



COUNTY OF SISKIYOU

COMMUNITY DEVELOPMENT DEPARTMENT
Building ♦ Environmental Health ♦ Planning
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GREG PLUCKER,
DIRECTOR

April 7, 2015

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

RE: County of Siskiyou General Plan Annual Progress Report

Dear Sir or Madam:

The County of Siskiyou is pleased to submit the 2014 General Plan Annual Progress Report as required by Government Code §65400. With the exception of the Housing Element, the County last updated most elements its General Plan between 1972 and 1993. On August 5, 2014, the County adopted the most recent Housing Element Update. During the planning period, the County has not processed any general plan amendments or initiated any planning activities, such as master plans, specific plans, or annexations. Further, the County has not initiated or received any major developments for processing. The Siskiyou County Board of Supervisors reviewed and accepted this General Plan Annual Progress Report at the Supervisor's regular meeting of April 7, 2015.

Sincerely,

Richard Tinsman, Deputy Director of Planning

Housing Policy Department
Received on:

APR 10 2015

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**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: County of Siskiyou

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Reporting Period by Calendar Year: from January 1, 2014 to December 31, 2014

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor’s Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; 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



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GREG PLUCKER,
DIRECTOR

STAFF REPORT

MEETING DATE: April 7, 2015
FROM: Richard Tinsman, Deputy Director of Planning
SUBJECT: Siskiyou County General Plan Annual Progress Report: 2014

Introduction

Pursuant to California Government Code Section 65400, this report has been prepared as an update to the Siskiyou County Board of Supervisors regarding the status of the General Plan; the progress that has been made over the past calendar year to implement the policies and programs contained therein; the progress that has been made to accommodate the County's share of regional housing needs as determined by the California Department of Housing and Community Development (HCD); and efforts that have been made to identify and analyze housing needs, available resources, and constraints to meeting those needs as described in the County's Housing Element.

Please note: The housing element component of this report consists of specific forms prescribed by HCD, which are included as Exhibit A. However, because the forms require an understanding of the instructions used to complete them, a summary of the results are included herein as well.

Purpose of the General Plan

The Siskiyou County General Plan, simply described, is the County's "constitution" for development. It represents the efforts the County has undertaken to consider and address the needs and expectations of its residents relative to development in the county and to enshrine these needs and expectations in a guiding document. This "constitution" is formatted within the legal framework established by the State at the time of adoption and is based on knowledge of existing potentials and limitations concerning the County of Siskiyou at that time. The General Plan was developed through establishing basic goals, policies, and implementation measures to resolve and/or direct significant community issues.

In addition to the County referring to the General Plan when dealing with matters affecting the physical, economic, and social development of the community, the document is also referred to by individuals or businesses contemplating potential development activity within the unincorporated area of the county. Goals in the General Plan also assist the County in seeking grants and other funding to address local issues and needs.

Status of the General Plan

The nine elements of the Siskiyou County General Plan (not including area plans) were adopted and/or updated at various times between 1972 and 2014, with the Housing Element most recently being updated on August 5, 2014. With the exception of the Housing Element update, there have been no other amendments to the General Plan proposed, considered, or approved during the prior calendar

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year. Further, there have been no significant physical or social changes in the County or region since adoption of the various elements of the General Plan that would make revisions to the Plan necessary. Economic changes, however, may be worthy of further evaluation. Therefore, while the General Plan remains a valid and useful document that continues to provide guidance and direction for the County as intended, the Board of Supervisors may wish to consider an update to the General Plan at some point in the near future to ensure the Plan continues to reflect the most current needs and expectations of county residents.

Implementation of the General Plan Over the Past Calendar Year

It is neither the purpose nor intent of this annual progress report to provide an in-depth analysis of the implementation of each and every goal, policy, and program contained in the County’s General Plan. Nevertheless, it is useful to periodically reflect upon the goals, policies, and programs contained in the General Plan in order to better assess where the County has been successful in meeting its objectives, where it could possibly do better, and if applicable, where changes to either the General Plan or direction of the County should occur. As such, the following table identifies the various policies and programs contained in each element of the Siskiyou County General Plan. Again, all Housing Element policies and programs are detailed separately in Exhibit A.

**Table 1
Siskiyou County General Plan Policies**

Circulation Element	
Policy 1: The County shall require rights-of-way consistent with the following schedule as shown on the Circulation Element (Map 14) for public roads:	Policy 6: By preliminary budget time of each year the Department of Public Works shall present to the Board of Supervisors, an Improvement Program Review for county roads.
Arterial: 60’ Private Right-of-Way ^a ; 80’ Public Right-of-Way	Policy 7: The County requires that the policies adhered to by the U.S. Forest Service on roads serving private property in the several National Forests in Siskiyou County be the minimum standards for access through Forest Service lands for projects under county jurisdiction.
Collector: 60’ Private Right-of-Way, 5,000 Maximum ADT (625 residents); 60’ Public Right-of-Way	
Limited: 40’ Private Right-of-Way, 200 Maximum ADT (25 residents); 40’ Public Right-of-Way, 75 Maximum ADT	
Minimum, less than: 40’ Private Right-of-Way	
The above densities shall not apply to any divisions that are regulated by the Land Development Manual.	
^a Dependent on the project size, its relationship to other development, the planned or projected maximum usage and the relationship to the environmental setting.	
Policy 2: Dedication shall be required for all land divisions in accordance with Policy 1, except in the case of a remainder in excess of ten acres. Dedication shall be by fee or by easement. The remainder is defined as the largest parcel.	
Policy 3: Dedication and improvements for all other types of development shall be required in accordance with Policy 1. Dedication shall be by fee or by easement. The amount of dedication shall be dictated by the intensity of use.	
Policy 4: All easements must be adequate to provide for ingress, egress, public utilities, parking, and encroachments.	
Policy 5: All road rights-of-way required are subject to additional slope easements when terrain necessitates such.	
Land Use Element	
Geologic Hazard	
	Policy 1: No development will be allowed in identified and potential landslide areas unless certified by a licensed California Geologist, as reasonably safe for the development proposed.
	Policy 2: Road cuts and development near gullies, extensive fill and ponded drainage, and further road widening in slide areas shall be in accordance with the recommendations of a licensed California Geologist and a Registered California Civil Engineer when deemed necessary by the Department of Public Works or the Planning Department.
	Policy 3: Proof that an area is reasonably safe from landslide, other than from a licensed California Geologist can be made by the County Planning Department or the Public Works Department if an on-site field inspection indicates that the area of concern presents no danger of landslide, i.e., obvious mapping error.

Policy 4: Recommend that State review of Timber Harvest Plans include consideration of County identified geologic hazardous areas.

Policy 5: If a mapped landslide area is proven reasonably safe for development, the minimum lot size shall be one acre on 0-15% slope, and 5 acres on 16-29% slope. The permitted density will not create erosion or sedimentation problems.

Policy 6: If a mapped landslide area is proven reasonably safe for development, single family residential, light commercial, light industrial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses, and public or quasi-public uses only may be permitted. The permitted uses will not create erosion or sedimentation problems.

Erosion Hazard

Policy 7: Specific mitigation measures will be provided that lessen soil erosion, including contour grading, channelization, revegetation of disturbed slopes and soils, and project timing (where feasible) to lessen the effect of seasonal factors (rainfall and wind).

Soils Building Foundation Limitations

Policy 8: Enforce building construction standards (uniform building code) and public works requirements.

Soils Severe: Septic Tank Limitations

Policy 9: The minimum parcel size shall be one acre on 0-15% slope and 5 acres on 16-29% slope. The permitted density will not create erosion or sedimentation problems.

Policy 10: Single family residential, heavy or light industrial, heavy or light commercial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses, and public or quasi-public uses only may be permitted. The permitted uses will not create erosion or sedimentation problems.

Excessive Slope

Policy 11: All areas with 30% or greater natural slope shall not be developed with facilities requiring septic tanks for sewage disposal.

Policy 12: If areas designated as 30% or greater natural slope are proven to be less than 30% slope, the minimum parcel size shall be one acre on 0-15% slope, and 5 acres on 16-29% slope. The permitted density will not create erosion or sedimentation problems.

Policy 13: Proof that an area is not an excessive slope area can only be made by an on-site inspection.

Policy 14: Reducing the percentage of slope below 30% by grading is prohibited, and not acceptable as a means of conforming to the density requirement of Policy 12 for sewage disposal purposes.

Policy 15: Areas designated 30% of greater natural slope, but proven to be less than 30% slope shall only be developed when a grading plan for roads, acceptable to the Department of Public Works, has been submitted.

Policy 16: Single family residential, light industrial, light commercial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses, and public or quasi-public uses only may be permitted, if the area is proven to be less than 30% slope. The permitted uses will not create erosion or sedimentation problems.

Water Quality

Policy 17: Known poor quality surface and groundwater sources shall be identified and reported to the Planning Department for future development reference.

Policy 18: Because of the incidence of heavy metals, including arsenic, and other known non-potable water sources throughout Siskiyou County, random sampling should be undertaken to monitor the acceptability of water supplies for development purposes.

Policy 19: The minimum parcel size shall be one acre on 0-15% slope, and 5 acres on 16-29% slope. The permitted density will not create erosion or sedimentation problems.

Policy 20: Single family residential, light commercial, light industrial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses and public or quasi-public uses only may be permitted. The permitted uses will not create erosion or sedimentation problems.

Flood Hazard

Policy 21: Primary and secondary flood plains are defined as follows:

1. Primary flood plains are the designated flood ways.
2. Secondary flood plains are the areas located within the 100 year flood hazard boundaries but located outside the designated floodways.

Policy 22: No development may be allowed within the designated floodways, and any development proven to be outside the designated floodway and within the 100-year flood hazard boundary shall be in accordance with the requirements of the County's flood plain management ordinance.

Policy 23: Proof that land is not within a designated floodway can only be made when so indicated by the County Engineer.

Policy 24: Single family residential, light commercial, light industrial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses, and public or quasi-public uses only may be permitted if the requirements of Policy 22 have been met. The permitted uses will not create erosion or sedimentation problems.

Policy 25: A minimum parcel size of one acre on 0-15% slope, and 5 acres on 16-29% slope only may be permitted if

the requirements of Policy 22 have been met. The permitted density will not create erosion or sedimentation problems.

Policy 26: All flood plain requirements of the Federal Government shall take precedence to Policies 21-23.

Surface Hydrology

Policy 27: No residential or industrial development shall be allowed on water bodies. Exceptions may be considered for water supply, hydroelectric power generation facilities, public works projects necessary to prevent or stabilize earth movement, erosion, and the enhancement of migratory fish and other wildlife, light commercial, open space, non-profit and non-organizational in nature recreational uses, and commercial/recreational uses.

Deer Wintering Areas

Policy 28: Single family residential, light commercial, light industrial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses, and public and quasi-public uses only may be permitted. The permitted uses will not create erosion or sedimentation problems.

Policy 29: The minimum parcel also permitted shall only be those as designated on the critical deer wintering area map. The permitted density will not create erosion or sedimentation problems.

Wildfire Hazard

Policy 30: All development proposed within a wildfire hazard area shall be designed to provide safe ingress, egress, and have an adequate water supply for fire suppression purposes in accordance with the degree of wildfire hazard.

Woodland Productivity

Policy 31: The minimum parcel size shall be one acre on 0-15% slope, and 5 acres on 16-29% slope. The permitted density will not create erosion or sedimentation problems.

Policy 32: Single family residential, light commercial, light industrial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses, and public or quasi-public uses only may be permitted. The permitted uses will not create erosion or sedimentation problems.

Policy 33: All land uses and densities shall be designed so as not to destroy timber productivity on large parcels of high suitability woodland soils. (Class I and 11.)

Prime Agricultural Soils

Policy 34: All Class I, II and III soils, and the soils that become Class III under irrigation, with the exception of Class III soils determined to be non-irrigable, are defined as prime agricultural land.

Policy 35: The minimum parcel size on prime agricultural land shall be 40 acres. The permitted density will not create erosion or sedimentation problems.

Policy 36: In commercial agricultural areas mapped as prime agricultural land but proven not to be prime agricultural land or land clearly committed to urbanization, but not within a city or service district sphere of influence, the minimum parcel size shall be 10-20 acres, depending on distance from major agricultural areas.

The permitted density will not create erosion or sedimentation problems.

A minimum parcel size of 20 acres is required in areas that are adjacent to or in close proximity to major commercial agricultural operations.

The intent of this policy is to allow a higher density on land that is not capable of being productive for agriculture, and at the same time retaining a residential density in the major agricultural areas of the county that is compatible with agricultural interests.

Policy 37: Only agricultural uses are permitted on prime agricultural land.

Policy 38: In commercial agricultural areas mapped as prime agricultural land but proven not to be prime agricultural land, single family residential, light commercial, light industrial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses and public or quasi-public uses may be permitted. The permitted uses will not create erosion or sedimentation problems.

Policy 39: Proof that mapped prime agricultural soils are in fact not prime can only be done by providing the following information:

- a. Submission of a soils test prepared by a California Certified Soil Scientist.
- b. Submission of well logs that specifically demonstrate there is not enough water available for irrigation purposes.
- c. A letter from the applicable irrigation district stating that they will not and cannot provide water.
- d. Any other factual, documented information that the area is not and has not been capable of supplying enough water for irrigation.
- e. If an on-site field inspection by the Planning Department reveals that the land is not prime agricultural land, the data itemized in a, b, c and d above may not be required; i.e., obvious mapping errors.
- f. Submission of past financial records or statements that the agricultural operation is not economically feasible are not in any way considered to be adequate proof that the land is not prime.

Policy 40: All development proposals within an irrigation district shall conform to all rules, regulations, and policies of the applicable irrigation district. The intent of this policy is not to permit district regulation of land use or density - it is

intended to prohibit any interference of the district's functions, such as keeping checks and irrigation ditches free and clear of any disturbance.

Composite Overall Policies

Policy 41.1: In all cases where one or more development policies in the Land Use Element conflict with each other, the lowest density policy and the most restrictive land use policy will apply. This policy does not imply in any way that development policies in the Land Use Element will take precedence to other policies of the eight remaining elements of the General Plan; i.e., by law all policies in all General Plan Elements must be internally consistent with each other. The sole intent of this policy is to clarify to the public which development policy(s) of the Land Use Element only will apply to their property if more than one resource map applies to their property.

Policy 41.2: The logical combination of large amounts of permanent open space with heavy commercial, heavy industrial, and multiple family uses is an acceptable means of determining whether or not the proposed use is heavy or light, single family or multiple family in nature: This policy is referred to as "use intensity averaging".

- a. The intent of this policy is to permit heavy commercial, heavy industrial and multiple family uses in areas only allowing light commercial, light industrial, or single family uses when it can be specifically demonstrated that the inclusion or existence of large amounts of permanent open space within or surrounding a development plan would make the proposed heavy commercial, heavy industrial, or multiple family use "light" or single family in nature and clearly compatible with surrounding land uses and intent of the applicable resource map(s). Rationale such as highest and best use of property and economics are not considered to be adequate consideration when determining conformance with this development policy.
- b. This policy is only designed to allow heavy commercial or industrial uses where there is clearly a public need for the use at the proposed location(s). The intent of this policy is to permit heavy commercial and heavy industrial uses in areas only allowing light commercial and light industrial uses in the proximity of major thoroughfares, when it is clearly demonstrated that the heavy commercial and heavy industrial uses will not interfere with surrounding land use and intent of the applicable resource map(s) development policies. Also, the intent of this policy is to allow multiple family uses in areas only allowing single family uses if it can be specifically demonstrated that the inclusion of large amounts of permanent open space would render the average density of a proposed multiple family use the same as that which would be permitted for single family uses, and not interfere with surrounding land uses and the intent of the applicable resource map(s) development policies.
- c. This policy does not apply in prime agricultural land areas.

Policy 41.3: The following policies shall determine the location of any proposed use of the land:

- a. All heavy commercial, and heavy industrial uses must provide or have direct access onto major thoroughfares or existing industrial/ commercial streets capable of accommodating the traffic that could be generated from the proposed use.
- b. All light commercial, light industrial, multiple family residential, and commercial/recreational, public, and quasi-public uses must provide or have direct access to a public road capable of accommodating the traffic that could be generated from the proposed use.
- c. All heavy commercial and heavy industrial uses should be located away from areas clearly committed to residential use.
- d. All heavy, non-agriculturally related commercial and industrial uses should be located away from areas clearly committed to agricultural uses.
- e. All proposed uses of the land shall be clearly compatible with the surrounding and planned uses of the area.
- f. All proposed uses of the land may only be allowed if they clearly will not be disruptive or destroy the intent of protecting each mapped resource.
- g. Existing or planned industrial areas shall not be developed in a manner that will destroy industrial potential.

Policy 41.4: Policy conflict with city or special district General Plan - in areas within a city's or special district's sphere of influence, the adopted General Plan of the applicable city or special district shall be considered in relation to the County's General Plan Policies, except in cases where the applicable city's General Plan clearly does away with the intent of any applicable resource map.

Policy 41.5: All development will be designed so that every proposed use and every individual parcel of land created is a buildable site, and will not create erosion, runoff, access, fire hazard or any other resource or environmentally related problems.

Policy 41.6: There shall be a demonstration to the satisfaction of the Siskiyou County Health Department and/or the California Regional Water Quality Control Board that sewage disposal from all proposed development will not contaminate ground water.

Policy 41.7: Evidence of water quality and quantity acceptable to the Siskiyou County Health Department must be submitted prior to development approval.

Policy 41.8: All proposed development shall be accompanied by evidence acceptable to the Siskiyou County Health Department as to the adequacy of on-site sewage disposal or the ability to connect into an acceptable central sewer system serving an existing city or existing community services district with adequate capacity to accommodate the proposed development. In these cases the minimum parcel sizes and uses of the land permitted for all development will be the maximum density and land uses permitted that will meet minimum water quality and quantity requirements, and the requirements of the county's flood plain management ordinance.

Policy 41.9: Buildable, safe access must exist to all proposed uses of land. The access must also be adequate to accommodate the immediate and cumulative traffic impacts of the proposed development.

Policy 41.10: All area plans adopted by the county will take precedence to any policies of the county wide Land Use Element. Any area plan prepared for any area of the County must be geographically defined in a logical manner and contain all requirements of applicable state laws. Any plan approved by the Board of Supervisors will become a part of the County Land Use Element for that applicable portion of the county.

Policy 41.11: Density transfer (density averaging) is an appropriate method of determining density of a proposed development so long as it meets the specific intent of each policy applied to each of the resource maps. This policy will not apply to prime agricultural land.

Policy 41.12: All significant historic and prehistoric places and features when identified shall be preserved and protected in accordance with accepted professional practices.

Policy 41.13: All significant historic and prehistoric places and features when identified shall be preserved and protected in accordance with accepted professional practices.

Policy 41.14: In all areas of the County that may not have been covered (mapped) by development policies the density and land use policies applicable to geologic hazard areas shall apply. The permitted uses will not create erosion or sedimentation problems. The permitted density will not create erosion or sedimentation problems.

Policy 41.15: The intent of all development policies specified by percentage of slope is that the percentage of slope determines the density. It is the intent of this policy to not prohibit a specified density in cases whereby a very small portion of a particular site may contain an excessive slope area, or varying terrains.

Policy 41.16: The intent of all development policies specified by percentage of slope is that the percentage of slope determines the density. It is the intent of this policy to not prohibit a specified density in cases whereby a very small portion of a particular site may contain an excessive slope area, or varying terrains.

Policy 41.17: Any major graphical corrections or update of any resource map in this Land Use Element may only be done via the public hearing process. This is considered necessary because development policies apply directly to each resource map. Only the Board of Supervisors has the authority to determine whether any change of any resource map constitutes a major or minor change. The intent of this policy is to prevent any circumvention of the Government Code sections relating to public hearing notices required for adoption or change of a General Plan and at the same time allow reasonable flexibility to correct minor drafting errors or minor updates in resource mapping information.

Policy 41.18: Conformance with all policies in the Land Use

Element shall be provided, documented, and demonstrated before the County may make a decision on any proposed development.

Policy 41.19: It is the intent of all the policies in the Land Use Element to accomplish the following:

- a. Encourage intensive development near existing urban areas and away from the natural resources.
- b. Insure compatibility of all land uses.
- c. Encourage heavy industrial and heavy commercial uses near major thoroughfares, existing urban areas, other locations most suited for the particular type of heavy commercial or heavy industrial use.
- d. Recognize the need for heavy commercial and heavy industrial land uses that most logically must be located in isolated areas of the county.

Conservation Element

Forested Lands

Policy 1: Forest land, wherever possible, should be separated from other uses, and only those uses related to and compatible with sound forestry practices should be allowed within or located on Forest land.

Policy 2: Forest land should be encouraged as a means of providing open space and conserving other natural resources.

Policy 3: Forest lands not considered as prime forest land should be improved as commercial timberland, preserved as open space and wildlife habitat.

Policy 4: Forest lands must be recognized as a resource in its own right as well as a protector of many other resources and as such must be permanently and exclusively reserved.

Policy 5: Forest lands not presently zoned should be zoned Agricultural – Forestry.

Policy 6: Encourage private timber holders to engage in active timber management programs.

Agricultural Lands

Policy 1: Prime agricultural land, wherever possible, should be separated and protected from other uses, and only those uses related to agriculture should be located on prime agricultural lands.

Policy 2: Agricultural uses should be encouraged as a means of providing open space and conserving prime land.

Policy 3: Agricultural lands which are used for grazing and other purposes although not considered prime soils, yet highly productive, should be given equal protection.

Policy 4: Prime agriculture land must be recognized as an equal to other major land uses and given the protection it deserves as a developed land use and must be permanently

and exclusively reserved and recognized as its highest use in both public and private interests.

Policy 15: Encourage private recreational development as a major supplement to public recreation facilities.

Recreational Land

Policy 1: Provide for the orderly development and control of a comprehensive recreation system for Siskiyou County.

Policy 2: Recreational resources should be protected for the future as these resources are largely irreplaceable natural assets.

Policy 3: Encourage or provide recreational facilities and other open uses in central locations near all living and working areas in areas of outstanding beauty sufficient to meet the varying needs of the people.

Policy 4: Encourage proper commercial recreation uses to augment public recreational programs.

Policy 5: Sites for recreation should be evaluated to assure they have maximum flexibility and adaptability to the constantly changing recreation needs and interests.

Policy 6: The development of waterfront property should be encouraged for all suitable types of recreational uses to meet the needs of local, regional, statewide residents.

Policy 7: the river areas which provide the best recreational attraction should be preserved.

Policy 8: Recreation areas should take advantage of multipurpose lands, such as reservoirs, flood plains and forest lands.

Policy 9: Encourage the development of a system of scenic highways by establishing special architectural sites and landscape control in a visual line control, thereby preserving areas, of outstanding scenic quality.

Policy 10: Provisions should be made for adequate number of campsites, picnic areas, overnight camping facilities, scenic turnouts and roadside rests.

Policy 11: Provisions should be made for riding, hiking, and bicycle trails on local as well as statewide programs.

Policy 12: To meet the demands of future populations advantage should be taken of the perspective areas of sufficient size and locations for parks, and other similar uses in proper locations. A minimum standard should be set for the amount and quality of land devoted to recreation.

Policy 13: The continuing development of major recreational facilities to serve regional and statewide residents should be encouraged on public lands throughout the county including Federal, State, and County.

Policy 14: The development of major recreational and other related uses should be provided for by private enterprise, and at all governmental levels including the City, County, and Federal agencies.

Wildlife Habitat

Policy 1: To maintain all species of fish and wildlife for their intrinsic and ecological values as well as their direct benefit to people.

Policy 2: To provide for diversified recreational use of fish and wildlife.

Policy 3: Provide for an economic contribution of fish and wildlife in the best interest of the present and future populations.

Policy 4: Provide for scientific and educational use of fish and wildlife.

Policy 5: When planning any alteration to the present environment or habitat, consideration should be given to the effects on fish and wildlife.

Policy 6: Present land uses which result in siltation of pollution of inland waters should be carefully monitored, and if necessary, corrected to assure clean and productive habitat.

Policy 7: Outstanding wildlife habitats and sites that have unusually high value for fish and wildlife should be carefully considered before any development altering this environment.

Policy 8: encourage development and enhancement of wildlife habitat through careful use of methods such as controlled burning, planting, judicious livestock grazing, mechanical land manipulation and creation of ponds in water courses.

Policy 9: Recognize and encourage the various appropriate and non-appropriate uses of wildlife. This includes such activities as scientific studies, educational purposes, and hunting and fishing.

Policy 10: Retain and develop access to public areas through riding (non-motorized) and hiking trails.

Natural Resource Lands

Policy 1: To preserve areas of natural scenic beauty as areas of active and passive recreation.

Policy 2: continue to promote a program of agricultural land preservation to assure adequate food supply for the future.

Policy 3: Maintain prime forest lands in timber production under multiple use concept. Recreation and subdivision development of forest lands should be carried out in an orderly manner with high standards for environmental protection.

Archaeology

Policy 1: Siskiyou County strictly enforce the State Laws prohibiting the unauthorized excavation of artifacts on all lands under its jurisdiction.

Policy 2: Scientific excavation should be encouraged and directed to the Siskiyou County Museum of Historical Society for guidance and to assure the proper excavation, cataloging and documentation procedures are followed to assure the validity and authenticity of any and all finds.

Scenic Lands

Policy 1: Continue to work for the conservation of Siskiyou County's scenic beauty.

Policy 2: Develop plans for acceptance of state highways as Official State Scenic Highways and county roads as Official County Scenic Roads.

Policy 3: Encourage private developers to utilize conservation methods of using the land. Discourage development on steep slopes unless special techniques of construction are used.

Policy 4: Develop and apply zoning and building regulations designed to preserve the scenic areas of the county.

Policy 5: Protect agricultural lands as a major open space resource.

Policy 6: Encourage private reforestation of hillsides to enhance the beauty of the county.

Policy 7: Adopt regulations requiring the landscaping and maintenance of vegetation on all cut and slope fills.

Policy 8: Prohibit encroachment of excessive cut and fill slopes into corridors along scenic highways.

Watershed and Water Recharge Lands

Policy 1: Provide for the safety and welfare of the residents of the county by flood control efforts on a regional scale.

Policy 2: Continue to assure the high quality of water within the county with management programs for agricultural waters and emphasizing programs which stop intrusion of agricultural waste into the water supply.

Policy 3: Every precaution must be maintained to eliminate the danger of any pollution to the streams and lakes as well as recharge areas through human and industrial waste and agricultural runoff.

Policy 4: Continue a program research into the future water demands of Siskiyou County to establish the need for any future facilities.

Policy 5: Promote a plan for future expansion of water storage reservoirs to be utilized as water supply as well as recreation.

Policy 6: Utilize latest scientific techniques towards reclamation and recycling of waste water.

Policy 7: Use of watershed or recharge lands for urban or second home purposes should be permitted only under rigid controls.

Energy Element

Energy Needs

Policy 1: Proposed energy projects and programs shall be evaluated in part, by the degree to which they support goal achievement.

Policy 2: The County shall monitor state and regional energy planning processes to identify potential local impacts; and where appropriate, shall participate in such processes to advocate local energy goals and policies.

Policy 3: Cooperative efforts shall be encouraged among local agencies and energy utilities to promote energy awareness and recognize energy accomplishments.

Policy 4: At least every five years, the County Planning Department shall update the Energy Element to reflect changing energy conditions and determine any need for additional Energy Element provisions.

Policy 5: Citizens, businesses, and affected utilities and agencies shall be provided with opportunities to participate in all phases of County energy planning and decision making.

Efficient Land-Use & Transportation

Policy 6: county land-use planning shall seek an arrangement of uses that minimizes energy needed for transportation, buildings, and infrastructure. This shall be accomplished through:

- a. Compact residential and commercial areas that reduce travel and infrastructure distances among uses.
- b. Mixed uses that can meet a variety of needs at one location and thereby reduce travel and infrastructure requirements.
- c. Location of residential and commercial uses in close proximity to main transportation routes, to facilitate future development of transit service.
- d. Location of new uses in close proximity to existing infrastructure to minimize extension requirements.

Policy 7: Land developments shall be encouraged to use natural land forms to enhance building energy efficiency, including techniques such as use of south-facing slopes for optimum solar exposure, and use of topography and existing vegetation for shielding buildings from winter winds.

Policy 8: Land development designs that encourage solar energy utilization shall be encouraged, including orientation of streets and lots on an east-west axis to the greatest extent practical.

Policy 9: The reduction of single-occupant vehicle travel shall be encouraged through measures that achieve more passengers per vehicle, including carpools and public transit, and development patterns that provide favorable access to alternative transportation.

Policy 10: Pedestrian and bicycle travel shall be encouraged wherever practical, including site design and facility improvements dedicated to these modes as part of major development projects.

Policy 11: The reduction of vehicle trips through telecommuting shall be encouraged by allowing home-based occupations, and by encouraging telecommunication systems that connect outlying residents and businesses with services in urban areas.

Policy 12: the County Planning Department shall maintain and distribute basic reference information and referrals for persons interested in energy efficient land-use and transportation techniques.

Efficient Buildings

Policy 13: The County shall cooperate with energy utilities and other local agencies in promoting energy efficient building construction and renovation practices, particularly weatherization of inefficient dwellings.

Policy 14: The County Building Inspector shall not only enforce Title 24 energy efficiency standards, but also encourage builders to exceed Title 24 where cost-effective.

Policy 15: Landscaping shall be encouraged as a means of enhancing building energy efficiency, including winter wind shielding and summer shading.

Policy 16: Direct thermal solar applications shall be encouraged where cost effective, including passive measures such as orientation and sunspaces, and active systems for space and domestic hot water heating.

Policy 17: The County Building Inspector shall maintain and distribute basic reference information and referrals for persons interested in energy efficient building construction practices.

Efficient Commerce & Agriculture

Policy 18: Local business and agricultural participation in utility and agency efficiency programs shall be encouraged. The County shall request the local economic development efforts include distribution of business energy assistance information; and the County Agriculture Department shall maintain the same energy efficiency information and referral capabilities as the Planning Department and Building Inspector.

Policy 19: The County shall request that local economic development efforts monitor energy utility and agency programs for demonstration or pilot projects testing efficiency approaches or technologies relevant to Modoc business conditions and needs; and participate in such pilot projects where appropriate.

Efficient Community Services

Policy 20: Energy efficiency shall be included as a selection criteria in all future County purchases of energy-consuming equipment and vehicles.

Policy 21: All future construction of new County facilities shall incorporate energy efficiency measures deemed to be cost effective within the projected life of the facility.

Policy 22: The operation and maintenance of all existing County facilities shall include energy efficient practices wherever practical, and all major facility renovations shall include provisions that minimize the cost of energy to the County for occupying the space.

Policy 24: All other local governments and agencies in the County shall be encouraged to adopt and implement similar efficiency policies in order to improve Countywide public sector energy efficiencies.

Renewable Resources Use

Policy 25: Public and private sector efforts to further identify and characterize local renewable energy resource potentials shall be encouraged, including technical and scientific surveys that define resource locations, quantities, and/or qualities, thereby enabling better informed evaluations of development probability and potential impacts.

Policy 26: The potential for renewable resource use in County-owned facilities shall be examined and incorporated during new construction and major renovations if found to be cost-effective within the projected life of the facility.

Policy 27: When reviewing and commenting upon new construction and major renovation proposals of all types, the County Planning Department and Building Inspector shall encourage consideration of renewable resource uses and provide information and technical assistance referrals accordingly.

Policy 28: Use of renewable resources for power generation or thermal energy production in amounts of 500 kW or more (or the thermal equivalency thereof) shall only be approved after technical documentation and analysis has confirmed a sufficient resource base to sustain the power generation or thermal production over the useful life of the proposed generation or production facility ; and also confirmed a lack of significant negative effects on any surrounding renewable resource generation or production already in operation.

Energy Facilities

Policy 29: For purposes of applying Policies 30 through 40, "energy facilities" shall be defined as those which use any type of fuel or energy resource to produce electrical power or thermal energy of 500 kW capacity or more (or the thermal equivalency thereof); and those which transmit electrical power of 69 kV capacity or more, or pipelines conveying thermal energy and exceeding on-quarter mile in length.

Policy 30: Proponent applications for energy facility projects shall contain comprehensive information in sufficient detail to enable the County to conduct a thorough analysis of the project. At a minimum, information shall include descriptions of all project phases (resource or fuel supply confirmation, construction, operations, maintenance, abandonment); the facility's physical and performance characteristics;

environmental effects of all project phases; and a project cost/benefit analysis that includes a County fiscal component.

Policy 31: Energy facilities shall only be approved if in compliance with all applicable provisions of the General Plan and Zoning Ordinance; and construction shall start only after all applicable federal, state, and local permits have been obtained and permit conditions satisfied.

Policy 32: In the absence of compelling or contravening considerations, energy facilities should not be sited in sensitive natural resource areas, including: unstable geologic or soil areas; floodplains; wetlands; habitat of fish and wildlife species of rare, threatened, endangered, or special concern status; known paleontological, archaeological, ethnographic, or historical sites; or designed scenic areas. If siting in such areas is unavoidable, it shall be limited to the smallest possible portion of the energy facility in question and shall be mitigated in accordance with CEQA.

Policy 33: Wherever possible, increased demand for energy transmission shall be accommodated with existing transmission facilities. Where new capacity is necessary, priority shall be given to upgrading or reconstruction of existing facilities, followed by new construction along existing transmission or other utility corridors. Any new transmission facilities shall be sited so as to minimize interference with surrounding land-uses, and in ways that minimize their visual impacts.

Policy 34: The operation of energy facilities shall not violate, or threaten to violate, applicable environmental standards, including noise, wastes, pollutant discharges, or electronic discharges or interference.

Policy 35: The siting and operation of energy facilities shall be accomplished so as not to exceed the carrying capacity of affected public infrastructure, including but not limited to roads and highways, water and wastewater systems, public safety services, and schools. Where applicable, the actual cost of public improvements directly necessitated by a specific energy facility shall be paid by the facility developer.

Policy 36: Energy facilities shall minimize the generation of wastes and allow for their recycling whenever practical. Wastes shall only be transported and disposed in accordance with applicable laws and regulations.

Policy 37: Energy facilities shall prepare and periodically update emergency plans for reasonably foreseeable accidents and emergency incidents, and such plans shall be coordinated with local and public safety agencies.

Policy 38: If and when abandoned, energy facility sites shall be reclaimed according to a plan that restores and preserves land values for subsequent and surrounding uses.

Policy 39: The County Planning Department shall actively participate as an affected agency in facility siting processes that may occur on federal or State-owned lands within the County in order to advocate County energy facility policies.

Policy 40: the County Planning Department shall monitor

interstate transmission planning processes for electricity and natural gas lines that affect Siskiyou County, and participate when appropriate in order to advocate County energy facility policies.

Policy 41: In connection with Policy 4, at the time of the Energy Element's first update, the County Planning Department shall specifically evaluate the adequacy of Policies 29-40 and the need for any additional resource-specific or technology-specific energy facility policies or regulatory measures.

Geothermal Element

Lead County Department

Policy 1: The Planning Department is designated as the County department with primary responsibility for geothermal energy matters. This responsibility shall include monitoring of geothermal development in the County; provision of assistance and information to persons interested in such development; advice to the Board of Supervisors and Planning Commission regarding geothermal matters related to the County; and administration of any future geothermal regulations adopted by the County, except for those state air quality regulations administered by the Siskiyou Air Pollution Control District.

Policy 2: The Board of Supervisors may assign other geothermal responsibilities to other County departments as deemed appropriate.

Intergovernmental Coordination

Policy 3: The County shall encourage the formulation of federal and state land and resource management policies which are consistent with the County's geothermal policies. In this regard the County shall endeavor to become an equal partner with the federal and state governments in determining the future of geothermal energy in the County.

Policy 4: In view of the multiplicity of governmental jurisdiction over geothermal resources, the County shall seek close coordination with all affected local, state, and federal agencies. In this regard the Planning Department shall maintain regular communications with federal and state agencies that are exercising geothermal responsibilities in the County, and shall keep local agencies informed of federal and state actions accordingly.

Public Involvement

Policy 5: The Planning Department shall ensure that citizens are given ample opportunity to be involved in all phases of geothermal planning and development that occur in the County. This public involvement program shall provide for continuity of citizen participation, and for information that enables citizens to identify and comprehend geothermal issues.

Policy 6: Federal and state agencies exercising geothermal responsibilities in the County shall be expected and

encouraged to make use of the County's public involvement program whenever appropriate.

County Regulatory Involvement

Policy 7: Given the present status of geothermal energy in the County it is believed that the public interest is sufficiently protected without establishment of new County regulations governing geothermal development. This policy is based on the fact that the character of low – and moderate – temperature resources remains to be assessed further before development potentials can be definitely identified; and that high-temperature resources appear to be limited to federal lands which are already subject to extensive federal and state regulations, including state air quality standards administered by the Siskiyou Air Pollution Control District.

Policy 8: Notwithstanding Policy 7, the County shall closely monitor geothermal development to determine if and when new County regulations are warranted for the protection of local interests. In particular, the County is cognizant of the potential need for strengthened ground water management practices if the use of low-temperature resources is to be optimized. Further, in regard to high-temperature resources the County is cognizant of its ability to obtain exploratory drilling and power plant siting authority from the California Division of Oil & Gas, and the California Energy Commission respectively.

Policy 9: If and when the County geothermal regulations are promulgated, the County shall seek to avoid duplication of other agency rules wherever possible; and shall endeavor to see that any County geothermal standards are as consistent with other agency standards as practical.

Resource Assessment

Policy 10: In order to identify and protect the undefined values of its geothermal resources, the County shall support continued resource assessment activities by both public and private sectors. In this regard, the Planning Department shall monitor such activities and collect additional resource data wherever possible for inclusion in the Geothermal Element during updates or amendments.

Policy 11: In recognition of the public benefit derived from greater resource knowledge, the County may undertake its own resource assessment activities where such work is expected to stimulate further exploration and resource end-use. The results of County-sponsored resource assessment will be given the widest possible dissemination in order to facilitate further geothermal development consistent with County policies.

Resource Utilization

Policy 12: The County supports utilization of geothermal resources, either with heat pumps, direct applications, or for purposes of generating power. However, such support is conditioned on a determination that the proposed use can be developed in a timely, orderly, and environmentally-sound manner, and that adequate protection of the resource is

provided so as to ensure its continued availability and productivity over time.

Policy 13: When County facilities are to be renovated or newly constructed consideration shall be given to the use of geothermal resources in these facilities when such use is technically and economically advantageous. The County shall encourage other local agencies to conduct similar geothermal evaluations during their facility planning processes.

Economic Development

Policy 14: The County's support for geothermal development shall be closely coordinated with the County's economic development goals. The County believes that its geothermal resources can offer a significant comparative advantage to business and industry, and it shall support geothermal projects that serve to retain or create employment opportunities in the County.

Land-Use

Policy 15: The County recognizes that if utilization of geothermal resources is to be optimized in the designation land-uses for areas overlying geothermal resources must accommodate those uses to which geothermal energy can be applied. In this regard the County shall incorporate geothermal utilization as a determinant in land-use planning; and, where feasible, shall allow sufficient flexibility in permitted uses to enable consideration of geothermal applications if and when suitable resources are confirmed in an area.

Policy 16: Notwithstanding Policy 15, geothermal end-uses shall be permitted only where their compatibility with surrounding land-uses can be demonstrated with certainty.

Environmental Protection

Policy 17: In all cases the County's support for geothermal development and utilization shall be conditioned upon satisfactory evidence that sufficient environmental safeguards are provided. Environmental concerns of the County shall include, but no be limited to: air quality, water quality, noise, subsidence, induced seismicity, water consumption, fish and wildlife, vegetation, historic and cultural resources, visual and scenic qualities, socio-economics and occupational safety and health. In cases where important fish and wildlife resources could be degraded by development on federal lands, the County shall encourage the appropriate land management agency to utilize No Surface Occupancy stipulations to protect habitat areas. On private and state lands the County shall not permit development in critical habitat areas, and in all cases shall not permit development within 1,000 feet of surface waters and wetlands

Public Facilities and Services

Policy 18: In addition to Policy 17, the County's support for geothermal development and utilization shall also be conditioned upon a lack of adverse impacts to local and public facilities and services. In this regard, the County's concerns

shall include, but not be limited to: roads, drainage, schools, law enforcement, fire protection, water supply, sewage disposal, solid waste disposal, and general administrative services.

Policy 19: The Planning Department, in consultation with the Public Works Department, shall monitor geothermal activities in order to forecast impacts to public facilities and services; and shall prepare capital improvement or related plans accordingly so as to support geothermal development in a timely and orderly manner with a level of facilities and services appropriate to such development.

Fiscal Responsibilities

Policy 20: In recognition of the specialized demands that may be placed on the County by geothermal developers, and the benefits that will accrue to such developers from County services and facilities, the County shall require said developers to defray County expenses associated with processing geothermal permit requests, conducting related studies or monitoring programs, or providing services directly required by a geothermal project. This Policy shall extend to any public entities engaged in geothermal development.

Noise Element

The Noise Element does not have specific policies with which to guide development; however, the Element does include procedures and a land use compatibility table for use in evaluating development proposals.

Open Space Element

Policy 1: That within the gross area of any development within the unincorporated area of this county, not less than 15% of the gross land area of the proposed development should be open space.

Policy 2: That such open space may be dedicated for public use such as park areas or may be dedicated to the county of development rights, ownership vested in a property owner's corporation or association, scenic easements granted to the county or other forms of restrictions including covenants.

Policy 3: It is not the intention of this policy that open space lands are to become public property but only to bear sufficient encumbrance to insure their continuance.

Policy 4: The purpose of this policy is to provide a frame of reference for the Planning Commission and Board of Supervisors to use in the evaluation of development plans brought before them for approval.

Policy 5: That this policy is an expression of intent of this Planning Commission and the Board of Supervisors that the development of lands within the county be done in such a manner as to result in the establishment of populous areas of

the county without an opportunity to enjoy the natural amenities of the landscape and to make possible the renewal of human resources that result from room for recreation.

Scenic Highways Element

A. The Scenic Route System

The scenic route system shall be designed to provide attractive and efficient links between recreational and cultural centers, while providing a variety of experiences and views giving uninterrupted movement of pleasure driving.

B. The Right of Way

1. Scenic routes should be designed to minimize cuts and fills, leaving grade as near natural as possible.
2. With the exception of freeways and major highways, scenic routes should be designed for moderate speeds.
3. Paved roadways and structures directly related to the scenic route, including route location and directional signs, structures related to roadside rests, and other necessary improvements should be permitted within the right of way.
4. Special design of structure appurtenances and traffic control devices should be made as attractive as possible to blend with the natural scenery.
5. Rights of way should be landscaped for scenic qualities and for erosion control.
6. Appropriate signs should be placed at intervals to inform the traveler that he is entering or riding on a route within the Scenic Route system.

C. The Scenic Route Corridor

1. Provide for normal use of the land and protect against unsightly features.
2. Locate transmission lines and towers outside of Scenic Corridors when feasible.
3. Establish architectural and site design review by the appropriate local jurisdiction
4. Use landscaping to increase scenic qualities.
5. Acquire site or development rights of areas of high open space character through the appropriate jurisdiction.
6. Limit highway business and commercial development to necessary facilities to accommodate the traveling public.

D. Range of visibility

1. Encourage owners of large holdings to protect and enhance areas of scenic value.
2. Design streets and public developments to preserve natural features.
3. Encourage property owners to develop holdings with good conservation practice.

Seismic Safety and Safety Element

The Seismic Safety and Safety Element does not include specific goals, policies, or implementation programs with which to guide development.

The County's primary means of implementing the General Plan is during its review and processing of entitlement requests, such as boundary line adjustments, parcel maps, subdivision maps, conditional

use permits, zone changes, code amendments, etc. As evidenced by the policies and programs contained in **Table 1** above, a number of the General Plan elements provide specific direction that is to be followed when evaluating such requests. Accordingly, the policies and programs of the General Plan are referred to by staff whenever development proposals are reviewed, with consistency findings subsequently incorporated into staff reports, resolutions, and other planning documents as appropriate. This serves to ensure that the projects being recommended for approval are those that are consistent with the direction provided by the goals, policies, and programs of the General Plan.

Summary of Regional Housing Needs and Annual Accomplishments

Pursuant to Government Code Section 65584, HCD developed a Regional Housing Needs Plan (RHNP) for Siskiyou County. At the time the last RHNP was developed, HCD identified a need for Siskiyou County to be able to accommodate 258 new residential units in the unincorporated area over a 5-year period (January 1, 2014 to June 30, 2019), or approximately 52 new residential units per year. Further, in an attempt to ensure sufficient housing opportunities are available for all income levels in the county, HCD further divided these 258 units amongst the various economic groups identified in **Table 2** below.

**Table 2
Summary of Siskiyou County’s Regional Housing Needs: 2014-2019**

Economic Group	Units Needed
Extremely Low Income	32
Very Low Income	33
Low Income	40
Moderate Income	43
Above Moderate Income	110
TOTAL:	258

It is important to note that dwelling units need not be constructed in order for the County to satisfy its share of regional housing needs. Rather, it is the County’s responsibility to ensure that there is sufficient vacant, properly zoned land to accommodate housing development should development be proposed. The analysis of vacant land occurs once every five years during the update of the Housing Element, as well as whenever there is a notable increase in housing development that could potentially result in a shortage of developable land. Nevertheless, for the purpose of assessing the prior year’s progress relative to HCD’s projected housing needs, new housing opportunities are evaluated on an annual basis using the forms prescribed by HCD and included in Exhibit A.

In order to complete HCD’s forms and determine which economic groups are most likely to benefit from new housing opportunities in the county, it is necessary to first define the economic groups in **Table 2** based upon State Income Limits, establish a maximum affordable purchase price and/or housing affordability for each group, and then compare the estimated value of the units and underlying land (or rent if multifamily housing) with the previously determined maximum affordable purchase prices and/or housing affordability shown in **Table 3** below.

**Table 3
2014 State Income Limits and Home Affordability for the Various Economic Groups**

Economic Group	Maximum Annual Income ¹	Maximum Monthly Housing Affordability ^{2,3}	Maximum Affordable Purchase Price ⁴
Extremely Low Income	\$17,350	\$130.12	\$34,070

Economic Group	Maximum Annual Income ¹	Maximum Monthly Housing Affordability ^{2,3}	Maximum Affordable Purchase Price ⁴
Very Low Income	\$28,950	\$361.87	\$94,748
Low Income	\$46,300	\$810.25	\$212,145
Moderate Income	\$69,500	\$2,229.79	\$583,818

¹ Median Income = \$57,900

Extremely Low Income = 30% of Median Income

Very Low Income = 50% of Median Income

Low Income = 80% of Median Income

Moderate Income = 120% of Median Income

² Extremely Low Income = $\$17,350 \times 0.30 \times 0.30/12$

Very Low Income = $\$28,950 \times 0.3 \times 0.50/12$

Low Income = $\$46,300 \times 0.3 \times 0.7/12$

Moderate Income = $\$69,500 \times 0.35 \times 1.1/12$

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 and the assumption that individuals could qualify for a 30-year, 4.0 percent fixed-rate mortgage with a 20% down payment.

During the first year of the current RHNP planning period (i.e., January 1, 2014 through December 31, 2014), a total of 62 new housing units were added to the County's housing stock. These units are comprised of: 33 conventional single-family dwellings, 27 mobile homes, and two second dwelling units. Of the 62 units, affordability by household income was determined to be as follows: 9 units were determined to be affordable to households with extremely low incomes; 12 units were determined to be affordable to households with very low incomes; 20 units were determined to be affordable to households with low incomes; 18 units were determined to be affordable to households with moderate incomes; and 3 units were determined to be affordable to households with above moderate incomes. (Please note that the number of housing units is based on issued building permits during the period in question. As such, it is likely that not all of the 62 housing units have been completed at this time.)

Conclusion

The County continues to make progress at implementing the General Plan on a project-by-project basis. While there has been little physical or social change since elements of the Plan were adopted, it may be appropriate to evaluate and update the Plan as necessary to reflect the current and desirable economic climate in the county.

Regarding the County's housing needs, the County approved 62 new dwelling units in 2014, 41 of which were identified as being affordable to lower income families. Further, the 62 building permits issued in 2014 represent 24 percent of the County's total housing need for the 2014 through 2019 RHNP planning period. Additionally, the 41 units attributed to lower income households represents approximately 39 percent of the projected need for the current RHNP cycle.

Exhibits

A. Housing Element Annual Progress Report

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Siskiyou
 Reporting Period 1/1/2014 - 12/31/2014

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=Renter 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	
014-181-390	SU	O		1			1			1	
021-232-590	SF	O	1				1			1	
021-550-120	SF	O	1				1			1	
006-530-120	MH	O	1				1			1	
040-150-030	MH	O	1				1			1	
039-220-340	MH	O	1				1			1	
014-551-280	MH	O	1				1			1	
041-340-160	MH	O	1				1			1	
023-060-740	MH	O		1			1			1	
036-240-220	MH	O	1				1			1	
024-420-250	MH	O	1				1			1	
016-010-010	MH	O	1				1			1	
039-240-200	MH	O	1				1			1	
006-350-171	MH	O	1				1			1	
013-430-110	MH	O	1				1			1	
039-080-080	MH	O	1				1			1	
040-190-030	MH	O	1				1			1	
003-512-201	MH	O	1				1			1	
038-040-120	MH	O		1			1			1	
103-460-250	MH	O	1				1			1	
103-160-410	MH	O	1				1			1	
024-061-230	MH	O	1				1			1	
021-232-370	MH	O		1			1			1	
013-720-100	MH	O		1			1			1	
018-562-010	SF	O	1				1			1	
104-380-230	SF	O	1				1			1	
023-051-590	SF	O		1			1			1	
009-560-240	SF	O		1			1			1	
107-440-100	SF	O		1			1			1	
002-020-110	SF	O		1			1			1	
024-480-010	SF	O		1			1			1	
016-401-180	SF	O		1			1			1	
101-011-090	SF	O		1			1			1	

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

Jurisdiction County of Siskiyou
Reporting Period 1/1/2014 - 12/31/2014

013-210-740	SF	O		1			1			1
003-500-160	MH	O		1			1			1
003-500-160	MH	O		1			1			1
003-500-160	MH	O		1			1			1
003-500-160	MH	O		1			1			1
003-500-160	MH	O		1			1			1
003-500-160	MH	O		1			1			1
003-500-160	MH	O		1			1			1
024-601-100	SF	O		1			1			1
(9) Total of Moderate and Above Moderate from Table A3			▶▶	18	3	21				
(10) Total by income Table A/A3			▶▶	21	20	18	3	62		
(11) Total Extremely Low-Income Units*				9						

* Note: These fields are voluntary

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) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				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	17			1		18	
No. of Units Permitted for Above Moderate	3					3	

* Note: This field is voluntary

Table B

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Siskiyou
Reporting Period 1/1/2014 - 12/31/2014

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.												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	65										21	44
	Non-deed restricted		21										
Low	Deed Restricted	40										20	20
	Non-deed restricted		20										
Moderate	Deed Restricted	43										18	25
	Non-deed restricted		18										
Above Moderate		110	3									3	107
Total RHNA by COG. Enter allocation number:		258	62									62	196
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

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	Timeframe in H.E.	Status of Program Implementation
Program HE.1.1: The County will continue to maintain consistency between the Housing Element policies and other policies within the General Plan through the review of all policies for conflicts during General Plan revisions. An annual report on the status of the implementation of General Plan Housing Element Programs will be prepared, as required under Government Code Section 65400.	Ensure the availability of a variety of housing types for all income levels throughout the County.	Annually	The only general plan amendment to occur in 2014 was an update of the Housing Element. During the update process, all General Plan policies were reviewed to ensure internal consistency, with no inconsistencies identified as a result. Due to staff changes and the resulting limited staff resources in 2014, higher priority projects, such as the Housing Element update, prevented the annual progress report from being completed in 2014.
Program HE.1.2: The Planning Department will continue to perform periodic reviews of its permit procedures in an effort to minimize the cost of and time of processing permits.	Ensure the availability of a variety of housing types for all income levels throughout the County.	Annually	Because there was been so little development activity in the County over the past year, all projects received "priority" service. However, the County recognizes that staffing levels in 2014 were not as effective as the County administration would like. As a result, new staff has been hired and a keen focus been placed on customer service. In addition, the County's recent fee study assessed all planning fees and determined that they do not create unreasonable barriers to development.
Program HE.1.3: The Planning Department will continue to update its website as appropriate to include information on affordable housing and available housing programs.	Ensure the availability of a variety of housing types for all income levels throughout the County.	Ongoing	In 2014, the County undertook a major update to its website in order to make information more accessible for the public. As part of this effort, information on existing housing programs and affordable housing is being assembled for publication on the website.

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

Jurisdiction County of Siskiyou
Reporting Period 1/1/2014 - 12/31/2014

<p>Program HE.1.4: Upon submittal of residential development plans, the County will encourage and support those plans which include lower income housing in areas appropriate to the needs and desires of the population it would house, and at the same time be convenient to public services. "Encourage and support" as used herein means:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Give priority to processing of affordable housing projects, taking them out of submittal sequence if necessary to receive an early hearing date; <input type="checkbox"/> Allow phasing of infrastructure whenever possible at time of project review; and <input type="checkbox"/> Any other action on the part of the County which will help to keep development costs to a minimum. <input type="checkbox"/> Provide density bonus or other concessions in accordance with Government Code 65915. 	<p>Ensure the availability of a variety of housing types for all income levels throughout the County.</p>	<p>Ongoing</p>	<p>The County supports the development of affordable housing projects, however, since the Housing Element update in 2014 there have been no housing projects, other than individuals dwellings, proposed.</p>
<p>Program HE.1.5: Periodically, as part of the annual Housing Element review, planning staff will review the County's vacant land inventory with the objective of ensuring that the County can accommodate a variety of housing types. If a deficiency is found, steps shall be taken to change the General Plan and zoning as needed to increase the amount of available land. Have the inventory available to the public, especially the development community for their information and use.</p>	<p>Ensure the availability of a variety of housing types for all income levels throughout the County.</p>	<p>Annually</p>	<p>The Planning Division recently reviewed the vacant land inventory and determined that there is sufficient vacant land to accommodate the County's regional housing needs for the current planning period and beyond. Further, there has been so little residential development and so few demographic changes in the County over the prior planning period that no amendments to the General Plan or zoning were needed to address a potential shortage of available vacant land.</p>
<p>Program HE.1.6: The County will review potential funding sources (e.g., CDBG and HOME) that can be used in support of affordable housing and submit funding applications as appropriate.</p>	<p>Ensure the availability of a variety of housing types for all income levels throughout the County.</p>	<p>At least annually as funds become available</p>	<p>The County continues to review potential funding opportunities as they become available and continues to support affordable housing opportunities as they arise; however, the County did not obtain any new grants for affordable housing in 2014 because HCD implemented new guidelines that prevent the award of additional funding while existing grants remain unspent.</p>
<p>Program HE.1.7: The Building Department shall not impose requirements for construction other than those mandated by state law or those necessary to maintain the health and safety of citizens.</p>	<p>Ensure the availability of a variety of housing types for all income levels throughout the County.</p>	<p>Ongoing</p>	<p>In 2014 the Building Department worked proactively with applicants in the processing of building permits in the most productive manner possible. In addition, County Codes are designed to mirror the minimum state requirements and to not impose additional regulations other than to ensure units are designed to accommodate our regions snow load.</p>
<p>Program HE.1.8: In addition to grant funding opportunities, the County will explore with the Karuk Tribe, and other potential funding sources, sources of funds that may be available to help fund the development of special needs housing.</p>	<p>Ensure the availability of a variety of housing types for all income levels throughout the County.</p>	<p>Ongoing</p>	<p>No new funding sources were identified during the prior calendar year, however, the County continues to explore funding opportunities as they arise.</p>

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<p>Program HE.2.1: The County shall conduct an annual review of the types of dwelling units under construction or expected to be constructed during the following year, including second dwelling units, based on development proposals approved or under review by the County. This analysis will be compared to the County's remaining share of Regional Housing Needs to determine if any changes in land use policy are warranted.</p>	<p>Provide adequate sites and services to accommodate the County's share of Regional Housing Needs.</p>	<p>Annually</p>	<p>No changes in land use policy were determined necessary in 2014 to accommodate the County's share of regional housing needs.</p>
<p>Program HE.2.2: The County and LAFCO shall continue to work with community service districts and cities in the County to provide water and sewer service connections in order to facilitate residential development.</p>	<p>Provide adequate sites and services to accommodate the County's share of Regional Housing Needs.</p>	<p>Ongoing</p>	<p>The County and Siskiyou LAFCo remain supportive of community service districts and cities in their efforts to provide water and sewer service and facilitate residential development. In 2014, LAFCo administratively approved two out of area service agreements, one of which was necessary for residential development.</p>
<p>Program HE.2.3: The County shall continue to encourage and support special districts and nonprofit organizations in their applications for state and federal funding necessary to expand and improve sewer and water service in the County where such improvements further the objectives of the Housing Element and are consistent with the remainder of the General Plan (e.g., the Land Use Element).</p>	<p>Provide adequate sites and services to accommodate the County's share of Regional Housing Needs.</p>	<p>At least annually as funds become available</p>	<p>In 2014, the County was actively involved in the acquisition and processing of funding necessary to provide potable water to the City of Montague. Further, in 2014, the County applied for and was awarded a planning grant to assist small community water and wastewater service providers with technical assistance in order to ready the service providers for future funding opportunities necessary to improve their systems.</p>
<p>Program HE.2.4: During the County's annual housing review and in future Housing Element updates, the County shall monitor changing housing demographics to determine if additional focus needs to be made placed on the provision of certain housing types, such as an increase in the demand for senior housing.</p>	<p>Provide adequate sites and services to accommodate the County's share of Regional Housing Needs.</p>	<p>Annually</p>	<p>No significant changes to demographics or housing needs were identified in the County during the Housing Element update in 2014.</p>
<p>Program HE.2.5: Upon adoption, the County will forward the updated Housing Element to each of the community service districts that provide sewer and/or water services so that they are aware of their critical role in meeting the County's share of regional housing needs, as well as inform them of their need to grant priority sewer and water service to housing developments that include units affordable to low-income households consistent with SB 1087.</p>	<p>Provide adequate sites and services to accommodate the County's share of Regional Housing Needs.</p>	<p>Upon adoption of the Housing Element</p>	<p>Each of the community service districts has been provided a copy of the previous Housing Element and made of aware of the need to grant priority service to affordable housing developments.</p>

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<p>Program HE.2.6: The County will actively promote residential development in appropriate commercial zones, particularly on sites in the McCloud and Happy Camp areas. The County will meet with property owners of sites and structures suitable for residential development, and developers interested in developing such property, to discuss opportunities and possible incentives to encourage development, including promoting land divisions or specific plans resulting in parcel sizes that facilitate multifamily development affordable to lower income households (e.g. 20-50 units). Appropriate sites include large vacant parcels suitable for subdivision, underutilized properties, and buildings that may be feasible to convert to residential use.</p>	<p>Provide adequate sites and services to accommodate the County's share of Regional Housing Needs.</p>	<p>Ongoing, 2014-2019</p>	<p>Due to the collapse of the housing market and slow recovery, there were no multifamily housing developments proposed in 2014 and all residential development remained relatively slow.</p>
<p>Program HE.3.1:The County shall continue to support non-profit and for-profit organizations who demonstrate the ability and skill to undertake rehabilitation programs and who apply for state and federal funds for rehabilitation programs.</p>	<p>Encourage the improvement, rehabilitation, and revitalization/reinvestment of the County's existing residential neighborhoods.</p>	<p>Ongoing</p>	<p>The County has been contracting with a local non-profit to administer housing rehabilitation grants. With the current review of the CDBG process, the County is looking to build upon these successes and develop new processes where possible to create more efficient programs to rehabilitate more structures.</p>
<p>Program HE.3.2: The County shall conduct a housing conditions survey to determine housing rehabilitation and replacement needs prior to the next Housing Element update.</p>	<p>Encourage the improvement, rehabilitation, and revitalization/reinvestment of the County's existing residential neighborhoods.</p>	<p>Prior to June 2019</p>	<p>The housing conditions survey will be completed as soon as grant funding is available.</p>
<p>Program HE.4.1: The County shall review development plans to assure consistency with state handicap and accessibility laws and require modifications for accessibility as necessary.</p>	<p>Continue to facilitate the provision of housing suited to persons with special housing needs.</p>	<p>Ongoing</p>	<p>All development plans submitted in 2014 were reviewed by the County Building Division to insure consistency with the Americans with Disabilities Act (ADA) and California Building Code.</p>
<p>Program HE.4.2: The County shall continue to review its Zoning Ordinance and other development procedures to ensure compliance with fair housing laws and ensure that these regulations do not create a hardship for persons with disabilities. The County shall amend its Zoning Ordinance and change its permit processing procedures, as necessary, to facilitate accessibility for disabled persons.</p>	<p>Continue to facilitate the provision of housing suited to persons with special housing needs.</p>	<p>Ongoing</p>	<p>The Zoning Ordinance is reviewed on a regular basis and the County has been unable to identify any potential conflicts with fair housing laws or hardships for persons with disabilities.</p>
<p>Program HE.4.3: The County shall continue to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures as may be necessary to ensure equal access to housing and will adopt formal reasonable accommodation procedures prior to summer 2015. The County will also continue to make information available to the public about reasonable accommodations with respect to zoning, land use, permit processing, fees and/or building codes as applicable.</p>	<p>Continue to facilitate the provision of housing suited to persons with special housing needs.</p>	<p>Prior to July 2015</p>	<p>The County continues to provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures as may be necessary to ensure equal access to housing, however, no accommodations were requested or found to be necessary during the prior planning calendar year.</p>

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<p>Program HE.4.4: The County shall encourage and support non-profit organizations in their applications for state and federal funding necessary to acquire and/or improve housing for developmentally disabled persons.</p>	<p>Continue to facilitate the provision of housing suited to persons with special housing needs.</p>	<p>Ongoing</p>	<p>The County continues to support non-profit organizations in their efforts to provide decent affordable housing for all persons; however, no applications to fund housing opportunities for developmentally disabled persons were submitted in 2014.</p>
<p>Program HE.5.1: The County shall promote the weatherization program operated by Great Northern Corporation and funded by Pacific Power by providing information on currently available weatherization and energy conservation programs to County residents.</p>	<p>Promote sustainable development by encouraging the inclusion of energy conservation features in new and existing housing stock.</p>	<p>Ongoing</p>	<p>Great Northern Corporation and Pacific Power continue to implement home weatherization programs. The County has been supporting this effort through the disbursement of CDBG funds that the County has received.</p>
<p>Program HE.5.2: The County shall 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 sustainable development by encouraging the inclusion of energy conservation features in new and existing housing stock.</p>	<p>Ongoing</p>	<p>The County's Building Department requires a Title 24 Report for all new residential construction. Building officials review these reports and verify compliance in the field.</p>
<p>Program HE.6.1: The County shall direct persons with complaints of housing discrimination to the appropriate state and Federal agencies that handle such complaints. These agencies shall be responsible for resolving complaints. In addition, the County will continue to make fair housing information available to the public on the County's website, at County offices, and at a variety of other locations such as community service providers (e.g., Great Northern Corporation, Lane Street Effort, family resources centers, housing authorities, etc.).</p>	<p>Facilitate the provision of fair housing opportunities for all residents of Siskiyou County.</p>	<p>Ongoing</p>	<p>The County posts fair housing information in County offices and makes flyers readily available to the public, however, the County did not receive any complaints of housing discrimination in 2014.</p>
<p>Program HE.7.1: The County will continue to cooperate with and support the efforts of non-profit organizations and other public and private agencies working to increase the number of Section 8 vouchers in the County and/or working to maintain the affordability of low-income housing.</p>	<p>Ensure that sufficient affordable housing is available to serve lower income households in the County.</p>	<p>Ongoing</p>	<p>Section 8 vouchers in Siskiyou County are now administered by the Shasta County Housing Authority.</p>

