoning Ordinance to allow farmworker housing for six or fewer persons by right in all residential districts and the Neighborhood Commercial (C-1) district, and with a use permit in the Central Commercial (C-2) district consistent with Health and Safety Code Sections 17021.5 and 17021.6.</p>	<p>Continue to promote housing for persons with special needs.</p>	<p>Feb-11</p>	<p>The City has limited financial resources with which to address its planning needs. Unfortunately, preparation of the most recent Housing Element Update, as mandated by the state, required the City to exceed its planning budget for FY 2009/2010. What little budget remained for 2010 was consumed by the need to address current planning issues. Regardless, the City does intend to update its zoning ordinance as soon as funding permits.</p>
<p>Program HE.1.2.8: Building permit processing and inspections for individuals with disabilities shall be given a high priority.</p>	<p>Continue to promote housing for persons with special needs.</p>	<p>As needed</p>	<p>The City of Dunsmuir Building Inspector is aware that building permits for individuals with disabilities are to be given a high priority and processes them accordingly.</p>
<p>Program HE.1.3.1: Coinciding with the annual General Plan Progress Report, the City will update and review the inventory of vacant residential land in the City and amend zoning and land use designations, as necessary, to ensure an adequate supply of vacant land to accommodate the City's share of regional housing needs.</p>	<p>Provide adequate sites to meet the City's share of regional housing needs.</p>	<p>Annually</p>	<p>Because there has been no new construction since adoption of the Housing Element, there has been no need to revise the vacant land inventory.</p>
<p>Program HE.1.3.2: The City will zone sites suitable, without physical and environmental constraints, and available to accommodate the City's unmet housing needs from the prior planning period. This will entail rezoning one of the candidate sites identified in Table B-30 to either R-3 or R-4 consistent with Government Code Sections 65583(a)(3) and 65583.2(h) and (i) as needed to facilitate the development 32 affordable units. The sites to be rezoned must allow owner-occupied and rental multifamily uses by-right (i.e., without a use permit or other discretionary action) and provide for:</p> <ol style="list-style-type: none"> 1. A minimum of 16 units per site; and 2. A minimum density of 16 units per acre; and 3. At least 50 percent of the lower-income need must be accommodated on sites designated for residential use. 	<p>Provide adequate sites to meet the City's share of regional housing needs.</p>	<p>Prior to July 2010</p>	<p>This program has been postponed due to the City's approval of a conditional use permit for the Dunsmuir Hotel. This action resulted in the creation of 34 affordable senior housing units and fulfillment of the City's unmet housing needs from the prior RHNA period.</p>

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<p>Program HE.2.1.1: Amend the Zoning Ordinance regarding the provisions of Section 65589.5(d) and (f) of the Government Code, noting that housing projects for extremely low-, very low-, low-, and moderate-income persons cannot be denied or conditioned resulting in making the project infeasible unless one of the findings of Section 65589(d)1-6 can be made.</p>	<p>Remove constraints to the development and availability of housing for all segments of the population.</p>	<p>Feb-11</p>	<p>The City has limited financial resources with which to address its planning needs. Unfortunately, preparation of the most recent Housing Element Update, as mandated by the state, required the City to exceed its planning budget for FY 2009/2010. What little budget remained for 2010 was consumed by the need to address current planning issues. Regardless, the City does intend to update its zoning ordinance as soon as funding permits.</p>
<p>Program HE.2.1.2: Adopt a density bonus ordinance consistent with the Government Code Section 65915, establishing procedures for bonuses should such be desirable for a project as a means to guarantee long-term affordable housing.</p>	<p>Remove constraints to the development and availability of housing for all segments of the population.</p>	<p>Feb-11</p>	<p>Due to limited funding availability and a provision of Government Code 65915, which allows for density bonuses to be granted regardless of the presence of an adopted ordinance, the Zoning Ordinance has not yet been amended.</p>
<p>Program HE.2.1.3: Continue to review the effectiveness of the Zoning Ordinance and make revisions if it is found that provisions of the ordinance are creating unusual constraints on the affordability and availability of housing.</p>	<p>Remove constraints to the development and availability of housing for all segments of the population.</p>	<p>Biannually</p>	<p>The Zoning Ordinance was reviewed and determined not to pose a constraint to the development of affordable housing. There are a few revisions that have been identified that will facilitate the development of affordable housing, however, the City will have to wait until there is adequate funding available with which to make these revisions.</p>
<p>Program HE.2.1.4: Amend the definition of family in the Zoning Ordinance so that it clearly indicates clients of group homes are included.</p>	<p>Remove constraints to the development and availability of housing for all segments of the population.</p>	<p>Feb-11</p>	<p>The City has limited financial resources with which to address its planning needs. Unfortunately, preparation of the most recent Housing Element Update, as mandated by the state, required the City to exceed its planning budget for FY 2009/2010. What little budget remained for 2010 was consumed by the need to address current planning issues. Regardless, the City does intend to update its zoning ordinance as soon as funding permits.</p>
<p>Program HE.2.1.5: Amend the Zoning Ordinance to require a single parking space for studio apartments and one-bedroom units in multifamily housing developments.</p>	<p>Remove constraints to the development and availability of housing for all segments of the population.</p>	<p>Feb-11</p>	<p>The City has limited financial resources with which to address its planning needs. Unfortunately, preparation of the most recent Housing Element Update, as mandated by the state, required the City to exceed its planning budget for FY 2009/2010. What little budget remained for 2010 was consumed by the need to address current planning issues. Regardless, the City does intend to update its zoning ordinance as soon as funding permits.</p>

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<p>Program HE.2.1.6: The City, in its review of development proposals, should allow exceptions or revisions to City ordinances related to zoning, density, services or other incentives based on the merits of the project, when it is the intent of the developer to provide affordable housing for local residents. This could include the use of CDBG funds to assist in the cost of public improvements.</p>	<p>Remove constraints to the development and availability of housing for all segments of the population.</p>	<p>Ongoing</p>	<p>There were no development proposals in 2010 that would have initiated implementation of this program.</p>
<p>Program HE.2.1.7: Amend the Zoning Ordinance to allow second dwelling units by right (i.e., without discretionary review) in all residential districts consistent with state law.</p>	<p>Remove constraints to the development and availability of housing for all segments of the population.</p>	<p>Feb-11</p>	<p>The City has limited financial resources with which to address its planning needs. Unfortunately, preparation of the most recent Housing Element Update, as mandated by the state, required the City to exceed its planning budget for FY 2009/2010. What little budget remained for 2010 was consumed by the need to address current planning issues. Regardless, the City does intend to update its zoning ordinance as soon as funding permits.</p>
<p>Program HE.3.1.1: Continue to inform residents of their rights under fair housing law by posting and maintaining notices at City Hall, in the hallway outside of the Council Chambers, and at the Dunsmuir Branch Library regarding the availability of a fair housing information and referral contact at City Hall. The notice will include the name and phone number of the contact person (i.e., the City Administrator) and any other information deemed relevant by the City Council.</p>	<p>Prevent housing discrimination based on age, race, color, national origin, religion, gender, family status or disability.</p>	<p>Ongoing</p>	<p>This program has been successfully implemented.</p>
<p>Program HE.3.1.2: Refer known incidents of discrimination in the sale or rental of housing and lending practices to the Siskiyou County District Attorney and the Office of Fair Housing and Equal Opportunity at the U.S. Department of Housing and Urban Development for action.</p>	<p>Prevent housing discrimination based on age, race, color, national origin, religion, gender, family status or disability.</p>	<p>Ongoing</p>	<p>The City received no reports of discrimination in 2010 that would have initiated implementation of this program.</p>

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<p>Program HE.4.1.1: With a goal of assisting eight households over the next five years, the City will strive to preserve low- and moderate-income housing through implementation of the Housing Rehabilitation Program.</p>	<p>Initiate all reasonable efforts to preserve, conserve and enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the City's existing housing resources for as long as physically and economically feasible.</p>	<p>2009-2014</p>	<p>No housing units were rehabilitated through the City's Housing Rehabilitation Program in 2010.</p>
<p>Program HE.4.1.2: Continue to require and support abatement of unsafe residential structures, giving property owners reasonable opportunities to correct deficiencies and offering incentives (such as financial assistance under the housing rehabilitation program) when available to support rehabilitation of unsafe structures.</p>	<p>Initiate all reasonable efforts to preserve, conserve and enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the City's existing housing resources for as long as physically and economically feasible.</p>	<p>As funding becomes available; continuous upon evidence of a hazard</p>	<p>The City abated one residential property in 2010 due to unsafe living conditions and inaction on the part of the property owner to rectify deficiencies.</p>
<p>Program HE.4.1.3: Preserve existing housing through continued implementation of the housing rehabilitation program and provision of adequate public services and facilities.</p>	<p>Initiate all reasonable efforts to preserve, conserve and enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the City's existing housing resources for as long as physically and economically feasible.</p>	<p>Ongoing. Apply for a new grant every two years</p>	<p>The City continues to work with Great Northern Corporation, a local non-profit, to apply for CDBG monies, as well as assist low-income persons in need of housing rehabilitation.</p>
<p>Program HE.5.1.1: Provide information on currently available weatherization and energy conservation programs to residents of the City. The City will have information available for the public at the front counter of City Hall and will distribute information through an annual mailing.</p>	<p>Promote the use of energy conservation measures in all housing, including very low, low and moderate income housing.</p>	<p>Mailings annually. Ongoing</p>	<p>The City provides literature at the front counter of City Hall and refers individuals to Great Northern Corporation, the non-profit responsible for managing the low-income weatherization program in the County.</p>
<p>Program HE.5.1.2: Continue to enforce State requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development standards contained in the Zoning Ordinance, Building Code, and Specific Plans as appropriate.</p>	<p>Promote the use of energy conservation measures in all housing, including very low, low and moderate income housing.</p>	<p>Ongoing</p>	<p>Although there was no new residential development in 2010, the City does enforce Title 24 as development occurs.</p>

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Program HE.5.1.3: In order to reduce energy consumption in the City, units being rehabilitated with CDBG funds will be required to include energy conservation features, such as dual pane windows, insulation, caulking and weather stripping.	Promote the use of energy conservation measures in all housing, including very low, low and moderate income housing.	Whenever units are rehabilitated using CDBG funds	All rehabilitation projects that utilize CDBG funds are required to include energy conservation features.
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General Comments:

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Reporting Period	1-Jan-10	- 31-Dec-10

CITY OF DUNSMUIR GENERAL PLAN ANNUAL PROGRESS REPORT: 2010

INTRODUCTION

Pursuant to Government Code Section 65400, this report has been prepared as an update to the Dunsmuir City Council regarding the past year's progress in implementing the City's General Plan, as well as progress made by the City in meeting its share of regional housing needs as determined by the California Department of Housing and Community Development.

Implementation of the General Plan occurs on an almost daily basis. Sometimes this is through direct referral to the relevant sections of the General Plan as decisions are made by staff, the Planning Commission, and City Council. At other times, and maybe more often the case, implementation occurs as a result of the momentum established by the Planning Commission and City Council at the time the General Plan was drafted. In other words, the current goals, policies, and programs are a direct reflection of the City's vision for itself at the time of the last General Plan update. Therefore, so long as there has not been a fundamental shift in the direction the City is being taken in since adoption of the General Plan, the adopted goals, policies, and programs should be accurately reflected in decisions being made by the Planning Commission and City Council. This is not to say, however, that the General Plan does not need to be referred to periodically or at the time important decisions are being made. After all, the General Plan is the City's guide for development of the community. As new personnel are hired and as new Planning Commissioners and Council Members are seated, they should familiarize themselves with the document in order to ensure that their actions are consistent with the City's plan for itself. Another method for ensuring that the General Plan remains relevant is the City's annual review of the General Plan, which includes an analysis of the City's successes and/or failures at implementing the programs contained within it.

While it is neither the purpose of, nor the intention that, the annual progress report provide an in-depth analysis on the implementation of each and every policy and program contained in the General Plan, it is nevertheless worthwhile to reflect upon those programs that the City has yet to implement, those that the City could better implement, and those that the City has been particularly successful with. Where deficiencies have been identified, the City will want to consider taking the necessary actions to address these shortcomings.

Pursuant to Section 65400 of the California Government Code, it is also required that the annual progress report consist of an analysis of the City's progress in meeting its share of regional housing needs and local efforts, as outlined in the City's General Plan Housing Element, to remove governmental constraints to the maintenance, improvement, and development of housing. That analysis consists of forms prescribed by HCD, which are included as an attachment to this report. Still, so as to make the information regarding regional housing needs more accessible to the City, a brief description on the purpose for the analysis and a summary of its results have been provided following the discussion of General Plan programs.

THE CITY OF DUNSMUIR GENERAL PLAN

The current General Plan was adopted by the City in December 2006, with the Housing Element adopted separately in June 2010. At the time the General Plan was prepared, the State's General Plan Guidelines were consulted and the General Plan made consistent with these guidelines.

The following table provides an outline of the goals, policies and programs contained in each element of the General Plan. (Please note: with the exception of the Housing Element, programs contained in the General Plan are referred to as implementation measures.)

TABLE 1
GENERAL PLAN GOALS, POLICIES AND IMPLEMENTATION MEASURES

Land Use Element	
GOAL LU.1: - A City which attracts tourists and accommodates their needs.	
Policy LU-1.1: The City shall protect and enhance the scenic and natural qualities of Dunsmuir, its watershed and the Sacramento River.	Implementation Measure LU-2.1.2: The City shall implement the goals, objectives and programs of the Housing Element related to residential development.
Implementation Measure LU-1.1.1: The City will support implementation of the implementation measures described in Section 3.0, Open Space and Conservation.	Implementation Measure LU-2.1.3: The City shall allow for the development of commercial and industrial areas where suitable land exists with good access, adequate infrastructure and where such uses will have a minimum of conflict with current and future adjacent land uses.
Policy LU-1.2: The City shall continue to improve, enhance and expand parks and increase public access.	Implementation Measure LU-2.1.4: The City shall amend its Zoning Ordinance to develop zoning districts that are consistent with and help implement the intent of the Open Space, Public Agency and Resource Lands land use designations.
Implementation Measure LU-1.2.1: The City will support implementation of implementation measures OC-2.1.1 through 2.1.3 in Section 3.0, Open Space and Conservation.	Implementation Measure LU-2.1.5: The City shall maintain flexibility in the Zoning Ordinance by allowing opportunities for the development of appropriate uses not listed in particular districts through the Conditional Use Permit process.
Policy LU-1.3: The City shall provide ample zoning to accommodate tourist support services.	Policy LU-2.2: As available housing becomes limited, the City will consider the annexation and development of suitable land adjacent to the City in the sphere of influence which can be readily served with water and sewer services.
Implementation Measure LU-1.3.1: The City shall review zoning along thoroughfares to ensure that there is adequate zoning for tourist support services. If there is inadequate zoning to support tourist services, the City shall consider additional parcels for commercial zoning.	Implementation Measure LU-2.2.1: When appropriate, the City should work with owners of property between the airport and the north Dunsmuir Avenue interchange to establish necessary land use and infrastructure plans and financing to open this area for community expansion and development.
Policy LU-1.4: The City shall encourage tourism within the Dunsmuir area.	Implementation Measure LU-2.2.2: In response to annexation proposals, lands within the sphere of influence should be pre-zoned in accordance with the General Plan Land Use Plan as a means to maintain a variety of land uses as may be needed as the community grows.
Implementation Measure LU-1.4.1: The City shall work with the California Department of Transportation to secure and/or maintain all possible signing reflecting tourist services, historic qualities, historic Highway 99, etc.	
Implementation Measure LU-1.4.2: The City will support implementation measures described in Section 7.0, Historic Preservation.	
GOAL LU.2: - A sufficient mix and quantity of land uses to serve the needs of the community.	GOAL LU.3: - Responsible development on hillside areas that minimize significant impacts.
Policy LU-2.1: The City shall provide for a compatible mix and quantity of land uses that will serve the needs of the community.	Policy LU-3.1: The City shall control development on hillsides to avoid or minimize significant environmental impacts and support public safety.
Implementation Measure LU-2.1.1: The City shall adopt the General Plan Land Use Map, Figures 2.1a and 2.1b, as the official Land Use Map for Dunsmuir.	Implementation Measure LU-3.1.1: The City shall establish hillside development standards to be applied to all development projects in areas where cross slopes are 10 percent or greater. These standards should include:

- Minimum lot sizes that increase proportionately with the slope of the land. (i.e., 10 percent slopes require 10,000 minimum square foot lots, 11 percent slopes requires 11,000 minimum square foot lot, etc.);
- Significantly limit development on lots with slopes of 30 percent or greater with no more than one dwelling unit per twenty acres;
- Require a minimum of 25 percent of each lot to be left forested, with a larger area required depending on the percent slope of the lot. (For example, a lot with a 20 percent cross slope would be required to leave 45 percent forested, i.e., 25 percent minimum, plus 20 percent for the cross slope equals 45 percent.)
- Limitations on the height of cut and fill slopes;
- Erosion control and revegetation on all cut and fill slopes; and
- Application of fire safe and accessibility standards.

Implementation Measure LU-3.1.2: The City shall amend its zoning and development ordinances to apply hillside standards similar to those outlined in Implementation Measure LU-3.1.1 above.

Implementation Measure LU-3.1.3: To support public safety, the City shall coordinate approval of all development projects in hillside areas with the recommendations of the California Department of Forestry and Fire Protection.

Implementation Measure LU-3.1.4: The City shall require the identification of building pads and non-development areas on all lots in hillside areas.

GOAL LU.4: - Existing neighborhoods protected and the sense of community enhanced.

Policy LU-4.1: The City shall ensure that approval of all proposed land uses consider and support compatibility with existing uses.

Implementation Measure LU-4.1.1: The City shall zone lands consistent with the General Plan Land Use Element.

Implementation Measure LU-4.1.2: Standards shall be provided in the Zoning Ordinance to provide necessary separation, buffering, landscaping and/or other provisions as needed to ensure compatibility between normally incompatible land uses and vulnerable natural features.

Implementation Measure LU-4.1.3: Upon review of discretionary permits by the City, conditions shall be added to the project approval, when warranted, to support neighborhood land use compatibility.

Implementation Measure LU-4.1.4: Land use designations and zoning shall be applied in a manner that is consistent with the prominent existing development, taking care not to encroach upon an established neighborhood with potentially incompatible uses.

Implementation Measure LU-4.1.5: The City shall establish, as a high priority, the conservation of existing residential and commercial structures through preservation and rehabilitation, and will support appropriate grant applications when they are used to aid this effort.

Implementation Measure LU-4.1.6: Land uses not conforming to the Land Use Plan may continue, provided that the use is not substantially expanded and, upon termination of the non-conforming use, the use shall only be in accordance with the Land Use Element designation.

Implementation Measure LU-4.1.7: Provisions for protecting and enhancing the neighborhood in Dunsuir's Historic District are addressed in the Historic Preservation Element of this General Plan.

GOAL LU.5: - A high-quality municipal airport with compatible development in the vicinity of the airport, including development of the City's adjacent property.

Policy LU-5.1: The City shall require that development of land at and near the airport will provide adequate water and wastewater services with access that is appropriate for the project location.

Policy LU-5.2: In considering proposed land uses in the vicinity of the airport, the City's priority shall be to protect the safe, continued operation of the airport.

Implementation Measure LU-5.1.1: The City shall zone lands surrounding the airport consistent with the General Plan Land Use Element.

Implementation Measure LU-5.1.2: The City shall ensure that all development within the vicinity of Mott Airport is consistent with the Siskiyou County Airport Land Use Compatibility Plan.

Implementation Measure LU-5.1.3: Prior to the development of the City-owned airport property, the City shall require a special development plan or specific plan to determine the most appropriate use of the area.

OPEN SPACE ELEMENT

GOAL OC-1: - A healthy, forested viewshed protected from significant environmental and visual impacts.

Policy OC-1.1: The City shall work with public agencies and private landholders to promote forest health and prevent unsightly impacts to Dunsmuir's viewshed.

Implementation Measure OC-1.1.1: The City shall take an active role in promoting forestry practices and other activities within the City's viewshed with the California Department of Forestry and Fire Protection, the U.S. Forest Service and private landholders, such as Roseburg Lumber Company and Sierra Pacific Industries, to ensure that clearcuts do not occur.

Implementation Measure OC-1.1.2: The City should work with the California Department of Forestry and Fire Protection, the U.S. Forest Service and private landholders, such as Roseburg Lumber Company and Sierra Pacific Industries, to promote periodic thinning and prescribed burns within the City's viewshed in order to reduce the potential for a catastrophic wildfire.

Implementation Measure OC-1.1.3: The City shall develop and adopt a tree preservation ordinance in order to safeguard that portion of the viewshed located within City limits. Typically tree ordinances apply to native trees with a diameter at breast height of greater than six inches.

Policy OC-1.2: The City shall protect natural resources and regulate land uses on steep hillsides by designating commercial timberlands and areas with slopes having grades of 30 percent or greater as Resource Lands or Open Space, and by adopting related development standards.

Implementation Measure OC-1.2.1: The City shall establish zone districts to correspond with the Open Space and Resource Land land use categories. These zone districts shall provide for resource management and conservation and will restrict development and ground-disturbing uses.

GOAL OC-2: - Ample and accessible open space resources within the City and its sphere of influence.

Policy OC-2.1: The City, in cooperation with other agencies and non-profit organizations, shall continue to enhance and increase open space resources in the City, as well as improve accessibility to existing resources.

Implementation Measure OC-2.1.1: Where practical, the City shall acquire additional lands to expand the City Park, as well as develop a wooded park in the downtown area.

Implementation Measure OC-2.1.2: Where practical, the City shall improve City-owned open space with designated access points, parking, picnic areas and trails.

Implementation Measure OC-2.1.3: The City will explore the possibility of supporting construction of a hillside trail system, overlooking and paralleling the City on either side of the canyon.

Implementation Measure OC-2.1.4: Maintain a ratio of not less than five acres of community park land per one thousand City population.

Implementation Measure OC-2.1.5: The City shall adopt an ordinance to collect park capital improvement and acquisition fees from new residential development pursuant to the Quimby Act.

Implementation Measure OC-2.1.6: Utilize the provisions of the Subdivision Map Act and the City Municipal Code to collect park capital improvement and acquisition fees from new residential development pursuant to the Quimby Act.

Implementation Measure OC-2.1.7: The City shall encourage the County to require that new residential development projects outside the city limits but within the Dunsmuir Recreation and Parks District provide a "fair share" contribution (similar to the City's Quimby Act requirements) to help support the provision of district recreation facilities.

GOAL OC-3: - Protection of the City's water resources.

Policy OC-3.1: Work with public agencies and private landholders to protect the watershed and the City's municipal water supply.

Implementation Measure OC 3.1.1: The City shall continue to monitor the quality of water at Mossbrae Springs and will monitor all future sources of water in the City's system.

Implementation Measure OC 3.1.2: The City shall work with property owners and Siskiyou County to control uses of land in the watershed that may threaten the quality of the City's water resources.

Implementation Measure OC 3.1.3: The City shall help protect the quality of water in the Sacramento River and tributary streams by applying "best management practices" on all projects in and around water bodies in the City, such as storm drainage

maintenance, thereby reducing erosion and sediment into the river.

Implementation Measure OC 3.1.4: The City shall work with state and federal agencies and private landholders involved in forestry-related activities within its watershed to encourage management practices that will protect water quality.

Implementation Measure OC 3.1.5: To encourage protection of water resources, the City shall work with the owners of the railroad (currently Union Pacific), non-profit organizations (such as the River Exchange and California Trout) and state and federal governments to improve rail safety in the Upper Sacramento River Canyon.

CIRCULATION ELEMENT

GOAL C-1: – Safe and easy access to and from all land uses, existing or projected, in the Land Use Element.

Policy C-1.1: Figure 4-1, Circulation Map, shall serve as the City's General Plan Circulation Map.

Policy C-1.2: The City shall review existing and proposed roadways, bikeways and walkways to ensure that they meet general safety standards. If it is found that any routes are not safe, the City should make the necessary improvements to ensure that the routes are improved to appropriate safety standards.

Implementation Measure C-1.2.1: The City shall work with the Siskiyou County Local Transportation Commission to coordinate, as appropriate, the incorporation of the City's Circulation Element provisions into the County's Regional Transportation Plan, and will use the regional planning process to help improve the City's transportation network.

Implementation Measure C-1.2.2: The City will seek resources to develop a non-motorized circulation plan to provide more specific direction for appropriate bikeway and pathway routes and recommendations to accomplish the development of those routes.

Policy C-1.3: The City supports the provision and improvement of sidewalks and trails to provide for the safety of pedestrians, bicyclists and other non-motorized transportation.

Implementation Measure C-1.3.1: The City should provide or require sidewalks and/or bike lanes on major streets, when appropriate, as a means to accommodate a variety of transportation modes.

Implementation Measure C-1.3.2: The City should prioritize the provision of sidewalks in the vicinity of

schools on major streets that are used by school-bound pedestrian traffic.

Implementation Measure C-1.3.3: The City should work with Caltrans to develop a carpooling lot to encourage and support regional commuting.

Implementation Measure C-1.3.4: The City shall encourage the inclusion of bike and pedestrian paths in subdivision design.

GOAL C-2: - Streets that facilitate evacuation and emergency response in the event of an emergency.

Policy C-2.1: Within the next 10 years, when practicable, the City shall upgrade streets that do not meet standard fire safe regulations as specified in Title 14 of the California Code of Regulations.

Implementation Measure C-2.1.1: The Fire Department should identify those streets that currently do not meet the fire safe requirements of Title 14 of the California Code of Regulations and create a priority list of needed improvements.

Implementation Measure C-2.1.2: The City should establish a budget to improve all deficient streets as noted above with the goal of bringing such identified streets as near as possible into conformance with Title 14 standards within 10 years.

GOAL C-3: - Adequate off-street parking for residents and businesses.

Policy C-3.1: Whenever practical, off-street parking shall be provided as a means to minimize the impact on public streets (especially narrow streets), maintain an area for snow removal, and to adequately accommodate the intended land use.

Implementation Measure C-3.1.1: The Zoning Ordinance standards should be evaluated for adequacy. For example, the current standard of one off-street parking space for a single-family residential unit, including units in multifamily dwellings, should be evaluated for adequacy.

Implementation Measure C-3.1.2: In order to provide additional parking in downtown Dunsuir to serve the commercial, professional, government and tourist needs, the City, in conjunction with downtown businesses, should provide additional parking through a parking district or some other financial partnership.

Implementation Measure C-3.1.3: The Municipal Code should be amended to require the construction of off-street parking, when possible, whenever substantial improvements are made to existing residential

or commercial development, when the amount of parking is nonconforming.

GOAL C-4: - An attractive view of the City and surrounding environment along primary transportation routes.

Policy C-4.1: Maintain the attractiveness of Dunsmuir by protecting and, when practicable, enhancing the scenic qualities of the community along primary transportation routes, especially Interstate 5, Dunsmuir Avenue, and designated bikeways.

Implementation Measure C-4.1.1: The City shall review highway and pathway routes that warrant protection of scenic as well as historic qualities and will consider appropriate measures for protection of those resources. Measures may include designation of scenic routes, zoning provisions to require special review of proposed architectural and landscape design, and other administrative actions to support the goal.

Implementation Measure C-4.1.2: In reviewing project proposals, the City will consider potential project impacts on scenic qualities and will determine if conditions of approval or mitigation measures are needed to protect and enhance scenic resources.

SAFETY ELEMENT

GOAL S-1: - A city prepared for necessary action, including evacuation if needed, due to disasters including volcanic or seismic action, wildfires, or failure of Box Canyon Dam.

Policy S-1.1: The City shall take measures to minimize impacts to the City and its citizens should a natural disaster strike.

Implementation Measure S-1.1.1: The City shall periodically review, and update as necessary, emergency plans that advise City staff, emergency services and residents on actions that should be taken in response to an emergency. These plans should be readily available for public distribution. Where practical, these plans should also be written to satisfy the requirements of a Local Hazard Mitigation Plan as mandated by the Governor's Office of Emergency Services.

Implementation Measure S-1.1.2: If located within an area identified as subject to a specific hazard, the City shall not approve applications for uses that will house infirmed, non-ambulatory persons, seniors or children without adequate provisions to mitigate known hazards.

GOAL S-2: - A city that has minimized, to the maximum extent feasible, potential impacts to structures as a result of flooding.

Policy S-2.1: Development within identified floodplains shall be controlled to reduce potential damage from floods.

Implementation Measure S-2.1.1: When relevant, the City shall deny proposed development that would have unacceptable exposure to flood hazards.

Implementation Measure S-2.1.2: The City will continue to apply the City's Floodplain Management Ordinance to development of properties within the FEMA identified flood plain.

Implementation Measure S-2.1.3: The City will encourage residents within the floodplain to take all practical steps to flood-proof their dwellings, including the use of low interest loans and grants if such are available for this purpose.

GOAL S-3: - A community protected from landslides.

Policy S-3.1: Areas known to have slopes or soils that are prone to sliding should only be developed when all necessary steps are taken to protect life and property.

Implementation Measure S-3.1.1: Large hillside areas known to have soils prone to sliding should be protected with an open space or resource zone district having a development density of not greater than one dwelling unit per 20 acres.

Implementation Measure S-3.1.2: The City should review landslide prone areas in and around the City in order to update the landslide information that was referenced in the 1985 General Plan.

Implementation Measure S-3.1.3: The City should review the sites referenced in the 1985 General Plan, as well as any recently noted landslide-prone areas, and determine if these areas should and can be stabilized through plantings or other soil stabilization techniques.

GOAL S-4: - A community protected from the hazards of wildfire.

Policy S-4.1: The City shall support programs to prevent and prepare for wildfires and will consider fire-related hazards in review of all project proposals.

Implementation Measure S-4.1.1: The City shall adopt and enforce standards similar to the "Fire Safe Regulations" outlined in Title 14 of the California

Code of Regulations for all new development within the City.

Implementation Measure S-4.1.2: Where practical, emergency access to dwellings that are isolated due to steep, narrow dead-end roads should be improved. Development on vacant lots in such areas should be limited until basic safety standards have been satisfied.

Implementation Measure S-4.1.3: The City shall not approve development proposals without ensuring adequate water storage and capacity for fire protection.

Implementation Measure S-4.1.4: When appropriate, steps should be taken to provide a secondary fire station with basic equipment at or near the airport to serve both the airport and this most-northern area of the City.

Implementation Measure S-4.1.5: The City shall take appropriate measures to support a well-trained, equipped and staffed volunteer fire department.

GOAL S-5: - A city protected from potential hazardous material spills.

Policy S-5.1: In order to diminish the likelihood of future hazardous materials spills in the Upper Sacramento River Canyon, the City shall advocate its concerns with regard to rail and highway safety.

Implementation Measure S-5.1.1: The City shall advocate for stricter laws governing rail safety in the Upper Sacramento River Canyon, especially in the Cantara Loop area. This may entail maintaining lines of communication with appropriate members of Congress and with regulatory agencies in an effort to amend the Federal Railroad Safety Act.

Implementation Measure S-5.1.2: The City shall maintain an open dialogue with Caltrans and the California Highway Patrol to ensure that the City's concerns with regard to the transport of hazardous materials along Interstate 5 are adequately addressed by those agencies.

Policy S-5.2: The City shall take all necessary steps to prepare for a hazardous materials spill, as well as protect its residents should one occur.

Implementation Measure S-5.2.1: The City will identify the proper emergency contacts to notify in the case of hazardous materials spill and make this information readily available to City staff and emergency services personnel in order to facilitate a rapid response should the need arise.

Implementation Measure S-5.2.2: The City will identify necessary steps to be taken in order to protect residents in the case of a hazardous materials spill, as well as be prepared to quickly implement these measures in the event of an accident.

Implementation Measure S-5.2.3: The City shall work with the owner of the railroad, currently Union Pacific, and the California Highway Patrol to ensure that rapid notification of residents occurs in the event of a spill.

Implementation Measure S-5.2.4: The City will continue to promote the training of, and the provision of appropriate protection gear for, local "first responders" who would respond to hazardous material spills in the Dunsmuir area.

NOISE ELEMENT

GOAL N-1: - Citizens protected from unhealthy noise levels.

Policy N-1.1: The City shall take measures within its authority to protect residents and noise-sensitive land uses from high noise levels that would be detrimental to public health and comfort.

Implementation Measure N-1.1.1: To the extent practical, new residential development and development of structures housing other sensitive receptors should take necessary steps to reduce the impact of existing and projected vehicular noise upon future occupants. This action should occur during City review of parcel maps, subdivisions, conditional use permits and other discretionary actions. Such development should meet the standards of Table 6-1.

Implementation Measure N-1.1.2: The City shall adopt an ordinance that requires the implementation of noise reduction techniques on ministerial permits adjacent to sensitive receptors. The techniques used to reduce noise levels to 60 dB could include dual pane windows, air conditioning, increased insulation, solid fencing, earth berms, etc. The standards of Table 6-2 should apply.

Implementation Measure N-1.1.3: The City should develop a noise monitoring program to identify areas in the community having the greatest noise impacts from Interstate 5, and to monitor changes in noise levels over a period of time.

Implementation Measure N-1.1.4: The City should work with Caltrans to construct noise reduction barriers along Interstate 5 where traffic noise levels have the greatest impacts on residents of the City.

Implementation Measure N-1.1.5: During project review of non-vehicular noise generating uses, the City shall require a reduction of noise to standards noted in **Table 6-2** at the property line when adjacent uses may be sensitive receptors.

Implementation Measure N-1.1.6: The City shall consider the potential effects of noise in consideration of all proposed general plan amendments or rezoning actions, with the intent to allow only those uses, when practical, that can meet the standards noted in **Table 6-1** and **Table 6-2**.

Implementation Measure N-1.1.7: All housing receiving CDBG grants for rehabilitation should include improvements to reduce noise to acceptable levels.

Implementation Measure N-1.1.8: The City will continue to work with the Union Pacific Railroad to seek development of mitigation measures to reduce noise impacts through operational modifications or other measures, where possible.

Implementation Measure N-1.1.9: Land use proposals in the vicinity of Mott Airport shall include consideration of noise impacts from the airport. Residential and other sensitive uses shall not be located in areas where noise levels exceed 60 dB.

HISTORIC PRESERVATION ELEMENT

GOAL HP-1: - A city rich with historic character and charm.

Policy HP-1.1: The City shall designate, protect and enhance those historic structures, districts, neighborhoods and features that contribute most to the cultural heritage and architectural charm of Dunsmuir.

Implementation Measure HP-1.1.1: The City will continue to enforce the general provisions of Municipal Code Chapter 17.28, Historic Preservation.

Implementation Measure HP-1.1.2: The City shall consider the nomination and designation of additional buildings, sites and features for historic status.

Implementation Measure HP-1.1.3: The City shall, when possible, utilize returns on Housing Rehabilitation loans to restore facades of buildings in the Historic District.

Policy HP-1.2: In order to protect the historic character of the community, the City shall encourage the design of new structures in the vicinity of historic structures to have architectural features that complement those of historic structures.

Implementation Measure HP-1.2.1: The City will develop design guidelines for the exterior of new buildings in the vicinity of the Historic District to encourage respect for and architectural compatibility with the historic character of the community.

Policy HP-1.3: The City shall develop strategic plans and seek funding opportunities to expand resources for the support of historic preservation.

Implementation Measure HP-1.3.1: The City shall pursue grant funding to support its goals and policies for historic preservation.

Implementation Measure HP-1.3.2: As funding becomes available, the City shall prepare historic preservation plans and design guidelines.

Implementation Measure HP-1.3.3: To the extent that it is feasible, the City should develop incentives for private preservation activities, especially the restoration of historic building facades.

HOUSING ELEMENT

GOAL HE.1: - Provide for a variety of housing types and cost for all segments of the population.

Policy HE.1.1: The City will encourage housing suitable to a variety of income levels and household sizes and types.

Program HE.1.1.1: As developers inquire locally about potential residential development projects, they will be advised of the need for affordable housing in the City, especially in the form of multifamily housing and innovative reuse of existing structures. At this initial inquiry, developers will be provided information on vacant land, underutilized properties, zoning, development standards, density bonuses, sewer and water availability, and the City's willingness to support applications to nonprofit housing sponsors for funding..

Program HE.1.1.2: Encourage the development of affordable housing by maintaining low fee requirements. When fee increases are deemed necessary, lower fees will be maintained, whenever possible, for affordable housing projects.

Program HE.1.1.3: Upon submittal of residential development plans, the City will encourage and support those plans which include lower income housing in areas appropriate to the needs and desires of the population it would serve. "Encourage and support" as used herein means:

- Give priority to processing of affordable housing projects, taking them out of submittal sequence if necessary to receive an early hearing date;
- Consider spreading development fee costs over a 3-5 year payment period to help reduce initial impact, at time of project review;
- Provide density bonus or other concessions in accordance with Government Code Section 65915;
- Allow phasing of infrastructure whenever possible at time of project review; and
- Any other practical actions on the part of the City that will help keep development costs low and protect housing affordability.

Program HE.1.1.4: Pursuant to Government Code §65589.7, the City will develop specific procedures to grant priority sewer and water service to those residential developments that include units affordable to lower income households.

Program HE.1.1.5: In order to solicit assistance and support for lower-income housing, the City will annually contact nonprofit housing sponsors and governmental agencies that are capable of subsidizing lower-income housing.

Program HE.1.1.6: Given the lack of vacant, developable land in the City that is suitable for multifamily housing, the City will amend the Zoning Ordinance to allow for residential use of properties in the Central Commercial (C-2) district without a use permit. However, in each case residential use will be restricted to upper stories with the ground floor reserved for commercial purposes.

Policy HE.1.2: Continue to promote housing for persons with special needs.

Program HE.1.2.1: Amend the Zoning Ordinance as necessary to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The City will also make information available about requesting reasonable accommodation with respect to zoning, land use, permit processing, fees or building codes.

Program HE.1.2.2: Pursuant to SB 2, the City will amend the Zoning Ordinance to include separate definitions of "supportive housing", "transitional housing" and "emergency shelters" consistent with Sections 50675.14, 50675.2 and 50801 of the California Health and Safety Code. The City will also amend the Zoning Ordinance to allow transitional

and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone without undue special regulatory requirements. Further, the City will amend the Zoning Ordinance to allow emergency shelters by right (i.e., without a use permit and subject only to the same development and management standards that apply to other allowed uses) in the Central Commercial (C-2) zone.

Program HE.1.2.3: In order to facilitate housing for extremely low-income persons, the City will amend the Zoning Ordinance to clarify the definition of single-room occupancy units, as well as describe specific development standards for these units.

Program HE.1.2.4: In order to help meet the needs of extremely low-income persons and households, the City will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development of single-room occupancy units and/or other units affordable to the extremely low-income, such as supportive and multifamily units.

Program HE.1.2.5: In order to help meet the needs of large families, the City will offer financial incentives and/or regulatory concessions for the development of multifamily housing that includes affordable four- and five-bedroom units.

Program HE.1.2.6: Continue to allow Group Care Facilities for six or fewer persons in all residential zones including single-family zones in compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08. Amend the Zoning Ordinance to allow group care facilities for more than six persons with a conditional use permit in all districts that allow residential uses. Also, to ensure compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08, the amendment will clarify the definitions of "group residential" and "group care facility". The definition of group care facility must distinguish between facilities for six or fewer persons and for larger facilities for more than six persons.

Program HE.1.2.7: Amend the Zoning Ordinance to allow farmworker housing for six or fewer persons by right in all residential districts and the Neighborhood Commercial (C-1) district, and with a use permit in the Central Commercial (C-2) district consistent with Health and Safety Code Sections 17021.5 and 17021.6.

Program HE.1.2.8: Building permit processing and inspections for individuals with disabilities shall be given a high priority.

Policy HE.1.3: Provide adequate sites to meet the City's share of regional housing needs.

Program HE.1.3.1: Coinciding with the annual General Plan Progress Report, the City will update and review the inventory of vacant residential land in the City and amend zoning and land use designations, as necessary, to ensure an adequate supply of vacant land to accommodate the City's share of regional housing needs.

Program HE.1.3.2: The City will zone sites suitable, without physical and environmental constraints, and available to accommodate the City's unmet housing needs from the prior planning period. This will entail rezoning one of the candidate sites identified in Table B-30 to either R-3 or R-4 consistent with Government Code Sections 65583(a)(3) and 65583.2(h) and (i) as needed to facilitate the development 32 affordable units. The sites to be rezoned must allow owner-occupied and rental multifamily uses by-right (i.e., without a use permit or other discretionary action) and provide for:

1. A minimum of 16 units per site; and
2. A minimum density of 16 units per acre; and
3. At least 50 percent of the lower-income need must be accommodated on sites designated for residential use.

GOAL HE.2: - Ensure that the City's development standards and/or processing requirements are not a constraint to the development of affordable housing.

Policy HE.2.1: Remove constraints to the development and availability of housing for all segments of the population.

Program HE.2.1.1: Amend the Zoning Ordinance regarding the provisions of Section 65589.5(d) and (f) of the Government Code, noting that housing projects for extremely low-, very low-, low-, and moderate-income persons cannot be denied or conditioned resulting in making the project infeasible unless one of the findings of Section 65589(d)1-6 can be made.

Program HE.2.1.2: Adopt a density bonus ordinance consistent with the Government Code Section 65915, establishing procedures for bonuses should such be desirable for a project as a means to guarantee long-term affordable housing.

Program HE.2.1.3: Continue to review the effectiveness of the Zoning Ordinance and make revisions if it is found that provisions of the ordinance

are creating unusual constraints on the affordability and availability of housing.

Program HE.2.1.4: Amend the definition of family in the Zoning Ordinance so that it clearly indicates clients of group homes are included.

Program HE.2.1.5: Amend the Zoning Ordinance to require a single parking space for studio apartments and one-bedroom units in multifamily housing developments.

Program HE.2.1.6: The City, in its review of development proposals, should allow exceptions or revisions to City ordinances related to zoning, density, services or other incentives based on the merits of the project, when it is the intent of the developer to provide affordable housing for local residents. This could include the use of CDBG funds to assist in the cost of public improvements.

Program HE.2.1.7: Amend the Zoning Ordinance to allow second dwelling units by right (i.e., without discretionary review) in all residential districts consistent with state law.

GOAL HE.3: - Ensure persons are provided a choice of housing locations within the community regardless of age, race, color, national origin, religion, gender, family status or disability.

Policy HE.3.1: Prevent housing discrimination based on age, race, color, national origin, religion, gender, family status or disability.

Program HE.3.1.1: Continue to inform residents of their rights under fair housing law by posting and maintaining notices at City Hall, in the hallway outside of the Council Chambers, and at the Dunsmuir Branch Library regarding the availability of a fair housing information and referral contact at City Hall. The notice will include the name and phone number of the contact person (i.e., the City Administrator) and any other information deemed relevant by the City Council.

Program HE.3.1.2: Refer known incidents of discrimination in the sale or rental of housing and lending practices to the Siskiyou County District Attorney and the Office of Fair Housing and Equal Opportunity at the U.S. Department of Housing and Urban Development for action.

GOAL HE.4: - Ensure that the quality, safety and livability of housing in the City is continually maintained or upgraded, including measures to improve energy conservation, and that dilapidated units, which cannot be improved, are replaced.

Policy HE.4.1: Initiate all reasonable efforts to preserve, conserve and enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the City's existing housing resources for as long as physically and economically feasible.

Program HE.4.1.1: With a goal of assisting eight households over the next five years, the City will strive to preserve low- and moderate-income housing through implementation of the Housing Rehabilitation Program.

Program HE.4.1.2: Continue to require and support abatement of unsafe residential structures, giving property owners reasonable opportunities to correct deficiencies and offering incentives (such as financial assistance under the housing rehabilitation program) when available to support rehabilitation of unsafe structures.

Program HE.4.1.3: Preserve existing housing through continued implementation of the housing rehabilitation program and provision of adequate public services and facilities.

GOAL HE.5: - Pursue sustainable development and energy efficiency for new residential development and existing housing stock.

Policy HE.5.1. Promote the use of energy conservation measures in all housing, including very low, low and moderate income housing.

Program HE.5.1.1: Provide information on currently available weatherization and energy conservation programs to residents of the City. The City will have information available for the public at the front counter of City Hall and will distribute information through an annual mailing.

Program HE.5.1.2: Continue to enforce State requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development standards contained in the Zoning Ordinance, Building Code, and Specific Plans as appropriate.

Program HE.5.1.3: In order to reduce energy consumption in the City, units being rehabilitated with CDBG funds will be required to include energy conservation features, such as dual pane windows, insulation, caulking and weather stripping.

IMPLEMENTATION OF THE GENERAL PLAN

One of the key elements in assessing the City's success and/or failures at implementing the General Plan is the terminology of the programs (i.e., implementation measures) themselves. When "shall" is applied to an implementation measure, it indicates an unequivocal directive. When words such as "should", "may" and "possibly" are used, they signify a less rigid directive to be applied in the absence of compelling considerations. Therefore, for the purpose of evaluating implementation of the General Plan, only those implementation measures that include the word "shall" have been considered.

Although the list is not all-inclusive, it is apparent that the following implementation measures have been more or less successfully implemented: LU-1.3.1, LU-1.4.1, LU-2.1.1, LU-2.1.5, LU-4.1.3, LU-4.1.4, LU-4.1.5, LU-5.1.2, OC-2.1.2, OC-2.1.4, OC 3.1.1, OC 3.1.2, OC 3.1.3, C-1.2.2, HP-1.1.1 and HP-1.1.3. Conversely, it is apparent that the following implementation measures have either yet to be implemented or could be better implemented: LU-2.1.4, LU-3.1.1, LU-3.1.2, LU-4.1.1, LU-4.1.2, LU-5.1.1, OC-1.1.1, OC-1.1.3, OC-1.2.1, OC-2.1.3, OC-2.1.5, OC-2.1.7, OC 3.1.4, OC 3.1.5, C-1.2.2, C-4.1.1, S-4.1.1, N-1.1.2 and HP-1.2.1. (Please note that an evaluation of Housing Element programs was completed separately and is included on the attached forms.)

Regrettably, it appears that there are a number of implementation measures that have yet to be implemented or that could be better implemented. However, the vast majority of these unfulfilled implementation measures directly relate to amendments of the Zoning Ordinance. In the past, the City has postponed updating of the Zoning Ordinance due to budget limitations, which is certainly understandable given the current economic climate. Still, Government Code Section 65860 requires

that a city's zoning ordinance be consistent with its general plan. Fortunately, Section 65860 also grants cities a reasonable amount of time to amend their zoning ordinances after adoption of a general plan update. While there is no clear definition of a "reasonable amount of time" provided in the Government Code, the City of Dunsmuir General Plan states that "[t]he City anticipates that all zoning and General Plan inconsistencies will be addressed within the first five (5) years following adoption of the General Plan" (pg. 3). Therefore, based on this timeline, less than one year remains with which to update the Zoning Ordinance. As such, the City should consider taking the steps necessary to complete an update of the Zoning Ordinance over the next several months.

REGIONAL HOUSING NEEDS SUMMARY

Pursuant to Government Code Section 65584, the State Department of Housing and Community Development (HCD) developed a Regional Housing Needs Allocation (RHNA) Plan for Siskiyou County. The RHNA Plan identified a need for 720 new residential units in Siskiyou County over a 7 ½ -year period (January 1, 2007 to June 30, 2014). The need for 720 units was shared and distributed amongst each of the communities in the County, with each community's share determined by its proportion of the County's total population. At the time of the allocation, the population of the City of Dunsmuir was approximately four percent of the County total. Thus, the City's share of regional housing needs was determined to be 30 units, or about four units per year over the 7½-year period. In an attempt to provide sufficient housing for all income levels in the City, HCD further divided these 30 units amongst the various economic groups identified in Table 2 below.

TABLE 2
SUMMARY OF THE CITY OF DUNSMUIR'S REGIONAL HOUSING NEEDS, 2007-2014

Economic Group	Units Needed
Very Low Income	7
Low Income	5
Moderate Income	5
Above Moderate Income	13
TOTAL:	30 ⁽¹⁾

Source: Final Regional Housing Needs Plan, Siskiyou County, HCD, 2008.

Notes: (1) In addition to the 30 units allocated to the City for the current RHNA period, the City also needs to satisfy the requirement for 32 affordable units from the prior RHNA period. However, this appears to have been addressed by the approval of a use permit for the Dunsmuir Hotel, which resulted in the creation of 34 senior housing units.

In order to determine which economic groups have been served by new housing opportunities in the City, it is necessary to define the various economic groups in the City based upon State Income Limits, as well as establish maximum housing affordability for each of these groups. (See Table 3.)

TABLE 3
2010 STATE INCOME LIMITS AND HOME AFFORDABILITY FOR THE VARIOUS ECONOMIC GROUPS

Income Group	Maximum Annual Income ¹	Maximum Monthly Housing Affordability ^{2,3}	Maximum Affordable Purchase Price ⁴
Very Low Income	\$28,150	\$351	\$81,250
Low Income	\$45,040	\$788	\$182,500
Moderate Income	\$67,560	\$2,167	\$500,000

¹ Median income = \$56,300
Very Low Income = 50% of Median Income
Low Income = 50 to 80% of Median Income
Moderate Income = 80 to 120% of Median Income

² Very Low Income = $\$28,150 \times 0.30 \times 0.50/12$
Low Income = $\$45,040 \times 0.30 \times 0.70/12$
Moderate Income = $\$67,560 \times 0.35 \times 1.10/12$

³ The formulas used to ascertain the maximum monthly housing affordability were determined using the criteria outlined in Sections 50052.5 and 50093 of the California Health and Safety Code.

⁴ The maximum affordable purchase price was determined using the maximum monthly housing affordability numbers and the assumption that individuals could qualify for a 30-year, 5.0 percent fixed-rate mortgage with a 20% down payment.

As noted above, the City's share of regional housing needs for the 2007-2014 RHNA period is 30 units. Between January 1, 2007 and December 31, 2010, eight motel cottages were converted to residential units, the Dunsmuir Hotel was granted a use permit for 34 senior housing units, an outbuilding was converted to a residence, 11 single-family dwellings were constructed, and one historic commercial building was restored that includes a residence.

Based upon rents for the eight converted motel cottages and the 34 units at the Dunsmuir Hotel, assessed land and improvement values for the 11 newly constructed units, converted outbuilding, and renovated historic building, as well as state income limits and the spending limits discussed herein above, there has been one very low-income housing unit added to the City's housing stock, 42 low-income housing units added, five moderate-income housing units added, and seven above moderate-income housing units added. When these units are deducted from the State's projected need, a total of six affordable units (all very low-income) and six above moderate-income units are still needed prior to June 30, 2014.

CONCLUSION

Since December 2006, when the General Plan was adopted, and June 2010 when the Housing Element was updated, the City has made notable progress toward implementing the programs contained within the General Plan. Further, since January 2007, when the current Regional Housing Needs were allocated, the City has made considerable progress toward fulfilling its housing obligations, including those that remained from the prior planning period. Still, much work remains in order to implement those programs that are necessary to bring the Zoning Ordinance into consistency with the General Plan.