PLACEWORKS

January 25, 2023

Jose Ayala, Housing Policy Specialist
California Department of Housing and Community Development
C/O Land Use and Planning Unit
2020 W. El Camino, Suite 500
Sacramento, CA 95833

Mr. Ayala:

We are pleased to submit the adopted 2022-2030 Butte County Housing Element for the final certification review. This Housing Element describes the County's plan for addressing the housing needs of its residents through June 15, 2030. As stated in your letter dated October 19, 2022, the adopted element will comply with State Housing Element Law when it is adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585.

Please find the adopted element and Board of Supervisors Resolutions 23-011, attached.

Per Government Code Section 65583(a)(3), an electronic copy of the County's sites inventory was submitted to sitesinventory@hcd.ca.gov.

The County is applying for the California Department of Transportation Sustainable Transportation Planning Grant Program which has an application deadline of March 9, 2023. One of the requirements of the grant is a certified Housing Element. In an effort to ensure eligibility for this grant, the County is requesting an expedited review. We appreciate your consideration.

We look forward to hearing from your office. If you have any questions, please do not hesitate to contact me at (916) 607.7281 or cwalsh@placeworks.com.

Sincerely,

PLACEWORKS

Cynthia Walsh

Cynthia Walsh, Senior Associate II

CC:

Paula Daneluk, Director
Dan Breedon, Housing Manager
Mark Michelena, Principal Planner








Butte County
CALIFORNIA

2022-2030 Housing Element

Adopted | January 24, 2023

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Butte County 2022-2030 Housing Element

Adopted | January 24, 2023

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5. HOUSING ELEMENT

I. GOALS, POLICIES AND PROGRAMS

This Policy Document presents the goals, policies, and actions that will guide Butte County's efforts in housing production, rehabilitation, and preservation over the next eight-year Housing Element planning period. This document represents the second of two documents that comprise the Butte County Housing Element. The first document, the Housing Needs Assessment, reviews the County's progress in implementing the 2014 Housing Element, and analyzes the current and projected housing needs of the residents of the Unincorporated Area of Butte County. This Policy Document responds to the findings of the Housing Needs Assessment by providing an updated set of policies and actions that are designed to help the County achieve its stated Housing Element goals.

The goals of the Butte County Housing Element update include the following:

- Goal H-1: Provide for the County's regional share of new housing for all income groups and future residents as identified in the Housing Needs Assessment.
- Goal H-2: Encourage the provision of affordable housing in the Unincorporated Area.
- Goal H-3: Partner with property owners to preserve and rehabilitate the existing supply of housing.
- Goal H-4: Collaborate with existing service providers to meet the special housing needs of homeless persons, elderly, large families, disabled persons, and farmworkers.
- Goal H-5: Facilitate rebuilding of communities impacted by wildfires.
- Goal H-6: Ensure equal housing opportunity.
- Goal H-7: Promote energy conservation.

A. Goals, Policies, Actions, and Objectives

Goal H-1 **Provide for the County's regional share of new housing for all income groups and future residents as identified in the Housing Needs Assessment.**

Policies

H-P1.1 Evaluate the impact on the County's regional share of housing when considering General Plan Amendments.

H-P1.2 Focus new development in the unincorporated areas of the spheres of influence of the cities and rebuild development in the sphere of influence of the Town of Paradise to accommodate the County's housing allocation.

H-P1.3 Work to transfer portions of the County's Regional Housing Needs Allocations to incorporated municipalities in conjunction with annexations and when incorporated towns and cities have greater capacity to provide urban services needed by housing.

H-P1.4 Maintain an adequate number and variety of sites to meet the County's Regional Housing Needs Allocation, including sites to meet the rebuild allocation in disaster-impacted communities.

H-P1.5 Promote infill development on appropriate sites in existing neighborhoods and reuse underutilized parcels throughout the Unincorporated Area.

H-P1.6 Ensure that local land use policies updated as part of Butte County General Plan 2040, and any corresponding changes in zoning, are consistent with accommodating the County's regional share of housing for all income groups.

Actions

H-A1.1 **Provide Adequate Sites for Housing by Expanding Infrastructure:** *(Modified from previous Program H-A1.1)* The County shall work with the incorporated municipalities and utility service districts to overcome constraints to water and sewer service for housing, prioritizing improvements for lower-income housing and in low-resource areas to further place-based revitalization efforts, and expand the supply of developable land, particularly for multifamily housing projects within each city's sphere of influence. The County will:

a. Apply for available state and federal funding for water, sewer, and storm drainage improvements.

b. Seek financial assistance of developers in preparing community plans or specific plans that can address public service and facilities for new developments.

c. Coordinate every two years with special districts to assess infrastructure and service needs, establish appropriate financing arrangements to charge reasonable fees on new development to pay for the expansion of water and sewer services within their spheres of influence, and discuss and assist in implementation of necessary expansions.

d. Provide technical assistance to developers interested in establishing community facilities and community service districts to finance needed infrastructure and services where these are financially feasible, including infrastructure expansions to serve residential units in the North Chico and Rio d'Oro specific plans.

e. Work with the Town of Paradise to evaluate the environmental impact of extending sewer service beyond the existing Town boundary.

f. Identify appropriate areas within existing undeveloped, residentially focused specific plans, as well as future specific plans identified under the Butte County General Plan 2030 process, which have not yet been approved.

g. Provide a copy of the adopted Housing Element to all area water and sewer providers serving the unincorporated communities within one month of adoption, in accordance with Government Code Section 65589.7. The bill requires the providers to give priority to proposed housing projects that will include units affordable to lower-income households when capacity is limited.

h. Work with Lake Oroville Area Public Utility District (LOAPUD) identify funding opportunities to design the Las Plumas Area Gravity Sewer Interceptor to provide service to approximately 1,440 new equivalent dwelling units, including new residential units in the Rio d'Oro Specific Plan.

Responsibility: Administrative Office
Funding: Local Early Action Planning (LEAP) Grant funding, Community Development Block Grant Program (CDBG), US Department of Agriculture (USDA) Rural Development, state Clean Water grants or loans, developer fees
Time Frame: Coordinate with service providers every two years and identify infrastructure constraints by July 2023; conduct infrastructure improvements dependent on grant funding availability. Apply annually for Notices of Funding Availability (NOFAs).

H-A1.2 **Development of Sites for Multifamily Housing:** *(Modified from previous Program H-A1.2)* The County shall provide developers with information about suitable sites for small-scale multifamily projects in unincorporated communities that are closest to employment, transit, and services. The information will be disseminated biannually

by the Department of Development Services to developers. In addition, the County shall offer density bonuses, assist interested developers in acquiring surplus government land suitable for multifamily development, and expedite permit processing for housing units affordable to lower-income households. The level of project assistance shall be commensurate with the amount of affordable housing provided as well as the level of affordability. The County shall meet with interested developers on a case-by-case basis to discuss project possibilities, with priority given to developers of projects that would include units affordable to extremely low-income households, accessible ground-level units, and/or provide affordable studio and/or one-bedroom units.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Time Frame: Provide information biannually.
Quantified Objective: 25 lower-income units, 25 units within close proximity to services and other resources in high opportunity areas

H-A1.3 **Negotiate Transfer of a Portion of the County's Regional Housing Need Allocation in Conjunction with Annexations:** *(Modified from previous Program H-A1.3)* If, during the planning cycle, towns or cities plan to annex residential sites that would accommodate a portion of the County's current Regional Housing Needs Allocation (RHNA), the County will work with the affected towns or cities, Local Agency Formation Commission (LAFCo), and Butte County Association of Governments (BCAG) to transfer an appropriate portion of the County's RHNA to the City, in compliance with Government Code Section 65584.07. Further, during the next regional housing needs determination process, the County shall continue to reach agreements with the incorporated areas that can provide urban services, including transferring a portion of the County's share of the RHNA within existing spheres of influence. In this way, the numbers of housing units assigned to Butte County will be reduced, with the difference being accommodated within the towns or cities.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Time Frame: In conjunction with annexation proceedings and during the next regional housing needs determination process

H-A1.4 **Large-Lot Development and Subdivision:** *(Modified from previous Program H-A1.6)* To facilitate the development of large lots for affordable housing and provide for development phasing for development of 50 to 150 units, the County will give high priority to processing housing developments that include housing for all income levels on lots larger than 10 acres and provide incentives on a case-by-case basis for

development of high-density residential on large sites. The County will adopt regulations for development of high-density residential on large sites (such as the North Chico Specific Plan) that will reduce minimum building placement standards to enhance design flexibility and create a more pedestrian-oriented environment. On large sites annexed into incorporated municipalities, the County will work with the jurisdiction prior to annexation to establish development standards, such as is occurring for the North Chico Specific Plan, to ensure future development achieves intended goals.

Further, the County will provide technical assistance and incentives to subdivide parcels in the housing sites inventory larger than 10 acres for projects including affordable housing. The County will offer expedited review for the subdivision of larger sites into buildable lots as long as the development is consistent with County land use and environmental regulations, and priority processing for subdivision maps including affordable housing.

To ensure the program is successful, the County will reach out to developers annually, and as projects are processed, of affordable housing and incorporate necessary strategies such as ministerial lot splits or other incentives.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Time Frame: Ongoing, as projects are processed through the Department of Development Services and incentives will be adopted within one year of adoption of the Housing Element. Annually meet with developers and incorporate and revise strategies at least every two years.
Quantified Objective: 485 lower-income units in an area of concentrated poverty to reduce displacement risk and 416 in a high resource and affluence area to promote housing mobility opportunities.

Goal H-2 Encourage the provision of affordable housing in the Unincorporated Area.

Policies

H-P2.1 Support the development of affordable housing in locations with adequate services and transportation accessibility.

H-P2.2 Work with other public agencies, developers, the incorporated municipalities, and nonprofit housing corporations to make use of state and federal programs for lower- and moderate-income housing, with priority for projects that will include units

affordable to extremely low-income households and/or provide affordable studio or one-bedroom units.

H-P2.3 Consistent with state law, provide density bonuses to homebuilders proposing to include a minimum specified percentage of lower- and moderate-income dwelling units within residential developments.

H-P2.4 Ensure that developers and county residents are made aware of key housing programs and development opportunities, and offer County assistance as deemed appropriate for affordable projects.

H-P2.5 Work with employers and housing partners to encourage the production of housing units on either employer-owned sites or other areas adjacent to their job sites.

H-P2.6 Provide technical assistance to agencies and organizations that are involved in the development and construction of housing and/or provide support services.

H-P2.7 Encourage self-help housing as an appropriate means of providing affordable ownership housing.

Actions

H-A2.1 **Development Streamlining:** *(New)* The County will establish a written policy or procedure and other guidance as appropriate to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under California Government Code Section 65913.4. The County will also continue to improve planning permit processing procedures by improving information retrieval capabilities of counter and project staff, continuing pre-application meetings, applying mandatory time frames for application review, and providing updated written materials, such as checklists and application forms with fee and standards guidelines to developers.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Timeframe: Establish a SB 35 process by December 2023, implement as projects are submitted to the Department of Development Services
Quantified Objective: 20 lower-income units

H-A2.2 **Specific Plans and Large-Scale Residential Developments:** *(Modified from previous Program H-A2.1)* Specific Plans and other large-scale developments can include a range of residential densities and housing types, and therefore have the potential to include affordable housing. Although the County cannot initiate development proposals for large-scale development, through the development agreement process, the County will meet with developers and seek commitments that a percentage of dwelling units be affordable to lower-income households.

Responsibility: Administrative Office, Department of Development Services
Funding: Regional Early Action Planning (REAP) Grant funding, Specific and Master Plans (paid for by developers), Administrative Overhead
Time Frame: Ongoing, annually meet with developers and as development proposals for specific plans and other large-scale development come forward
Quantified Objective: 1,071 lower-income units through the North Chico and Rio d'Oro specific plans

H-A2.3 **Pursue Funding Under State and Federal Programs:** *(Previous Program H-A2.2 continued)* There are several state and federal programs that provide low-cost financing or subsidies for the production and rehabilitation of low- and moderate-income housing. Butte County will pursue available funding under those state and federal programs that require its direct participation, such as CDBG and HOME Investment Partnerships Program (HOME) funds.

Responsibility: Administrative Office
Funding: Administrative Overhead; HOME and other HUD, HCD, and state grants as they become available
Time Frame: Annually apply for CDBG and HOME grants
Quantified Objective: 250 extremely low-income units, 250 very low-income units, and 500 low-income units; 40 percent of these in high opportunity areas, 30 percent in areas of concentrated poverty or low resource.

H-A2.4 **Identify Surplus Government Land for Affordable Housing:** *(Previous Program H-A2.3 continued)* The County's Administrative Office shall provide records on surplus government property to the Department of Development Services. From these records, the Department of Development Services will select suitable housing sites and advertise their availability for low-income housing via a developer Request for Proposals (RFP) process, with preference given for developers who commit to provide units affordable to very low- and extremely low-income households and/or that address identified special needs, such as young adults transitioning from foster care to living independently, seniors, or persons with disabilities.

Responsibility: Administrative Office, Department of Development Services
Funding: Administrative Overhead
Time Frame: Compile list of sites by September 2023, issue RFPs by March 2024, re-issuing annually as needed

H-A2.5 **Work with Incorporated Municipalities**: *(Previous Program H-A2.4 continued)* Thus far, all subsidized housing projects have been built in the incorporated areas of the county where there is easy access to sewer lines as well as services. County staff will work with Chico, Oroville, and Paradise staff to increase the supply of affordable housing in their spheres of influence, including Thermalito and South Oroville, as infrastructure and services are limited in unincorporated areas outside of spheres of influence. The municipalities and County will jointly pursue state or federal funds to subsidize housing in these areas. By working with these municipalities and the Housing Authority of the County of Butte, the County will be able to expand its affordable housing activities, for example, by developing a joint down payment assistance program.

Responsibility: Administrative Office
Funding: Administrative Overhead
Time Frame: Butte County will set up an annual meeting to discuss potential projects, including the North Chico Specific Plan and Rio d'Oro Specific Plan, with the Housing Authority and the cities of Oroville and Chico beginning in 2023. The County will meet with the Town of Paradise beginning in 2023 to discuss rebuild potential.
Quantified Objective: 416 lower-income units within the Chico sphere of influence and 655 lower-income units within the Oroville sphere of influence.

H-A2.6 **Support Affordable Housing Development:** *(New)* The County shall work with housing developers to expand opportunities for affordable lower-income and workforce housing by creating partnerships, providing incentives, and pursuing funding opportunities, with a particular emphasis on developing affordable housing in high resource areas to promote mobility between low and high resource areas, and in affordable rental options in disaster-impacted communities to replace units lost. Specifically, the County shall:

- Provide technical assistance with site identification, site acquisition, and permit processing procedures.
- Promote the use of the density bonus ordinance, application processing fee waivers, impact fee waivers, and fee deferrals to encourage affordable housing, with an emphasis on encouraging affordable housing in high resource areas.

- Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development and process fee deferrals related to the subdivision for projects affordable to lower-income households.
- Partner with nonprofit and for-profit affordable housing developers and self-help housing providers to provide technical assistance and support their financing applications for state and federal grant programs, tax-exempt bonds (e.g., Mortgage Revenue Bonds), and other programs that become available.
- Encourage construction of larger housing units with three or more bedrooms, particularly in communities with the highest rates of overcrowding (i.e., Thermalito).
- Develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities within the county, provide information on this program to realtors and housing providers.
- Annually review and revise fees as necessary to ensure they do not constrain development.

Responsibility: Department of Development Services
Funding: Administrative Overhead, California Housing Finance Agency (CHFA), HOME funds, CDBG funds, Technical Assistance grants
Timeframe: Meet with developers annually, apply for funding annually as available.*Quantified Objective:* 100 moderate-income, 100 low-income, 100 very low-income, 25 extremely low-income units. Half of these will be in high resource areas to promote access to services and opportunity, the remainder will be in low-resource areas with a shortage of affordable housing and facilitate rebuilding of affordable rental units lost to wildfires.

H-A2.7 **Update Density Bonus:** *(New)* The County will amend Division 13 of the County Code to comply with changes in California's density bonus law (California Government Code Section 65915, as revised) and will promote the use of density bonuses for lower-income units by providing information through a brochure in County buildings and on the County's website.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Timeframe: Amend Division 13 by June 2023
Quantified Objective: 30 lower-income units

H-A2.8 **Accessory Dwelling Units:** *(New)* The County shall promote accessory dwelling units as an affordable housing option and an economic mobility opportunity in Butte County through the following actions

- Continue to implement streamlined permit processing for ADUs.
- Seek funding to establish an ADU incentive program that offers homeowners financial assistance for constructing ADUs and placing a deed restriction on the unit for 20 years.
- Provide guidance and educational materials for building ADUs on the County's website and hold at least two public meetings to present the permitting procedures and construction resources, as well as educate the community on ADUs and to increase housing access and affordability. Additionally, the County shall present homeowner associations with the community and neighborhood benefits of accessory dwelling units, inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to State law, and ask homeowner associations to encourage such uses.
- Develop and implement a monitoring program. The program will track ADU approvals and affordability. The County will use this monitoring program to track progress in ADU development and adjust or expand the focus of its education and outreach efforts through the 2022 – 2030 planning period. The County will evaluate ADU production and affordability two years into the planning period (2024) and if it is determined these units are not meeting the lower-income housing need, the County shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA by 2025. If additional sites must be rezoned, they will be consistent with Government Code Sections 65583(f) and 65583.2(h).

Responsibility: Department of Development Services
Funding: Administrative Overhead
Timeframe: Post guidance on the County's website by the end of 2023. Evaluate effectiveness of ADU approvals and affordability by 2024, rezone, if necessary, by 2025, and continue to monitor every two years. Apply for funding in 2023 and biannually thereafter.
Quantified Objective: 21 lower-income accessory dwelling units (ADUs), 36 moderate-income ADUs, and 15 above moderate-income ADUs; promote construction of lower-income units in high resource areas

H-A2.9 **First-Time Homebuyer and Mortgage Credit Certificate (MCC) Programs:** *(New)* Continue to participate in the Golden State Finance Authority's Homebuyer Assistance programs, including first-time homebuyer and Mortgage Credit Certificate (MCC) programs, to provide financial assistance to eligible first-time low-income and moderate-income homebuyers. To reduce displacement risk of prospective homebuyers being priced out of the community, the County will promote the availability of these programs in areas with concentrations of renters, particularly low-income renters, through providing information materials at public buildings and locations and will maintain information on the programs on the County's website.

Responsibility: Administrative Office
Funding: Administrative Overhead, Golden State Finance Authority
Timeframe: Develop informational materials to distribute by May 2023
Quantified Objective: Connect 30 eligible residents with assistance programs to reduce displacement and assist in housing mobility for eligible households

H-A2.10 **Mobile Home Monitoring Program.** *(New)* The County will develop and implement a monitoring program. The program will track mobile homes and manufactured homes approvals and affordability. The County will use this monitoring program to track progress in development. The County will evaluate the production and affordability of mobile homes and manufactured homes two years into the planning period (2024) and if it is determined these units are not meeting the lower-income housing need, the County shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA. If additional sites must be rezoned, they will be consistent with Government Code Sections 65583(f) and 65583.2(h).

Responsibility: Department of Development Services
Funding: Administrative Overhead
Timeframe: Evaluate affordability and approvals by 2024, rezone if necessary.
Quantified Objective: 50 above moderate-income units, 100 moderate income units, 100 lower income units. Of these, 25 lower income units in areas of high opportunity, and 25 moderate income units in areas of high opportunity.

H-A2.11 **Use of Previous Cycle Sites.** *(New)* Pursuant to Government Code Section 65583.2(c), any non-vacant sites identified in the prior fifth Cycle or vacant sites identified two or more consecutive planning periods, shall be provided by-right development when at least 20 percent of the units in the proposed development are affordable to lower-income households.

Responsibility: Department of Development Services

Funding: Administrative Overhead
Timeframe: Upon adoption of the Housing Element.

Goal H-3 **Partner with property owners to preserve and rehabilitate the existing supply of housing.**

Policies

H-P3.1 Inspect residential buildings and identify code violations.

H-P3.2 Continue to apply, when feasible, for state and federal assistance for housing rehabilitation for low-income households. Require that rental housing that is repaired with government assistance remain affordable to low-income households for a specified period of time.

H-P3.3 Require the abatement or demolition of substandard housing that is not economically feasible to repair.

H-P3.4 Seek the private rehabilitation of substandard dwelling units (as identified through code enforcement) and provide financial assistance, when available, to owners of dwelling units occupied by low-income households. In applying this policy, the County shall seek to avoid the displacement of low-income households.

Actions

H-A3.1 **Code Enforcement and Abatement:** *(Modified from previous Program H-A3.1)* Continue to enforce the Nuisance Abatement Ordinance that authorizes the County to initiate appropriate action against owners of properties with public nuisances, including existing code deficiencies, addressing substandard housing conditions, and the case-by-case removal of dilapidated dwellings. The intent of this program is to eliminate substandard conditions and address areas of concentrated rehabilitation need to reduce displacement risk for occupants. The County will provide brochures in both English and Spanish on the County's website regarding the code enforcement process and available resources to assist with rehabilitation. The County will determine areas in need of prioritized rehabilitation assistance through a housing conditions survey (Program H-A3.2).

Responsibility: Department of Development Services
Funding: General Fund
Time Frame: Make brochures available by July 2023, implement code enforcement process on a proactive basis.

Quantified Objective: Reduce displacement risk and encourage place-based revitalization by facilitating rehabilitation of 25 units by connecting owners with available assistance programs, annually promote available assistance programs in areas of concentrated lower-income households.

H-A3.2 **Rehabilitation of Substandard Dwelling Units:** *(Modified from previous Program H-A3.2)* The County will continue the Housing Rehabilitation Loan Program which provides low to no interest loans to help low- and moderate- income eligible homeowners fix and repair their homes in order to have a safe and healthy place to live. The County will also seek additional funding through the CalHome Program and the CDBG Program to provide weatherization and rehabilitation services for extremely low-, very low-, and low-income households and for single-family, multifamily, and mobile home units. Funding for the Housing Rehabilitation Loan Program and weatherization services will be available to both owner-occupied units and owners of renter-occupied units and marketed through multilingual outreach materials to educate and inform all residents on the available rehabilitation programs and resources. When funding allows, the County will also provide relocation assistance for occupants displaced due to rehabilitation work.

To further the effectiveness of this program, the County will conduct a survey of housing conditions in areas of concentrated poverty and renter-occupied households, such as in Thermalito, to determine the rehabilitation needs by June 2024. Based on the results of this survey, the County will prioritize marketing of rehabilitation assistance programs in areas of the greatest need and will mail information to property owners of units in need of repair.

Responsibility: Department of Development Services, Department of Employment and Social Services, Housing and Homeless Services
Funding: CDBG, HOME, and additional public funds
Time Frame: Annually apply for funds to support existing rehabilitation efforts, conduct housing conditions survey by June 2024.
Quantified Objective: Support place-based revitalization and reduce displacement risk for 80 lower-income households,45 of which in areas of concentrated poverty and reported substandard housing conditions, such as the Thermalito and Palermo areas

H-A3.3 **At-Risk Properties:** *(New)* The County will update its list of subsidized rental properties on an annual basis and identify units at risk of converting to market rate. For complexes or units at risk of converting to market rate, the County shall:

- Contact the owner(s) of any identified at-risk units within one year of affordability expiration to discuss the desire to preserve complexes as affordable.

- Reach out to owner(s) to determine their intent to maintain the affordability of the units' interest in selling the property. In addition, the County will coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.
- Reach out to agencies interested in purchasing and/or managing at-risk units.
- Work with property owners to apply for federal, state, and local subsidies to ensure the continued affordability of at-risk units and maintain a list of non-profit organizations that may be interested in the acquisition/rehabilitation of at-risk units.
- Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

Responsibility: Department of Employment and Social Services
Funding: Administrative Overhead
Timeframe: Annually monitor and apply for funding as NOFAs are released

Goal H-4 **Collaborate with existing service providers to meet the special housing needs of homeless persons, elderly, large families, disabled persons, and farmworkers.**

Policies

H-P4.1 Provide referrals for housing and services to homeless persons.

H-P4.2 Partner with service providers to accommodate the needs of the homeless population in the Unincorporated Area.

H-P4.3 Encourage transitional housing as a bridge between homeless facilities and independent living.

H-P4.4 Continue to facilitate efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers.

H-P4.5 Support appropriate amounts of farmworker and farm family housing in agriculturally zoned areas where it promotes efficiency in the farming operation and has a minimal impact on productive farmland.

H-P4.6 Promote increased housing opportunities for the elderly, large families, young adults exiting the foster care system, and disabled persons.

H-P4.7 Encourage alternative living arrangements for seniors, including market-rate retirement communities and affordable rental housing.

H-P4.8 Encourage developers of rental units to build units for large families, and studio and one-bedroom units to facilitate independent living for persons with mental illness.

H-P4.9 Provide reasonable accommodation for individuals with disabilities to ensure equal access to housing.

Actions

H-A4.1 **Development Standards for Special-Needs Housing:** *(New)* The County will remove barriers to housing for special-needs groups by amending the Zoning Ordinance to address the following:

- **Transitional and Supportive Housing Units:** Allow transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone and to allow supportive housing as a permitted use without discretionary review in zones where multifamily and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses, in compliance with California Government Code Section 65583(c)(3).
- **Residential Care Facilities.** Allow residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone in accordance with the State's definition of family in all residential zones.
- **Low-Barrier Navigation Centers.** Allow low-barrier navigation centers by-right in zones that allow for mixed-use and non-residential zones permitting multifamily uses, in compliance with Government Code Section 65662.
- **Employee and Farmworker Housing.** Treat employee and farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses, and employee/farm labor housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).

Responsibility: Department of Development Services
Funding: Administrative Overhead
Time Frame: By June 2023
Quantified Objectives: 4 residential care facility units within close proximity to services and other resources in high opportunity areas

H-A4.2 **County Housing Coordination:** *(Previous Program H-A4.1 continued)* The County shall encourage staff in various County departments and outside agencies and organizations to coordinate housing activities by establishing regular collaborative meetings twice per year. Coordination meetings will include staff from the Department of Behavioral Health, the Community Action Agency of Butte County, and the Housing Authority of the County of Butte, among others, to operate Butte County's housing programs. As part of these meetings, the County will continue to work with the Housing Authority and other partners to apply for funding to support construction of public housing, such as the Creekside Place Apartments, Prospect View Apartments, and Oleander Community Housing Apartments, all currently in progress. The County Administrative Office will be charged with gaining an understanding of all of the housing assistance programs to assist special populations, develop a list or brochure, and have that info available on the County's website.

Responsibility: Administrative Office, Department of Behavioral Health
Funding: Administrative Overhead, No Place Like Home Grant funding
Time Frame: Ongoing, hold collaboration meetings twice per year beginning in 2023; develop a list or brochure, and make available on the County's website by June 2023. The Department of Behavioral Health will continue to support developers with funding applications to construct public housing.

H-A4.3 **Funding Program for Accessibility Improvements:** *(Modified from previous Program H-A4.3)* The County shall pursue funding to make accessibility improvements to rental units to be occupied by seniors and persons with disabilities. The intent of this will be to increase the supply of accessible units, thus facilitating housing mobility for persons with disabilities.

Responsibility: Administrative Office
Funding: CDBG and other state and federal funds
Time Frame: Annually apply for funding as NOFAs are released.
Quantified Objective: As funding is available, make accessibility improvements to 10 rental units annually

H-A4.4 **Homeless Task Force:** *(Modified from previous Program H-A4.3)* The County shall increase involvement in the Greater Chico Homeless Task Force to address the needs of the homeless in Butte County and collaborate in providing financial resources to local agencies serving homeless persons. The County will coordinate with service providers to expand availability of services in the Unincorporated Area through a variety of strategies that may include mobile resources in communities with the highest rates of poverty and overpayment, informational materials, and construction of new physical locations for services in or near Magalia and other fire-impacted communities.

Further, the County will continue to work with developers of Everhart Village to provide 20 individual tiny homes with community supportive services for persons experiencing or at risk of homelessness and will continue to work with the City of Chico for the addition of 177 pallet shelters to serve homeless residents in Butte County and Chico. Additionally, the County will support developers interested in reusing vacant structures for emergency shelters, where appropriate, by providing assistance with identifying available structures as needed.

Responsibility: Department of Behavioral Health, and Department of Social Services
Funding: Administrative Overhead; annual funding for the Homeless Task Force's Emergency Housing Assistance Program (EHAP)
Time Frame: Continue annual funding for the Homeless Task Force
Quantified Objective: Provide services for at least 200 homeless individuals through Everhart Village and pallet shelters, as well as through additional needs identifies as part of the County's involvement in the Greater Chico Homeless Task Force

H-A4.5 **Homeless Services:** *(Modified from previous Program H-A4.4)* The County shall take the following steps to assess need for homeless services and improve access to services:

- The Butte County Office of Education and Butte County Behavioral Health and the Butte County Department of Employment and Social Services shall continue to participate in the annual Butte County Continuum of Care Point in Time Homeless County Report.
- Amend the Zoning Ordinance to allow sufficient parking to accommodate all staff working in emergency shelters, in compliance with Government Code Section 65583(a)(4)(A)(ii).

Responsibility: Office of Education and Behavioral Health, Department of Development Services, Department of Employment and Social Services
Funding: Administrative Overhead
Time Frame: Conduct point-in-time count annually, beginning in January 2023; amend the zoning ordinance by June 2023.

H-A4.6 **Support Funding for Farmworker Housing:** *(Previous Program H-A4.5 continued)* The County shall continue to provide technical support and offer incentives to developers who wish to complete applications for funding for farmworker housing, including the Housing and Community Development Department's Joe Serna Jr. Farmworker Housing Grant Program. Incentives may include expedited permit processing, plan checking, and inspections. County staff will continue to coordinate with interested developers on a project-by-project basis to streamline the permitting

process and reduce barriers to development. The County will also annually reach out to developers to provide information on available funding opportunities and information on sites suitable for farmworker housing.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Time Frame: County staff will meet with farmworker housing developers and advocates on a biannual basis to discuss their needs and offer assistance in the form of letters of recommendation for grant applications, assistance with site identification and grant opportunities, and discuss incentives for constructing farmworker housing.
Quantified Objective: 40 lower-income units in areas of concentrated need for farmworkers, including near the City of Gridley

H-A4.7 **Rehabilitation of Existing Farmworker Housing:** *(Modified from previous Program H-A4.6)* The County will continue to support the efforts of the Housing Authority of the County of Butte to rehabilitate any existing farm worker housing facilities, including providing expedited permit processing, plan checking, and inspections. The County will also assist the Housing Authority in the event that it requires County assistance in pursuing grant funding or other financial assistance. To further promote affordable development, the County will increase the allowable density on this parcel to at least 20 dwelling units per acre, in line with development intentions of the Housing Authority.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Time Frame: Ongoing assistance as requested by Housing Authority. The County can offer assistance in the form of letters of recommendation for grant applications for funding on an annual basis. Increase the allowable density on the parcel by June 2025.
Quantified Objective: Rehabilitation of 130 farmworker units to reduce displacement risk and facilitate place-based revitalization

H-A4.8 **Farmworker Preference in New Affordable Housing:** *(Program H-A4.7 continued)* For new affordable housing projects developed with County assistance, incentives, and/or subject to County requirements, the County will require that the developer give qualified farmworker households a preference for 15 percent of the new units. Should demand from farmworker households be insufficient to fill the set-aside units, then the units will be made available to other qualified households. The County will annually reach out to affordable housing developers to gather interest and input on how to best implement this program and will provide information on available funding.

Responsibility: Department of Development Services
Funding: Administrative Overhead, CDBG, HOME, USDA Rural Development, development agreements for major projects
Time Frame: Ongoing, as projects are processed through the Planning Division and Department of Development Services; annually reach out to developers and determine next steps within 6 months.
Quantified Objective: 100 lower-income units for farmworkers, or other qualified households, to reduce displacement risk

H-A4.9 **Extremely Low-Income Households:** *(Modified from previous Program H-A4.8)* The County will encourage the development of housing for extremely low-income households through a variety of activities, such as coordinating with potential housing developers every 12 to 18 months, providing financial assistance (when feasible) or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, considering local funding, and/or offering additional incentives beyond the density bonus.

Responsibility: Department of Development Services
Funding: Administrative Overhead, CDBG, HOME, USDA Rural Development
Time Frame: Ongoing; at least annually monitor NOFAs and identify opportunities to apply to at least every other year, as projects are processed through the Planning Division and Department of Development Services, and annual outreach with local developers
Quantified Objective: Support the development of at least 136 extremely low-income units

H-A4.10 **Persons with Disabilities:** *(Modified from previous Program H-A4.9)* To ensure that persons with disabilities, including developmental disabilities, have increased access/placement in residential units, the County will do the following:

- Meet with the Far Northern Regional Center by March 2023 to implement an outreach program that informs families within the county of housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the County's website, and providing housing-related training for individuals/families through workshops.
- Continue to ensure new developments are compliant with standards outlined in the Americans with Disabilities Act (ADA) for persons with disabilities.
- Encourage "universal design" features, such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities.
- Encourage multifamily housing developers to designate accessible and/or adaptable units to be affordable to persons with disabilities or persons with special needs, similar to the Walker Commons model in Chico.
- Review and revise the County's findings for approving reasonable accommodation requests, including, but not limited to, potential impact on surrounding uses, physical attributes of the property and structures, and any other findings that may be potential barriers to housing for persons with disabilities.
- Review the County's Zoning Ordinance, revising as necessary, to remove barriers to construction and operation of boarding houses for persons with mental illnesses.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Time Frame: Development of outreach program by December 2023; review and revise the County's findings for reasonable accommodations by June 2024, encourage accessibility elements as projects are proposed and processed.
Quantified Objective: 50 units accessible to persons with disabilities and 30 accessible and supportive units for persons with developmental disabilities or suffering from mental illnesses

Goal H-5 **Facilitate rebuilding of communities impacted by wildfires.**

Policies

H-P5.1 Continue to streamline review and approval of reconstruction of housing in communities impacted by wildfires.

H-P5.2 Identify opportunities for property owners to voluntarily transfer development rights from high and very high fire hazard zones to safer, infill areas in areas with lower fire hazard.

H-P5.3 Streamline permitting process for residential building permits in fire-impacted areas.

Actions

H-A5.1 **Rebuild Assistance:** *(New)* To ensure that housing rebuilt in communities impacted by, and at risk of, wildfires will serve a range of incomes and special-needs groups, the County will complete the following actions:

- Continue the CalHome Disaster Assistance Housing Rehabilitation Loan Program to help facilitate reconstruction and/or rehabilitation of single-family homes owned and occupied by low- and moderate- income households and to provide financial assistance to eligible households in the form of gap financing to complete repair or reconstruction of homes after insurance proceeds or other financing provided for repair or reconstruction have been applied. The County will continue to apply annually as NOFAs are released.
- Continue the federal Community Development Block Grant- Disaster Recovery (CDBG-DR) funding program to finance rental housing. The goal of the CDBG-DR fund is to produce new rental housing units affordable to low- and moderate- income households and provide housing for displaced individuals, and individuals who became homeless, as a result of the Camp Fire. The County will continue to apply annually as NOFAs are released.
- Work with companies exploring 3-D printed homes to pilot these units as an affordable development opportunity and non-wood housing option in high fire hazard areas by 2026, or sooner if technology is available.
- Identify suitable sites for medium-density residential uses in unincorporated communities to facilitate construction of affordable housing and smaller units for seniors and other small households.

- Provide financial assistance to owners of mobile home parks and individual mobile homes destroyed by wildfires to rebuild units of the same type in unincorporated areas.

Responsibility: Department of Development Services
Funding: Administrative Overhead, CDBG, CDBG-DR CalHome Disaster Assistance funding and other state and federal funding
Timeframe: Refer to individual bullets for specific timeframes.
Quantified Objective: 200 lower-income units in fire-impacted communities to support housing mobility

H-A5.2 **Emergency Energy Source Assistance:** *(New)* Several stakeholders and community members identified the cost of generators and other alternative energy sources for emergency situations as a barrier to mobility for lower-income households to live in areas with fire risk. To address this concern, the County will include a page on the County's website with information on Pacific Gas and Electric Company's (PG&E's) Generator and Battery Rebate Program for eligible households. The intent of these programs will be to reduce barriers to housing access for lower-income households. The County will reach target households by posting information on the County website and social media platforms, sending emails with information to County listservs, and publishing information annually, prior to fire seasons, in community newsletters or newspapers.

Responsibility: Administrative Office, Department of Development Services
Funding: Administrative Overhead, grant funding
Timeframe: Update the County's website with PG&E information by February 2023 and apply for funding annually as NOFAs are released.
Quantified Objective: Connect at least 25 lower-income households with financial assistance for emergency energy sources, such as generators, to reduce displacement risk due to power outages.

H-A5.3 **Fire Risk Reduction:** *(New)* To reduce displacement risk due to environmental disasters such as wildfires, the County will maintain information on organizations and programs that are available to landowners to assist in meeting defensible space goals and taking other steps that may decrease flood and fire insurance rates. These programs may include the National Fire Protection Association's Firewise USA program and CalFire's Landowners Assistance and wildfire preparedness informational tools. Provide links to these resources on the County's website. The County will reach households by posting information on the County website and social media platforms, sending emails with information to County listservs, and publishing information annually, prior to fire seasons, in community newsletters or newspapers.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Timeframe: By the end of 2024
Quantified Objective: Connect at least 30 residents with fire risk reduction assistance programs to preserve existing units

Goal H-6 Ensure equal housing opportunity.

Policies

H-P6.1 Continue to promote housing opportunities for all persons regardless of age, race, religion, gender, marital status, national origin, disability, or other barriers that prevent choice in housing.

H-P6.2 Continue to work with other public and local private organizations to provide referral services to individuals with housing discrimination complaints and to remedy instances of housing discrimination.

Actions

H-A6.1 **Improve Low Resource Areas Access to Opportunities:** *(New)* The County shall take the following actions to improve access to opportunity in low resource areas

- Meet with school districts within two years of Housing Element adoption to (1) determine if a rural teacher incentive program is necessary to attract and retain high-quality teachers to poorly ranked schools and (2) what, if any, outside factors impede student performance that can be alleviated, such as stable housing opportunities, childcare opportunities for working parents, and more. If such a need for such a program or specific issues are identified, the County will pursue solutions, which may include:
    - Reviewing the Zoning Ordinance to ensure childcare facilities are permitted in close proximity to schools and employment centers;
    - Meeting with developers to identify sites suitable for housing affordable on a teacher's salary;
    - Facilitating coordination between school districts and transit agencies to increase the availability of bussing and transportation, as needed, for students to/from school, childcare, or athletic events;
    - Developing a program to assist school districts in training classroom aides through the Health and Human Services Agency programs such as CalWorks; and

  - Supporting school applications for grants that may be used for teacher recruitment and retention bonuses, providing classroom materials, and other similar incentives to attract high-quality teachers.

- Promote CalWorks in rural areas of the unincorporated County to improve access to employment training, assistance, and job opportunities. The County will develop strategies to expand the effectiveness of employee training programs for lower-income residents and special-needs groups, particularly in rural areas, which may include:
  - Reviewing the Zoning Ordinance to alleviate constraints on small business establishment so interested residents in rural areas are able to secure home occupation permits;
  - Meet with local employee training programs, such as the Alliance for Workforce Development (AFWD) and The Training Place at Butte College at least once by December 2024 to identify opportunities to provide pop-up events in remote communities to connect residents with resources and training.
- Meet annually with Butte Regional Transit to determine if transit demand is met by existing routes and frequency. If needed, assist in applying for additional funding to expand transit options in the Unincorporated Area to services including employment, medical, and recreational opportunities.
- Review the Zoning Ordinance to identify and remove any barriers to creation of community gardens in all unincorporated communities by June 2023.
- Meet with medical service providers by December 2024 to identify strategies to expand capacity in unincorporated areas through new clinics or popup service events. Support efforts to pursue funding to facilitate expansions.

Responsibility: Department of Development Services, Administrative Office
Funding: Administrative Overhead, grant funding
Time Frame: Refer to each bulleted action for specific timeframes.

H-A6.2 **Housing Choice Vouchers:** *(New)* Continue to administer the Housing Choice Voucher Program (formerly Section 8) through the Housing Authority of the County of Butte. Provide assistance for low-income families that use Housing Choice Vouchers to identify housing opportunities in areas of high opportunity and close proximity to resources to improve opportunities for mobility between low and high resource areas. To increase the availability of rental opportunities for low-income residents, the County will meet with the Housing Authority to identify strategies to incentivize landlords to market their units to voucher holders, promoting the incentives, particularly in high resource areas.

Responsibility: Department of Employment and Social Services
Funding: HUD Housing Choice Voucher Funds, Administrative Overhead
Time Frame: Ongoing, meet with the Housing Authority to identify strategies by September 2023
Quantified Objective: Incentivize housing providers to market 20 new units as available to Housing Choice Voucher holders

H-A6.3 **Fair Housing Outreach and Education:** *(Modified from previous Program H-A5.1)* The County will further fair housing through accessible outreach efforts and community education by:

- By July 2023, provide links to Legal Services of Northern California's (LSNC's) services on the County's website. Refer all fair housing complaints or inquiries received by County staff to LSNC on an ongoing basis.
- Contract LSNC to provide a biannual, by March 2024, training to mortgage lenders, landlords, property managers, and other housing providers on fair housing laws and to distribute information on tenant and landlord rights and responsibilities at County buildings and other public locations.
- Ensure all public outreach materials are accessible for all persons, including translation and dictation, where needed, by June 2023. The County will notice the availability of the draft Housing Element in Hmong with the assistance of the Hmong Community Center or other translation service providers.

Responsibility: Administrative Office
Funding: Administrative Overhead
Time Frame: Refer to individual bullets for specific time frames
Quantified Objective: Assist 10 residents annually through legal services, educate at least 10 housing providers biannually on fair housing laws, and distribute information on available translation services for each public meeting or event.

Goal H-7 Promote energy conservation.

Policies

H-P7.1 Continue to implement state energy-efficiency standards.

H-P7.2 Provide energy conservation assistance to low-income households.

Actions

H-A7.1 **Building Code Standards:** *(Modified from previous Program H-A6.1)* As new uniform codes are adopted every three years by the California Building Standards Commission, the County will review and revise its building code for current compliance and adopt necessary revisions to further local development objectives.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Time Frame: Review and update the County's building codes as new and updated codes are adopted by the State of California

H-A7.2 **Energy Conservation Assistance:** *(Modified from previous Program H-A6.2)* Substantial energy conservation and reduced utility payments can be realized from weatherizing and insulating older dwelling units. Many lower-income households and owners of rental units lack the financial resources, however, to undertake such home improvements. There are several programs that can provide financial assistance to lower-income homeowners and rental unit owners whose tenants are lower-income. The County will promote energy efficiency and financial assistance programs through links on the County's website and informational brochures. In addition, the County shall collect information from program participants on an annual basis regarding the number of households assisted with weatherization assistance.

Additionally, the County has set goals to address and support positive environmental change, including, but not limited to:

- Promote safe and healthy homes by exploring a policy or ordinance establishing multi- unit housing as 100 percent smoke-free spaces.

- Encourage energy-efficient development.

Responsibility: Administrative Office
Funding: Administrative Overhead, CDBG, HOME
Time Frame: Make information available on the County's website and in brochures in public buildings by May 2023 and implement as applications for new construction and rehabilitation are received.
Quantified Objective: Direct 10 lower-income households annually toward programs of other agencies that provide financial assistance to improve the energy efficiency of their dwelling units.

B. Quantified Objectives

Quantified objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. The quantified objectives do not set a ceiling on development; rather, they set a target goal for the County to achieve based on needs, resources, and constraints. Each quantified objective is detailed by income level, as shown in **Table A-1**.

TABLE A-1: QUANTIFIED OBJECTIVES FOR BUTTE COUNTY PROGRAMS, 2022-2030

Action	Extremely Low[1]	Very Low[1]	Low[1]	Moderate[1,2]	Above Moderate[1,2]
RHNA	**136**	**136**	**361**	**998**	**2,157**
New Construction					
Program H-A1.2	5	20	25		
Program H-A1.4[3]	200	350	521		
Program H-A2.1	5	5	10		
Program H-A2.3	250	250	500		
Program H-A2.6	25	100	100	100	
Program H-A2.7	5	10	15		
Program H-A2.8	5	5	11	36	15
Program H-A2.9			15	15	
Program H-A2.10	25	25	50	100	50
Program H-A4.6	10	15	15		
Program H-A4.8	20	40	40		
Program H-A4.9	136				
Program H-A4.10	10	20	20	30	
Program H-A5.1	50	50	100		
Rehabilitation					
Program H-A3.1		5	10	10	
Program H-A3.2	10	35	35		
Program H-A4.7	30	50	50		
Conservation					
Program H-A4.3		16	32	32	
Program H-A4.4	200				
Program H-A5.3	5	5	10	10	
Program H-A6.3		10	10		

Source: Butte County, 2022

Notes:

1. In some cases, quantified objectives overlap and therefore identify multiple strategies to achieve the RHNA.

2. Moderate- and above moderate-income unit capacity is anticipated to be met by market development trends.

3. Programs H-A2.2 and H-A2.5 account for specific plan units as well and are therefore not included here to avoid duplication.

APPENDIX A. 2022 – 2030 HOUSING ELEMENT HOUSING NEEDS ASSESSMENT

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EXECUTIVE SUMMARY

The Housing Element analyzes population and housing characteristics; identifies special housing needs among certain population groups; evaluates housing conditions; and provides other important information to support the goals, policies, and programs to meet the needs of current and future residents.

A. Review of Existing Housing Element

The last Butte County Housing Element was reviewed by the California Department of Housing and Community Development in June 2015 and deemed in compliance with California Housing Element law.[1] The 2014-2022 Housing Element Policy Report established a series of goals, policies, and implementation programs for Butte County to achieve during the Housing Element planning period. The County implemented many of the programs from the 2014-2022 Housing Element, including completion of zoning ordinance amendments to comply with state law requirements, completion of rezone efforts to provide for all income levels, and the completion of the Butte County Continuum of Care Point in Time Homeless Count Report. Please refer to the Review of Existing Housing Element section for a full review of the 2014-2022 Housing Element.

B. Demographic and Economic Trends

The population and number of households in the Unincorporated Area decreased from 2010 through 2021 by approximately 29 percent, from 83,758 to 59,414 residents. Much of the decrease can likely be attributed to the loss of homes in the 2018 Camp Fire and 2020 North Complex Fire, pushing displaced residents into incorporated areas, or out of Butte County entirely. The median household income for a family of four in 2019 for Butte County, for both incorporated and unincorporated areas, was $52,537. According to the United States Department of Housing and Urban Development (HUD) 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data set, in 2017, approximately 11 percent of households fell into the extremely low-income category. Approximately 40 percent of households in the Unincorporated Area were at or below the low-income level. Approximately 79 percent of all households in the Unincorporated Area earning 30 percent or less of the area median income (AMI) spent more than 30 percent of their income on housing costs, with 89 percent of these households experiencing severe housing cost burdens.

[1] California Department of Housing and Community Development. 2008. "Housing Element Compliance Report." Accessed April 17, 2008. http://www.hcd.ca.gov/hpd/hrc/plan/he/status.pdf.

C. Housing Conditions

Housing in the Unincorporated Area consists of mainly single-family, detached units, similar to the pattern in Butte County and the state of California. In 2019, approximately 72 percent of all housing units in the Unincorporated Area consisted of single-family, detached housing. The percentage of multifamily units, however, is significantly lower and the percentage of mobile homes significantly higher than that in Butte County and the state as a whole. With the limited multifamily options available to residents given infrastructure limitations, mobile homes are a major provider of affordable housing in the Unincorporated Area. Overall, the housing stock in the Unincorporated Area is relatively old, with approximately 71 percent of housing units constructed prior to 1980, only a small number of incidences of overcrowding, and a high vacancy rate. Data on the housing cost burden of Unincorporated Area residents implies that lower-income renters should be the targets of affordable housing programs.

D. Special Housing Needs

Numerous special needs populations are present throughout the Unincorporated Area, requiring special-needs housing that meets their particular needs, indicating that the greatest unmet needs occur among the elderly, disabled, and the homeless. As of 2019, approximately 15,899 persons in the Unincorporated Area had a disability, or 21 percent of the population. Elderly persons ages 65 years and older comprise 23 percent of the total population in the Unincorporated Area in 2019. At this time, single female-headed households represented approximately 14 percent of total households. Farmworker data indicates that approximately 4,348 persons worked as either full-time or seasonal employees in Butte County in 2017. Some farmworkers have special housing needs due to the seasonal nature of their work, along with their need to migrate based on seasonal demand for their services. Additionally, in 2020, Butte County, including both incorporated and unincorporated areas, had roughly 1,093 homeless individuals, with approximately 812 of these individuals unsheltered. These special-needs populations have diverse and unique housing needs. The County and incorporated municipalities must work together to find ways to provide additional shelters to the homeless.

E. Housing Sites Inventory

The Regional Housing Needs Allocation (RHNA) for Butte County mandates that the Unincorporated Area facilitate the development of 3,788 units across all income categories, and the housing sites inventory analysis section demonstrates how the Unincorporated Area can accommodate the units. Given current General Plan land use designations and zoning districts, infrastructure, and environmental constraints, the Unincorporated Area surpasses the requirement and has land available to accommodate the development of more than enough units to satisfy the RHNA.

I. INTRODUCTION

Since its establishment in 1969, the California housing element law has mandated that California local governments develop plans to supply housing to current and future residents, regardless of income level.[2]

A. Housing Element Purpose

The purpose of the Housing Element is to address housing needs of the residents of the Unincorporated Area of Butte County through June 15, 2030. The Housing Element consists of two documents: the Housing Needs Assessment, which analyzes the needs of residents of the Unincorporated Area through the eight-year planning period, and the Housing Policy document that establishes policies and programs to help Butte County meet the needs identified in the Housing Needs Assessment. The complete Housing Element document is an update of the 2014-2022 Butte County Housing Element.

B. Authority

According to Section 65302 of the California Government Code, all jurisdictions must adopt a general plan with seven mandatory elements. The housing element is one of the seven required elements, and it is the only element that must be reviewed by the State of California (State) for compliance to ensure that each jurisdiction is doing its part to help meet the state's housing goals.

C. Consistency with the General Plan

State law requires that the housing element contain a statement of "the means by which consistency will be achieved with other general plan elements and community goals" (California Government Code Section 65583[c][6][B]). This requires an evaluation of two primary characteristics: (1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element; and (2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

The Butte County Housing Element, last updated in 2014, is one of seven mandatory elements of the General Plan. The General Plan was adopted by Butte County in 2010. The County is updating all of its General Plan elements concurrently with the update of this Housing Element, including the Safety

[2] California Department of Housing and Community Development. 2008. "Housing Element Compliance Report." Accessed April 17, 2008. http://www.hcd.ca.gov/hpd/hrc/plan/he/status.pdf.

Element to address the requirements of Government Code Section 65302(g)(6) and is planned for adoption in early 2023. This joint process ensures consistency between elements of the General Plan to provide effective guidance on land use issues.

A review of the other General Plan elements demonstrates consistency with all other policies and programs. The County will maintain this consistency in the future by ensuring General Plan amendments are evaluated for consistency with all other General Plan elements.

D. Data Sources

Data sources for the Housing Element include the 2010 Census, 2014-2018 and 2015-2019 American Community Survey (ACS), 2013-2017 Comprehensive Housing Affordability Strategy (CHAS), California Department of Finance (DOF), United States Department of Housing and Urban Development (HUD), the California Department of Housing and Community Development (HCD), and the 2017 Agricultural Census, as well as information from local data sources. Additional information came from the Butte County Department of Development Services, Planning Division, and water and sewer providers throughout Butte County. Projections from the Butte County Association of Governments (BCAG) show anticipated trends in population.

The data packet developed by HCD for jurisdictions in Butte County is the primary source of data for this document. Where additional information is required, the ACS is the preferred data source as it provides the most reliable and in-depth data for demographic characteristics of a locality.

E. Public Participation

State law requires towns, cities, and counties to make a "diligent effort" to achieve participation by all segments of the community in preparing a housing element (California Government Code Section 65583(c)(6)). State law requires towns, cities, and counties to take active steps to inform, involve, and solicit input from the public, particularly groups and organizations representing the interests of lower-income and minority households that might otherwise not participate in the process.

Butte County has actively solicited public participation in the preparation of the Housing Element update, and as part of the General Plan update and Upper Ridge Community Plan efforts, and has taken the public input into consideration in the drafting and revisions to the proposed Housing Element update. Opportunities for public participation have included a Housing Element Workshop on October 13, 2021, a Planning Commission Study Session on October 28, 2021, a Board of Supervisors Study Session on November 9, 2021, and a Stakeholder Meeting on November 17, 2021. In addition to these workshops and meetings specific to the Housing Element, housing was discussed at three General Plan Public Workshops on June 29, 2021, September 21, 2021, and September 29, 2021, at pop-up events at the Home and Garden Show on October 23 and 24, 2021 and the Home

and Garden Show on April 2 and 3, 2022, and at an Environmental Justice stakeholder meeting on July 27, 2021. There were also four community workshops held during the development of the Upper Ridge Community Plan (URCP) which informed housing need in the unincorporated areas, particularly disaster-impacted areas. The County also solicited input from stakeholders through individual consultations.

1. Stakeholder Consultations

To ensure that the County was soliciting feedback from all segments of the communities in unincorporated Butte County and to target stakeholders and other organizations that represent lower-income and special-needs households, consultations were conducted with service providers and other stakeholders who represent different socioeconomic groups. Between September and December 2021, Butte County reached out to nine agencies through several attempts. Of these, six responded and consultations were conducted with stakeholders to offer the opportunity for each to provide one-on-one input. The following stakeholders were interviewed:

- Housing Authority of the County of Butte – September 22, 2021, and December 29, 2021
- Habitat for Humanity of Butte County – September 24, 2021
- Butte County Behavioral Health – October 5, 2021
- Community Action Agency of Butte County – October 15, 2021
- Community Housing Improvement Program (CHIP) – October 21, 2021
- Guillon, Inc. – October 25, 2021
- Legal Services of Northern California – March 1, 2022

In each of the consultations, the stakeholders were asked the following questions:

1. What are the three top opportunities you see for the future of housing in unincorporated Butte County? What are your three top concerns for the future of housing in unincorporated Butte County?
2. What types of housing do your clients prefer? Is there adequate rental housing in the unincorporated areas of Butte County? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
3. What are the biggest barriers to finding affordable, decent housing? What are the unmet housing needs in unincorporated Butte County?
4. How would you characterize the physical condition of housing in unincorporated Butte County? What opportunities do you see to improve housing in the future?

5. What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?
6. How have recent wildfires in Butte County impacted housing need and influenced demand?
7. How has COVID affected the housing situation?

Several common themes emerged between each of the six stakeholder consultations. While they all emphasized the unique situation that Butte County is in due to high poverty rates and wildfire disasters, and acknowledged the significant support and investment the County has put into rebuilding to date, the primary issues stakeholders identified included:

- Limited infrastructure to support housing development;
- Concentration of services in incorporated communities;
- High concentrations of populations reliant on fixed-incomes (i.e., Social Security and disability pay);
- A general shortage of all housing, but particularly safe and affordable housing and housing accessible to persons with disabilities;
- Challenges resulting from community opposition;
- A need for increased density through clustered development in unincorporated areas; and
- A need for technical training to encourage laborers to locate in Butte County.

In response to these issues, stakeholders emphasized a need for the County to prioritize increasing access to public infrastructure necessary to support housing development, reduce barriers to water and sewer constraints such as considering permitting gray water systems and reducing costs for septic expansions. Multiple stakeholders noted that their organizations have been regularly applying for funding to help alleviate housing shortages, but without infrastructure in place, it is too costly to build in most Unincorporated Areas. Stakeholders encouraged the County to consider increasing the allowed density to approximately six dwelling units per acre or more at "nodes" in unincorporated communities, to concentrate where infrastructure is needed, facilitate higher density to support more affordability, improve access to local resources due to proximity, and improve resilience against wildfires through core areas rather than dispersed housing. To address homelessness and general housing shortages, stakeholders encouraged multi-jurisdictional coordination with the cities of Chico and Oroville, as well as neighboring counties, to identify regional strategies to address cross-jurisdictional issues.

The County relied on this feedback from stakeholders to complete the Constraints analysis, Assessment of Fair Housing, and developed and modified programs to respond to suggestions and issues.

2. Housing Element Workshop – October 13, 2021

On October 13, 2021, the County hosted an online community workshop to introduce the public to the Housing Element update process and state requirements and solicit input on housing needs, preferences, and locations. The County provided advanced notice of these meetings by distributing flyers to stakeholder organizations, affordable housing providers, and community organizations. Seventeen attendees participated in the workshop held via Zoom over the standard lunch break. A survey conducted during the meeting revealed approximately half of participants resided in incorporated areas of the county, rather than the Unincorporated Area, with unincorporated residents hailing from Stirling City, Magalia, Concow, and the Upper Ridge. The top types of housing that participants wanted to see built in the Unincorporated Area were accessory dwelling units (ADUs) (11 votes), apartments (9 votes), supportive housing (9 votes), and community land trusts and cooperative housing (9 votes). The primary barriers to housing construction were identified as the cost of construction (10 votes), a lack of adequate infrastructure (9 votes), and labor shortages (8 votes).

Participants expressed a need for greater support for fire survivors to return to their homes and expressed that the California Tax Credit Allocation Committee (TCAC)/Department of Housing and Community Development (HCD) Opportunity Maps present a challenge to affordable construction in unincorporated areas due to the low resource designations in tracts that cover large swaths of the county. Programs H-A5.1, H-A5.2 and H-A5.3 identified in Section I, Goals, Policies, and Programs, of this Housing Element, have been identified to facilitate rebuild efforts and in response to resource access in the assessment of fair housing.

3. Stakeholder Meeting – November 17, 2021

A subsequent stakeholder roundtable meeting was held on November 17, 2021. The County invited 23 stakeholders to this lunchtime meeting and eight attended. Participants discussed how mobile and manufactured homes, and rental units, were disproportionately destroyed during the Camp Fire, and how this informs a need to rebuild this type of housing rather than market-rate housing. They discussed how renters are generally at a disadvantage after losing their home as rebuilding assistance is provided to homeowners and rental units are not prioritized. In addition to this challenge, stakeholders emphasized a need to revise wastewater requirements and zoning to support construction of rental housing at densities appropriate for lower- and moderate-income housing. As in stakeholder consultations, participants emphasized a need to facilitate construction of small units and encourage concentrations of medium-density residential in cores of unincorporated communities. Throughout the conversation, stakeholders expressed frustration with a focus on above moderate-income housing

for homeowners and expressed additional programs to promote rebuilding of those homes lost that were affordable to lower-income households and renters.

4. Planning Commission and Board of Supervisor Study Sessions

On October 28, 2021, the County held a Planning Commission Study Session on the 2022-2030 Housing Element and invited the public to attend and participate in this virtual event. County staff presented an overview of the Housing Element update process and required contents of the element, discussed early strategies to meet their regional housing need allocation (RHNA), and solicited feedback from the Planning Commission and community members on these strategies and other housing needs in the Unincorporated Area. A similar meeting was held for the Board of Supervisors on November 9, 2021. No community members chose to participate during the open discussion and questions portion of either presentation; however, the event was held virtually and is available on the County's website, so residents have ongoing access to this information.

5. General Plan Workshops

Three General Plan Workshops were held virtually on June 29, 2021; September 21, 2021; and September 29, 2021. For each of these, the County distributed flyers in both English and Spanish to invite members of the public and stakeholders to participate in discussions regarding a range of needs in the Unincorporated Area, including, but not limited to, housing. The comments and feedback relevant to the Housing Element covered the shortage of affordable housing and the challenge of finding employment that pays a livable wage. Participants reported that many displaced residents in the county are currently lower-income survivors of the Camp Fire and North Complex Fire and expressed a need for greater collaboration between jurisdictions to actively increase the supply of housing, prioritizing housing near employment opportunities. They also identified a need for better enforcement of ongoing maintenance of rental units, without risking displacement of current tenants, and for tenant protections against unjust evictions. These comments reflected those received during the feedback gathered during Housing Element meetings and workshops and were similarly used to support analysis and program development.

6. General Plan Pop-Up Events

County staff attended the Home and Garden Shows held in October 2021 and April 2022. At the shows on October 23 and 24, the County had three polling sheets for attendees at the Home and Garden show to identify areas of concern. These polls covered environmental justice, housing, and safety and resilience. Each asked participants to share the degree to which they considered an identified issue to be a problem, on a scale of "not a problem" to "huge problem." The following feedback was received related to housing-specific issues:

- 16.7 percent of participants identified "access to safe and sanitary homes" as a huge problem, 58.3 percent identified it as a mild problem, and 25.0 percent identified it as not a problem.

- 88.0 percent identified "availability of affordable housing" as a huge problem, 8 percent identified it as a mild problem, and 4 percent identified as not a problem.
- 65.0 percent identified "availability of housing options for all life-stages and family sizes" as a huge problem, 35.0 percent identified it as a mild problem.
- 36.8 percent identified "overcrowding" as a huge problem, 36.8 percent identified it as a mild problem, and 26.4 identified it as not a problem.
- 25.0 percent identified "livable housing conditions" as a huge problem, 50.0 percent identified it as a mild problem, and 25.0 percent identified it as not a problem.
- 84.0 percent identified "homelessness" as a huge problem, 8.0 percent identified it as a mild problem, and 8.0 percent identified it as a not a problem
- 75.0 percent identified "availability of housing for disaster-impacted communities" as a huge problem and 25.0 percent identified it as a mild problem.
- No participants identified "housing discrimination" as a huge problem, though 35.7 percent identified it as a mild problem. The remaining 64.3 identified it as not a problem.

The feedback received at these pop-up events was used to inform the assessment of fair housing, identify housing needs, and develop programs to address concerns expressed by participants.

7. Environmental Justice Meeting – July 27, 2021

On July 27, 2021, the County engaged with 18 representatives from local and regaion groups to discuss the breadth and geographic scope of environmental justice issues facing unincorporated communities in Butte County, confirm where impacted communities are located and how to engage with them, and discuss how to address environmental justice in the updated General Plan. County staff and consultants delivered a brief presentation followed by an open-ended question and answer session, after which the group broke into small groups for a facilitated discussion around the topic of environmental justice. At the conclusion of the meeting, participants reconvened in the main "room" for a summary report out from each group and a discussion of next steps. Key issues raised during this meeting included a need for lower-income housing to serve all demographic groups, constraints on development of multifamily housing due to sewer limitations, lack of access to healthy food, limited resources to create defensible spaces and preparing for wildfires, and other concerns related to evacuation routes and fire hazards. Many of the issues raised were included in the assessment of fair housing and associated programs within this Housing Element, others are addressed in the Environmental Justice and the Health and Safety Elements.

8. Upper Ridge Community Plan Outreach

The County held four community workshops and conducted a survey during development of the Upper Ridge Community Plan. The workshops were held on January 27, 201; May 5, 2021; May 26, 2021; and June 15, 2021. The first three workshops were held virtually due to the COVID-19 Pandemic, and the fourth was held in-person at the Magalia Community Center.

The first workshop was attended by approximately 62 community members and provided an overview of the project goals, background, and preliminary Plan Area maps, followed by a question and answer period and breakout room discussions. The key issues identified during this workshop were the loss of affordable and senior housing as a result of the Camp Fire, increased homelessness without alternatives or options, limited access to services and transit, and loss of businesses as residents have been displaced. Residents identified transfer of development rights and construction of low-density housing as opportunities to address some concerns, in partnership with additional improvements such as improved connectivity, telecommunication infrastructure, and community building. Each of the following three workshops focused on topics such as parks and recreation, connectivity, development and infrastructure, and resiliency. Overall residents were generally supportive of strategies to facilitate development, such as reduced setback requirements, but identified a need for improved infrastructure and connectivity to support rebuilding efforts. The feedback received at these URCP workshops reflected feedback received during the General Plan workshops and Housing Element stakeholder consultations.

During the survey, respondents primarily focused on their desire for improved open space, trails, and connectivity. However, some respondents also expressed support for single-family residential development and a need to address homelessness.

F. Public Comments

The County received ongoing public comments during the drafting of the Housing Element. Public comments included, but were not limited to, the following topics:

- Concern about concentrating sites near incorporated areas when there are also housing needs elsewhere in the county.
- The impact of additional development on existing communities.
- Locating high density in areas with low fire risk.
- Need for Hmong translation of public materials, among other languages.
- Shortage of employee and affordable housing.
- Rebuild efforts in fire-impacted communities.

- Desire to transfer RHNA to incorporated jurisdictions through annexation.
- Concern about infrastructure capacity.
- Desire for affordable housing near transit and other services.
- Desire for smoke-free housing opportunities.

All comments received were considered and used to inform the sites analysis and assessment of fair housing issues, and goals, policies, and actions were included and/or revised to incorporate the feedback received.

Revisions included new and revised policies and programs to consider requiring smoke-free multifamily housing (Action H-A7.2), strategies to work with incorporated jurisdictions to facilitate strong development opportunities (Action H-A2.5), provide assistance identifying securing emergency energy sources (Action H-A5.2), identifying land suitable for medium density development (Action H-A5.1), rebuild assistance targeting owners of mobile and manufactured homes (Action H-A5.1), and research of alternative housing types (Action H-A5.1).

The Draft Element, as revised, will remain available on the County's website for additional public review and comment during the 90-day HCD review period. As revisions are made to respond to HCD comments, this information will also be posted on the County's website.

G. Noticing of the Draft Housing Element

During the preparation of this Housing Element update, public input was actively encouraged in a variety of ways. The element was posted to the County's website, an email blast to individuals and organizations that have expressed interest, and noticed in the Chico Enterprise-Record.

Per Government Code Section 65585, the Draft Housing Element was made available for public comment for 30 days, from June 4, 2022 to July 5, 2022. The draft was made available on the County's website and was noticed to residents through the same methods as the Planning Commission and Board of Supervisors meetings. Additional direct noticing was sent to local housing advocate groups, and individuals and organizations that have previously requested notices related to the housing element. Public comment was received, and an additional 10 business days was allowed to consider and incorporate public comments into the draft revision before submitting to HCD on July 21, 2022. The draft will remain available for public review and comment during the HCD review period. Additional noticing of the draft and final Housing Element will be made available in Hmong as well as in English, in response to public feedback (Action A-6.3).

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II. REVIEW OF PREVIOUS

A. Progress in Implementing the Past Element Goals, Policies, and Programs

Government Code (GC) Section 65588 requires: Each local government to review its housing element as frequently as appropriate to evaluate all of the following:

(1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.

(2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.

(3) The progress of the city, county, or city and county in implementation of the housing element.

(4) The effectiveness of goals, policies, and related actions to meet the community's special housing needs. GC 65583(a)(7).

The matrix on the following pages provides a list of the accomplishments for each program included in the 2014-2022 Housing Element, along with recommendations for the current element, where appropriate.

B. Efforts to Address Special Housing Needs

Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. As shown in the Review of Previous Housing Element matrix on page A-15, the 2014-2022 Housing Element included several programs that addressed senior housing needs, emergency shelters, and needs for persons with disabilities. Some of the accomplishments are highlighted below:

- The County requested Tax Credits to aid in the development of the 65-unit Oroville Heights Apartments to serve lower-income, large families.
- The County rezoned 13 acres to allow Very High Residential uses to support lower-income development.
- The County collaborated with the City of Chico to develop affordable housing for low-income seniors and individuals with mental illnesses.
- The County used CDBG and HOME funding to support rehabilitation efforts of owner- and renter-occupied housing units.

- The County advertises available surplus land suitable for affordable development to housing developers and collaborated with the City of Chico to create housing for homeless individuals.
- The County required repair or rehabilitation of 133 substandard housing units during the planning period through code enforcement.
- The County meets quarterly with multiple departments to address homelessness needs, including using CDBG funding to support homeless service providers.
- The County advertised incentives for construction of farmworker housing and worked with the Housing Authority of the County of Butte to continue rehabilitation of the Gridley Farm Labor Housing facility.
- The County replaced the Conditional Use Permit requirement for Agricultural Worker Housing with an Administrative Permit to save time and cost for development of housing to serve farmworkers.
- The County received $10,080,00 in CalHOME funding to support existing homeownership programs aimed at supporting households earning at or below 80 percent of the area median income (AMI), or at or below 120 percent of AMI for households who were victims of disaster, thereby increasing homeownership opportunities, encouraging neighborhood revitalization, and sustainable development.
- The County approved one loan for $150,000 for rehabilitation assistance to a senior Camp Fire survivor, and has included improved strategies in the new Program H-A3.2 to advertise availability of funding.
- The County has approved nine Camp Fire survivors for financial assistance with septic repairs or replacement, including seniors, underinsured households, and low-income households.
- The County received $659,000 in activity funds for the 1297 Park Avenue Project, consisting of 58 special needs, affordable multifamily units.
- The County a Notice to Proceed for Table Mountain Apartments, Phase 1, for 95-units of affordable multifamily housing using $2,500,000 in CDBG funding.
- The County a Notice to Proceed for Olive Ranch Senior Apartments for 51-units of age-restricted, affordable housing using $1,600,000 in CDBG funding.

Program		Implementation Status	Continue, Modify, or Delete
H-A1.1 Provide Adequate Sites for Housing by Expanding Infrastructure: The County shall work with the incorporated cities to expand the supply of developable land, particularly for multifamily housing projects within each city's sphere of influence. a. Apply for available state and federal funding for water, sewer, and storm drainage improvements. b. Seek financial assistance of developers in preparing community plans or specific plans which can address public service and facilities for new developments. c. Work out appropriate financing arrangements with applicable special districts to charge reasonable fees on new development to pay for the expansion of water and sewer services within their spheres of influence. d. Provide technical assistance to developers interested in establishing community facilities and community service districts to finance needed infrastructure and services where these are financially feasible. e. Identify appropriate areas within existing undeveloped, residentially focused specific plans, as well as future specific plans identified under the Butte County General Plan 2030 process which have not yet been approved.	Responsibility: Administrative Office Funding: Community Development Block Grant Program (CDBG), USDA Rural Development, state Clean Water grants or loans, developer fees Time Frame: Ongoing; apply for funding as available, as NOFAs are released	During the 5th planning cycle, Butte County, Development Services, and Planning Division successfully applied for Senate Bill (SB) 2 Planning Grants with the California Department of Housing and Community Development (HCD), funding to pursue multiple housing program objectives within the SB 2 Planning grant Priority Policy Areas (PPAs). One of these projects was the Oroville Area Master Municipal Service Review. Through this review, the County conducted sewer line improvements to ensure adequate wastewater services were available to the County's sphere of influence.	Continue

Program		Implementation Status	Continue, Modify, or Delete
H-A1.2 Development of Sites for Multifamily Housing: The County shall provide developers with information about suitable sites for small-scale multifamily projects located in unincorporated communities that are closest to employment and services. The information will be disseminated by the Department of Development Services when developers inquire about opportunities to build housing in the Unincorporated Area. In addition, the County shall offer density bonuses, assist interested developers in acquiring surplus government land suitable for multifamily development and expedite permit processing for housing units affordable to lower-income households. The level of project assistance shall be commensurate with the amount of affordable housing provided as well as the level of affordability. The County shall meet with interested developers on a case-by-case basis to discuss project possibilities, with priority given to developers of projects that would include units affordable to extremely low-income households and/or provide affordable studio and/or one-bedroom units.	Responsibility: Department of Development Services Funding: Administrative Overhead Time Frame: Ongoing	The County continues to provide developers with information about suitable sites for small-scale multifamily projects in unincorporated communities that are closest to employment and services. The County did not receive any requests for a density bonus during the 5th planning period. However, to facilitate the production of multifamily housing, the County requested California Tax Credits for the development of the 65-unit Oroville Heights Apartments. The apartments currently serve large families with rents affordable to households earning 30%-60% of area median income (AMI).	Continue
H-A1.3 Negotiate Transfer of a Portion of the County's Regional Housing Need Allocation in Conjunction with Annexations: If cities plan to annex residential sites that would accommodate a portion of the County's current RHNA, the County will work with the affected cities, LAFCo, and BCAG to transfer an appropriate portion of the County's RHNA to the City.	Responsibility: Department of Development Services Funding: No special funds are needed Time Frame: In conjunction with annexation proceedings	The County did not receive any requests for Regional Housing Needs Assessment (RHNA) transfers during the 5th cycle planning period but continues to work with incorporated City's as annexation requests arise. However, in 2020, the Chapman and Mulberry Street community were officially annexed into Chico city limits.	Continue
H-A1.4 Negotiate Transfer of a Portion of the County's Next Regional Housing Need Allocation: During the next regional housing needs determination process, the County shall continue to reach agreements with the incorporated areas that can provide urban services. These agreements are intended to transfer to the cities a portion of the	Responsibility: Department of Development Services Funding: No special funds are needed	The County did not receive any requests for RHNA transfers during the 5th planning period cycle but continues to work with incorporated City's as annexation requests arise..	Continue

Program		Implementation Status	Continue, Modify, or Delete
County's share of the region's housing needs in unincorporated areas within existing spheres of influence. In this way, the numbers of housing units assigned to Butte County will be reduced, with the difference being accommodated within the cities.	Time Frame: Next regional housing needs determination process		
H-A1.5 Zoning for Transitional and Supportive Housing Units: The County will amend the zoning ordinance to clarify that transitional and supportive housing units are considered a residential use and are only subject to the same restrictions as other residential dwellings of the same type in the same zoning district.	Responsibility: Department of Development Services Funding: Administrative Overhead Time Frame: Within one year from adoption of the Housing Element	In 2020, Butte County amended the zoning ordinance to clarify that transitional and supportive housing units are considered a residential use and are only subject to the same restrictions as other residential dwellings of the same type in the same zoning district.	Delete, completed
H-A1.6 Lot Subdivision: The County recognizes that most assisted housing developments utilizing state and federal financial resources include 50 to 150 units. The County will provide technical assistance and incentives to subdivide parcels in the housing sites inventory larger than 15 acres. The County will offer expedited review for the subdivision of larger sites into buildable lots as long as the development is consistent with County land use and environmental regulations, and priority processing for subdivision maps including affordable housing.	Responsibility: Department of Development Services Funding: Administrative Overhead Time Frame: Ongoing, as projects are processed through the Department of Development Services	The County did not subdivide parcels during the 5th planning period.	Continue
H-A1.7 Zoning for Lower-Income Housing Development: The County has a shortfall of sites to accommodate its 4th cycle Housing Element RHNA. To address this shortfall, the County will rezone/redesignate 13 acres of APN 025-380-013 (Smart Property) from Rural Residential (RR) to Very High Density Residential (VHDR) to accommodate 195 units (current shortfall of 191 units). A minimum density of 20 dwelling units per acre will be required for development in the rezoned area and only residential uses will be allowed. The site rezoned will be able to accommodate a minimum of 16 units per site and will allow high-	Responsibility: Department of Development Services Funding: Administrative Overhead Time Frame: Complete rezone within one year of Housing Element adoption	The County completed zoning for lower-income housing development. This was achieved by rezoning/redesignating 13 acres of APN 025-360-001 (Smart Property) from Rural Residential (RR) to Very High Density Residential (VHDR) to accommodate 195 units (current shortfall of 191 units). The Board of Supervisors passed Resolution 15-077, which certified the final environmental impact report and incorporated the lower-income sites into the Rio d'Oro Specific Plan.	Delete, completed

Program		Implementation Status	Continue, Modify, or Delete
density multifamily residential development by right up to 30 units an acre, without a conditional use permit or other discretionary action or approval.		The site was rezoned to accommodate a minimum of 16 units per site and will allow high-density multifamily residential development by right up to 30 units an acre, without a conditional use permit or other discretionary action or approval.	
H-A2.1 Explore Possibilities of Affordable Housing Goals for Large-Scale Residential Developments: Large-scale developments can include a range of residential categories and therefore have the potential to include affordable housing. Although the County cannot initiate development proposals for large-scale development, through the development agreement process, the County can seek commitments from developers that a percentage of dwelling units be affordable to lower-income households.	Responsibility: Administrative Office, Department of Development Services Funding: Specific and Master Plans (paid for by developers) Time Frame: Ongoing, as development proposals for large-scale development come forward	The County continues to explore possibilities of affordable housing goals for large-scale residential developments. Construction for Creekside Place begun in 2021 and is expected to be completed by 2023. The project is a collaboration between the City of Chico, Butte County Behavioral Health and Community Housing Improvement Program (CHIP). The 101 units will specifically serve low-income seniors, with a portion of the units reserved for those with mental illness who are homeless or at risk of homelessness.	Continue
H-A2.2 Pursue Funding Under State and Federal Programs: There are a number of state and federal programs that provide low-cost financing or subsidies for the production of low- and moderate-income housing. Butte County will pursue available funding under those state and federal programs that require its direct participation, such as CDBG and HOME.	Responsibility: Administrative Office Funding: Administrative Overhead Time Frame: Ongoing; apply for funding annually, as NOFAs are released	Butte County was awarded about $4,767,406 in both CDBG and HOME funding. The funding was applied for under Notice of Available Funding (NOFA) and Coronavirus (CV1 and CV2-3 NOFA). The associated activities for these funds were housing rehabilitation, general administration, and public services. The County was awarded: 2017: $1,500,000 2018: $500,000 2020: $1,298,520	Continue
H-A2.3 Identify Surplus Government Land for Affordable Housing: The County's Administrative Office shall provide records on surplus government property to the Department of Development Services. From these records, the Department of Development Services will select suitable housing sites and advertise their availability for low-income	Responsibility: General Services Department will select sites and issue a developer RFP. Funding: Some additional staff time would be required	The County continues to identify surplus government land for affordable housing. This is achieved by the Department of Development Services that selects suitable housing sites and advertises their availability for low-income housing via a developer RFP process, with preference given for developers	Continue

Program		Implementation Status	Continue, Modify, or Delete
housing via a developer RFP process, with preference given for developers who commit to provide units affordable to extremely low-income households and/or that address identified special needs. such as young adults transitioning from foster care to living independently.	Time Frame: Receive list of sites from the General Services Department in 2016	who commit to provide units affordable to extremely low-income households and/or that address identified special needs. The Chico Housing Action Team (CHAT), Butte County Behavioral Health (BCBH), and Butte County collaboratively worked for the creation of Everhart Village. The program is designed to support people who are un-housed and have been diagnosed with a mental illness. Everhart Village will provide sleeping cabins and social services to 20-24 people for 6 months, with the goal of transitioning them into safe and stable housing.	
H-A2.4 Work with Cities: Thus far, all subsidized housing projects have been built in the incorporated areas of the county where there is easy access to sewer lines as well as services. County staff will work with Chico and Oroville housing staff to increase the supply of affordable housing in the incorporated cities and their spheres of influence since infrastructure and services are limited in the Unincorporated Area. The cities and County will consider applying for some state or federal funds together. By working with these cities and the Housing Authority of Butte County, the County will be able to expand its affordable housing activities, for example, by developing a joint down payment assistance program.	Responsibility: Administrative Office Funding: Administrative Overhead Time Frame: Butte County will set up an annual meeting to discuss potential projects with the Housing Authority and the cities of Oroville and Chico in 2017.	The County continues to work with the City of Chico and Oroville housing staff to increase the supply of affordable housing in the incorporated cities and their spheres of influence due to limited infrastructure and services in the Unincorporated Area. In 2022, the Oroville Heights Apartments were completed. The 65-unit multifamily units currently serve large families with rents affordable to households earning 30%-60% of AMI.	Continue
H-A2.5 Delivery of Housing Element to Water and Sewer Providers: The County shall deliver the completed Housing Element to all area water and sewer providers within one month of adoption in accordance with Government Code section 65589.7. The bill requires the providers to give priority to proposed housing projects that will include units	Responsibility: Administrative Office, Department of Development Services, and water and sewer providers Funding: Administrative Overhead	The County delivered the completed Housing Element to the surrounding area water and sewer providers.	Continue

Program		Implementation Status	Continue, Modify, or Delete
affordable to lower-income households when capacity is limited.[3]	Time Frame: Directly following adoption of the Housing Element		
H-A3.1 Code Enforcement and Abatement: Continue to enforce the Nuisance Abatement Ordinance that authorizes the County to initiate appropriate action against owners of properties with public nuisances. A component of this ordinance calls for the case-by-case removal of dilapidated dwellings. Another component of this ordinance requires the property owners to pay for the costs of abatement.	Responsibility: Department of Development Services Funding: Under the current budget, five dwelling units can be removed annually. This does not include potential funds from property owners. Time Frame: Ongoing	The County continues to enforce the Nuisance Abatement Ordinance, which authorizes the County to initiate appropriate action against owners of properties with public nuisances. Components of this ordinance calls for the case-by-case removal of dilapidated dwellings and property owners to pay for the costs of abatement. Overall, code enforcement and abatement conditions for substandard violations in the last 5 years totaled 159 cases of substandard violations (all closed). Of these cases, 130 are closed for voluntary compliance, 3 abated, and 26 remain open. In addition, overall cases for conditions with unsafe structure violations, 90 cases (closed) of these cases, 9 remained open, 79 were voluntary compliance, and 2 abated. For both unsafe structure violations and substandard violations, 57 cases were unfounded.	Continue
H-A3.2 Rehabilitation of Substandard Dwelling Units: The County uses its CDBG funds for rehabilitation of owner- and renter-occupied housing units. However, there are still several hundred dwelling units in need of rehabilitation identified in the 2013 Housing Survey completed as part of the Housing Element Update Needs Assessment. Therefore, the County will seek additional funding for rehabilitation.	Responsibility: Department of Development Services Funding: CDBG and additional public funds Time Frame: Apply as funds become available and as NOFAs are released	To improve the living conditions in the county's neighborhoods, the County continued to apply for CDBG funds and CAL Home funds for the rehabilitation of owner- and renter-occupied housing units. The County was awarded $10,580,000 in Cal Home Disaster Notice of Funding Award (NOFA) and is awaiting 2021 funding. As of 2020, 33 owner-occupied projects were completed.	Continue, combine with H-O3.2

[3] Senate Bill 1087, effective January 1, 2006. "Water and Sewer Service Priority for Affordable Housing to Low Income Households." Accessed May 2, 2008. http://www.hcd.ca.gov/hpd/memo_sb1087.pdf.

Program		Implementation Status	Continue, Modify, or Delete
H-A4.1 County Housing Coordination: The County shall encourage staff in various County departments and outside agencies and organizations to coordinate housing activities. Coordination will be encouraged among the Department of Behavioral Health, the Community Action Agency of Butte County, and the Housing Authority of Butte County, among others, to operate Butte County's housing programs. The County Administrative Office will be charged with gaining an understanding of all of the housing assistance programs to assist special populations, develop a list or brochure, and have that info available on the County's website.	Responsibility: Administrative Office Funding: Administrative Overhead Time Frame: Ongoing, 2014–2022. The County Administrative Office will develop a list or brochure and have that info available on the County's website by June 2015.	The County continues to encourage staff in various County departments and outside agencies and organizations to coordinate housing activities. A brochure with assistance programs is available on the County's website.	Continue
H-A4.2 Funding Program for Accessibility Improvements: The County shall consider funding a program to make accessibility improvements to rental units to be occupied by persons with disabilities. The County could use a portion of the CDBG program income or apply for additional CDBG funds.	Responsibility: Administrative Office Funding: To be determined Time Frame: Ongoing, 2014–2022	The County has a Housing Rehabilitation and Reconstruction Program. At times, this may be available for renter-occupied housing depending on the funding source.	Continue
H-A4.3 Homeless Task Force: The County shall work with the Homeless Task Force to address the needs of the homeless in Butte County and collaborate in providing financial resources to local agencies serving homeless persons.	Responsibility: Department of Behavioral Health, and Department of Social Services Funding: Administrative Overhead; annual funding for the Homeless Task Force's Emergency Housing Assistance Program (EHAP) Time Frame: Continue annual funding for the Homeless Task Force	In 2020, the County was awarded $523,100 in CDBG Homeless Assistance Grants and approximately $465,000 was awarded to the South County Homeless Navigation Center. The Butte County Homeless and Housing Task Force consisted of multiple departments, including the Administration; Employment and Social Services (DESS); Behavioral Health (DBH); General Services (GS); Public Health (DPH); and Development Services (DDS). The group meets quarterly to share information on housing and homelessness efforts and coordinate between the multiple departments to assist community homelessness services and housing partners.	Continue

Program		Implementation Status	Continue, Modify, or Delete
		The Butte County Homeless Continuum of Care (CoC) is a multi-agency planning body with the goal of ending homelessness. DESS and DBH have representatives as elected CoC Councilmembers. DESS is a representative part of the CoC Executive Committee, provides CoC fiduciary support as the Administrative Entity, and applies for and manages multiple grants for the CoC (approximately $16,145,813). DESS provides a CoC Coordinator. The position is partially funded by DBH and the City of Chico. DESS Housing and Homeless Branch staff provide homeless service providers system support in capacity building, they engage in Homeless Management Information System (HMIS) data training and information on best practices. Furthermore, Everhart Village is anticipated to open in fall of 2022. The project is a collaborative program between Chico Housing Action Team (CHAT), Butte County Behavioral Health (BCBH), and Butte County. The program is designed to support people who are un-housed and have been diagnosed with a mental illness. Everhart Village will provide sleeping cabins and social services to 20-24 people for six months, with the goal of transitioning them into safe and stable housing.	
H-A4.4 Need for Homeless Services: In order to plan for homeless services, the Butte County Office of Education and Butte County Behavioral Health shall continue to participate in the annual Butte County Continuum of Care Point in Time Homeless County Report.	Responsibility: Office of Education and Behavioral Health Funding: Administrative Overhead Time Frame: Annually, starting in January 2015	The Butte County Office of Education and Butte County Behavioral Health continues to plan for homeless services by participating in the annual Butte County Continuum of Care Point-in-Time Homeless County Report.	Continue

Program		Implementation Status	Continue, Modify, or Delete
H-A4.5 Farmworker Housing: The County shall provide technical support and offer incentives to developers who wish to complete applications for funding for farmworker housing including the Housing and Community Development Department's Joe Serna Jr. Farmworker Housing Grant Program. Incentives may include expedited permit processing, plan checking, and inspections.	Responsibility: Department of Development Services Funding: Administrative Overhead Time Frame: Ongoing, County staff will meet with farmworker housing developers and advocates on an annual basis to discuss their needs and offer assistance in the form of letters of recommendation for grant applications.	The County continues to provide technical support and offer incentives to developers who complete applications funding for farmworker housing. No farmworker housing was developed during the 5th cycle planning period.	Continue
H-A4.6 Rehabilitation of Existing Farmworker Housing: The County will support the efforts of the Housing Authority of Butte County to rehabilitate the existing Gridley Farm Labor Housing facility, including providing expedited permit processing, plan checking, and inspections. In addition, the County will assist the Housing Authority in the event that it requires County assistance in pursuing grant funding or other financial assistance.	Responsibility: Department of Development Services Funding: Administrative Overhead Time Frame: Ongoing assistance as requested by Housing Authority. The County can offer assistance in the form of letters of recommendation for grant applications for funding on an annual basis.	The County supported the efforts of the Housing Authority of Butte County to rehabilitate all units in the existing Gridley Farm Labor Housing facility The County will continue this program to continue to assist the Housing Authority as it requires County assistance in pursuing grant funding or other financial assistance for the rehabilitation of farmworker housing facilities.	Continue
H-A4.7 Farmworker Preference in New Affordable Housing: For new affordable housing projects developed with County assistance, incentives, and/or subject to County requirements, the County will require that the developer give qualified farmworker households a preference for 15 percent of the new units. Should demand from farmworker households be insufficient to fill the set-aside units, then the units will be made available to other qualified households.	Responsibility: Department of Development Services Funding: Administrative Overhead, CDBG, HOME, USDA Rural Development, development agreements for major projects Time Frame: Ongoing, as projects are processed through the Planning Division and Department of Development Services	The County did not receive any applications that would require farmworker housing units but has added additional outreach moving forward to understand how to best implement this program.	Continue

Program		Implementation Status	Continue, Modify, or Delete
H-A4.8 Extremely Low-Income Households: The County will encourage the development of housing for extremely low-income households through a variety of activities such as coordinating with potential housing developers, providing financial assistance (when feasible) or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, considering local funding, and/or offering additional incentives beyond the density bonus. The County will support the development at least 40 extremely low-income units (the number was determined by the extremely low-income RHNA allocated to the County).	Responsibility: Department of Development Services Funding: Administrative Overhead, CDBG, HOME, USDA Rural Development Time Frame: Ongoing; at least annually monitor NOFAs and consider applying, as projects are processed through the Planning Division and Department of Development Services	The County will continue to encourage the development of housing for extremely low-income households. In 2022, the Oroville Heights Apartments were completed. The 65-unit multifamily units currently serve large families with rents affordable to households earning 30%-60% of AMI.	Continue
H-A4.9 Persons with Developmental Disabilities: The County will work with the Far Northern Regional Center to implement an outreach program that informs families within the county on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the County's website, and providing housing-related training for individuals/families through workshops.	Responsibility: Department of Development Services Funding: Administrative Overhead Time Frame: Development of outreach program within one year of adopting the Housing Element	Due to limited resources an information brochure was not developed during the 5th cycle planning period. The County will continue to work with the Far Northern Regional Center to implement an outreach program that informs families within the county on housing and services available for persons with developmental disabilities. The County has included several additional commitments to strengthening this program in the 5th cycle including.	Continue
H-A5.1 Fair Housing: Information will be available at the County Department of Development Services, and at other public locations in the county as deemed appropriate by County staff.	Responsibility: Department of Development Services Funding: Administrative Overhead Time Frame: Ongoing, 2014–2022	To ensure fair housing practices, the City provided information at the County Department of Development Services and at other public as deemed appropriate by County staff.	Continue

Program		Implementation Status	Continue, Modify, or Delete
H-A5.2 Family Definition: Amend the Butte County zoning ordinance to define "family" to include groups of residents living together as a household unit, and residents of group homes, community care facilities, emergency or transitional housing, residential care facilities, or other special needs housing and remove the requirement of six or fewer.	Responsibility: Department of Development Services Funding: Administrative Overhead Time Frame: Amend code by December 2014	The County amended the Butte County Zoning Ordinance to define "family" to include groups of residents living together as a household unit, and residents of group homes, community care facilities, emergency or transitional housing, residential care facilities, or other special-needs housing and remove the requirement of six or fewer.	Delete, completed
H-A6.1 Building Code Standards: The County will stay informed of the impending regulations related to green building as the state government enacts laws in accordance with the Building Energy Efficiency Standards, Part 11 of Title 24 of California's new Green Building Standards Code.	Responsibility: Department of Development Services Funding: Administrative Overhead Time Frame: Ongoing, 2014–2022	The County continues to implement Building Code Standards related to green building, state government enacts laws in accordance with the Building Energy Efficiency Standards, Part 11 of Title 24 of California's new Green Building Standards Code.	Continue
H-A6.2 Energy Conservation Assistance: Substantial energy conservation and reduced utility payments can be realized from weatherizing and insulating older dwelling units. Many low-income households and owners of rental units lack the financial resources, however, to undertake such home improvements. There are several programs that can provide financial assistance to low-income homeowners and rental unit owners whose tenants are low income. The County's website will provide links to these funding programs. In addition, the County shall collect information from program participants on an annual basis regarding the number of households assisted with weatherization assistance.	Responsibility: Administrative Office Funding: Administrative Overhead Time Frame: Ongoing, 2014–2022	The County continues Energy Conservation Assistance through weatherizing and insulating older dwelling units. To ensure low-income households and owners of rental units can undertake such home improvements, there are several programs that can provide financial assistance to low-income homeowners and rental unit owners whose tenants are low income. The County's website provides links to these funding programs. From 2015-2019, about 4,444 households were assisted with weatherization assistance.	Continue

Program		Implementation Status	Continue, Modify, or Delete
H-A6.3 Energy Efficiency Incentives: The County shall promote increased energy conservation by encouraging builders to exceed California Title 24 standards. As an incentive to exceed Title 24 requirements, the County will offer priority processing for projects that will improve upon Title 24 requirements by at least 10 percent.	Responsibility: Department of Development Services Funding: Administrative Overhead Time Frame: Ongoing, 2014–2022	The County will continue to promote increased energy conservation by encouraging builders to exceed California Title 24 standards. As an incentive to exceed Title 24 requirements, the County continues to offer priority processing for projects that will improve on Title 24 requirements by at least 10%. The implementation of this incentive is ongoing.	Continue
H-O3.2: To encourage rehabilitation, the County will utilize its CDBG funds fully and apply for additional public funds, such as HOME, that can be used for housing rehabilitation, and will use these funds to rehabilitate five units annually.	Responsibility: Department of Development Services Funding: Administrative Overhead Timeframe: Ongoing	Butte County was awarded about $4,767,406 in both CDBG and HOME funding. The funding was applied under Notice of Available Funding (NOFA) and Coronavirus (CV1 and CV2-3 NOFA). The associated activities for these funds were housing rehabilitation, general administration, and public services. The County was awarded: 2017: $1,500,000 2018: $500,000 2020: $1,298,520	Continue, combine with H-A3.2

III. HOUSING NEEDS ASSESSMENT

A. Demographic and Economic Trends

This section analyzes the need for housing in the Unincorporated Area of Butte County using data on population, employment trends, and household characteristics. It updates the information from the 2014-2022 Butte County Housing Element Background Report.

It should be noted that there is a large population of college students living in Butte County due to the presence of California State University, Chico, and Butte Community College, which can have the effect of skewing some of the demographic statistics in Butte County. For example, student populations tend to increase the proportion of "nonfamily households" due to the presence of college students sharing housing with unrelated roommates. Also, due to the tendency for college students to not report support from parents or financial aid as "income," student households tend to have lower incomes, which tends to paint a picture of high proportions of lower-income households. Finally, because college students tend to be transient within a community, they are more likely to rent housing than to purchase housing; thus, communities with large student populations tend to have lower proportions of homeownership. Although these types of characteristics are very evident in demographic data for the City of Chico, where many students are concentrated, they also influence the statistics for Butte County as a whole and for the Unincorporated Area.

B. Population and Household Characteristics

1. Population Trends

Table A-2 provides population growth in the Unincorporated Area and Butte County from 2010 to 2021. From 2010 to 2021, the population in the Unincorporated Area declined by 29 percent. The population loss in the Unincorporated Area is partially attributable to annexations by incorporated municipalities of developed areas that were previously unincorporated, but largely a result of the loss of housing from the Camp Fire and other destructive wildfires. The average annual change in population in the Unincorporated Area between 2010 and 2018 was less than a 1-percent decrease, while the average annual change was a nearly 9-percent decline between 2018 and 2021. Though not as significant as the population loss in the Unincorporated Area (29 percent), Butte County experienced an 8-percent decline from 2010 to 2021.

TABLE A-2: POPULATION TRENDS, 2010-2021

	2010 Population	2021 Population	Percentage Change 2010-2021
Unincorporated Area	83,758	59,414	-29%
Butte County	220,000	202,669	-8%

Source: DOF Population Estimates, Butte County 6th Cycle Housing Element Data Packet, 2021

2. Population and Household Projections

Table A-3 presents the Butte County Association of Governments' (BCAGs) population growth projections between 2020 and 2040 for Butte County, including the Unincorporated Area. The BCAG *Provisional Long-Term Regional Growth Forecasts* provide low, medium, and high population projections for all municipalities in Butte County and the Unincorporated Area. **Table A-3** reports the low-level BCAG projections. Over this period, BCAG forecasts a 12-percent increase in the population in the total Butte County and Unincorporated Area. Similarly, by 2040, BCAG forecasts housing to grow by 12 percent and 11 percent for the Unincorporated Area and Butte County, respectively.

As shown in **Table A-3**, the regional BCAG forecasts assume total population in the Unincorporated Area of 91,541 by 2040. This regional growth is consistent with the growth expectations identified in the Butte County General Plan, which assumes a buildout population of 86,466. By 2040, households in the Unincorporated Area will grow 12 percent above 2020 levels to 40,232 households. In comparison, households throughout all of Butte County are expected to grow by 11 percent above 2020 levels to 110,391 households in 2040.

TABLE A-3: GROWTH TRENDS, 2020-2040 LOW-GROWTH SCENARIO

	2020	2030	2035	2040	Percentage Change 2020–2040
Population					
Unincorporated Area*	79,569	84,456	86,670	91,541	12%
Butte County Total	**227,515**	**234,169**	**240,398**	**255,392**	**12%**
Housing					
Unincorporated Area*	33,256	36,916	38,029	40,232	12%
Butte County Total	**86,477**	**99,673**	**103,442**	**110,391**	**11%**

Source: BCAG Butte County Provisional Long-Term Regional Growth Forecasts, 2019

**Note: Jurisdictional figures reflect anticipated new growth within the anticipated boundaries of each jurisdiction and do not reflect future annexation of existing units or as-yet-unbuilt new units in unincorporated areas to the respective municipalities. Assumptions about future boundaries are not intended by BCAG to be interpreted as factors limiting such jurisdictions' future boundaries.*

3. Age of Householder

The age distribution for the Unincorporated Area of Butte County is presented in **Table A-4**. According to the 2015-2019 American Community Survey (ACS), roughly 41 percent of the Unincorporated Area population was prime working age, between 25 and 59 years of age. Roughly 22 percent of the population was over 65 years of age. The remaining 37 percent of the population consists of youth and young adults.

TABLE A-4: UNINCORPORATED AREA HOUSEHOLDERS BY TENURE BY AGE, 2019

Householder Age	Number	Percentage
Under 15 years	12,888	16%
15 to 24 years	10,074	12%
25 to 34 years	7,974	10%
35 to 44 years	8,932	11%
45 to 54 years	9,788	12%
55 to 59 years	6,389	8%
60 to 64 years	6,359	8%
65 to 74 years	11,472	14%
75 to 84 years	5,193	6%
85 years and over	1,772	2%
Total	**80,841**	100%

Source: Butte County 6th Cycle Housing Element Data Package 2021

4. Race and Ethnicity

According to the 2015-2019 ACS, White residents represented the largest race group in the Unincorporated Area and Butte County as a whole, accounting for approximately 84 and 82 percent of residents, respectively. Approximately 13 percent of residents were of Hispanic origin in the Unincorporated Area and 16 percent of the countywide population was Hispanic. Refer to **Table A-5** for detailed figures on race and ethnicity in the Unincorporated Area and in Butte County as a whole.

TABLE A-5: POPULATION BY RACE, 2015-2019 UNINCORPORATED AREA

Race/Ethnicity	Unincorporated County		Total County	
	Number	Percentage*	Number	Percentage*
White alone	86,473	84%	184,180	82%
Black or African American alone	586	1%	3,461	2%
American Indian and Alaska Native alone	1,466	1%	2,616	1%
Asian alone	4,043	4%	10,432	5%
Native Hawaiian and Other Pacific Islander alone	133	0%	603	0%
Some other race alone	3,983	4%	10,754	5%
Two or more races	6,292	6%	13,771	6%
Total	**102,976**	**100%**	**225,817**	**100%**
Hispanic or Latino	12,877	13%	36,916	16%
Not Hispanic or Latino	90,099	87%	188,901	84%

Source: 2015-2019 ACS
**Due to rounding, the sum of percentages may be greater than 100.*

5. Household Type and Composition

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Family households often prefer single-family homes or larger condominiums to accommodate children, while nonfamily households generally occupy smaller apartments or condominiums. As shown in **Table A-6**, the number of occupied housing units in the Unincorporated Area increased from 2010 to 2019 by approximately 7,317 units, or 22 percent.

Owner-occupied households made up 74 percent of total households in 2019, with renter-occupied households comprising 26 percent. **Table A-6** shows that household numbers by tenure have remained steady since 2010.

TABLE A-6: EXISTING HOUSEHOLDS BY TENURE, 2010-2019 UNINCORPORATED AREA

Household Type	2010		2019		Number Change	Percentage Change
	Number	Percentage	Number	Percentage		
Occupied Housing Units	32,526	100%	39,843	100%	7,317	22%
Owner Occupied	*24,061*	*74%*	*29,524*	*74%*	*5,463*	*23%*
Renter Occupied	*8,465*	*26%*	*10,319*	*26%*	*1,854*	*22%*

Source: 2010 US Census; 2015-2019 ACS

Table A-7 further details the types of households—family and nonfamily—in the Unincorporated Area and Butte County. The percentage of family households, those containing two or more related people living together, has remained consistently higher in the Unincorporated Area through 2000, 2010, and 2019 than in Butte County. The percentage of family households in the Unincorporated Area in 2019, about 68 percent, was higher than the 60 percent in Butte County.

In 2019, the average household size in the Unincorporated Area grew to approximately 2.75 people per household. **Table A-7** displays household composition as reported by the 2015-2019 ACS. Within the Unincorporated Area, families made up 68 percent of all households, of which, 22 percent had children less than 18 years old. Butte County as a whole has a slightly lower percentage of families (60 percent) and a slightly higher percentage of families with children less than 18 years of age (23 percent).

TABLE A-7: 2019 HOUSEHOLD CHARACTERISTICS

Jurisdiction	Households	Average Household Size	Percentage of Households		
			Families	Families with Children Under 18	Nonfamily
Unincorporated Area	30,435	2.75	68%	22%	32%
Butte County	85,320	2.62	60%	23%	40%

Source: 2015-2019 ACS, California Department of Finance E-5 City/County Population and Housing Estimates, 2019

The distribution of households by size has changed slightly since 2010. **Table A-8** shows the percentage of each household size within the Unincorporated Area. From 2010 to 2019, the only household size that saw an increase was two-person households, with an increase of less than 1 percent. Single-person households decreased by 6 percent, three-person households by 9 percent, and four- or more person households by 4 percent. According to the estimates provided by the ACS, the total number of households declined by approximately 4 percent, from approximately 31,553 households in 2010 to 30,435 households in 2019.

TABLE A-8: HOUSEHOLD SIZE, 2010-2019 –UNINCORPORATED AREA

Household Size	2010		2019		Number Change	Percentage Change
	Number	Percentage	Number	Percentage		
1 person	7,471	24%	7,039	23%	-432	-6%
2 person	12,424	39%	12,453	41%	29	<1%
3 person	4,752	15%	4,344	14%	-408	-9%
4+ person	6,906	22%	6,599	22%	-307	-4%
Total	**31,553**	**100%**	**30,435**	**100%**	**-1,118**	**-4%**

Source: 2010 US Census; 2015-2019 ACS

6. Household Income

According to the ACS, the median household income for Butte County was $52,537 in 2019 (see **Table A-9**). Median household income for the incorporated municipalities in Butte County ranged from a low of $34,428 in Oroville to a high of $54,188 in Biggs. The average median income for all incorporated municipalities in Butte County was $47,997, slightly lower than the Butte County median income of $52,537. Due to the similarity of median income for all of Butte County in comparison to the incorporated municipalities, it is reasonable to expect that median income in the Unincorporated Area is similar to the ranges presented below.

The median family income for Butte County was $67,863. In comparison, the average of median household family income levels for incorporated municipalities was $59,976. The median nonfamily income for Butte County was nearly equal to the average of median nonfamily income for the incorporated municipalities ($29,960 in Butte County, versus the average of $29,558 for incorporated municipalities). However, the median income for married couples in Butte County was significantly higher than the average of married couples in incorporated municipalities ($82,235 in Butte County compared to $72,836 for incorporated municipalities).

TABLE A-9: AREA MEDIAN INCOMES IN INCORPORATED MUNICIPALITIES AND BUTTE COUNTY, 2019

	Average for Incorporated Municipalities*	Butte County
Household Median Income	$47,997	$52,537
Family Median Income	$59,976	$67,863
Married-Couple Median Income	$72,836	$82,235
Nonfamily Median Income	$29,558	$29,960

Sources: 2015-2019 American Community Survey Table S1901

**Presents the average levels of incorporated cities of Biggs, Chico, Gridley, and Oroville, and the Town of Paradise within Butte County. Median income for the Unincorporated Area is unavailable through the American Communities Survey.*

7. Household Income Categories

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). For all of Butte County, the area median income for a family of four in 2021 is $70,700.

HCD has defined the following income categories for Butte County, based on the median income for a household of four persons:

- Extremely low income: 30 percent and below ($0–$26,500)
- Very low income: 31 to 50 percent of median income ($26,501–$35,350
- Low income: 51 to 80 percent of median income ($35,351–$56,550)
- Moderate income: 81 to 120 percent of median income ($56,551–$84,850)
- Above-moderate income: 121 percent or more of median income ($84,851+)

Based on the 2021 income limits HCD has defined for Butte County, **Table A-10** shows the maximum annual income level for each income group adjusted for household size for Butte County. The maximum annual income data is used to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

TABLE A-10: STATE INCOME LIMITS FOR BUTTE COUNTY, 2021

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	$14,850	$17,420	$21,960	$26,500	$31,040	$35,580	$40,120	$44,660
Very Low	$24,750	$28,300	$31,850	$35,350	$38,200	$41,050	$43,850	$46,700
Low	$39,600	$45,250	$50,900	$56,550	$61,100	$65,600	$70,150	$74,650
Median	$49,500	$56,550	$63,650	$70,700	$76,350	$82,000	$87,650	$93,300
Moderate	$59,400	$67,900	$76,350	$84,850	$91,650	$98,450	$105,200	$112,000

Source: California Department of Housing and Community Development 2021

8. Extremely Low-Income Households

The United States Department of Housing and Urban Development (HUD) 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data set provides information on households by income group for the Unincorporated Area. According to the CHAS data, in 2017, approximately 3,325 households (11 percent of total households) in the Unincorporated Area were extremely low-income, including both renter-occupied and owner-occupied households. Of owner-occupied households, 1,985 were within the extremely low-income category. Of renter-occupied households, 1,340 were within the extremely low-income category. Approximately 63 percent of extremely low-income owner-occupied households paid greater than 30 percent of income for housing costs, whereas 74 percent of extremely low-income renter-occupied households paid greater than 30 percent of income for housing costs.

C. Employment Trends

1. Jobs by Industry

Table A-11 presents data on the number of jobs in establishments in the Unincorporated Area. Overall, in 2019, there were approximately 31,178 jobs across all industries in the Unincorporated Area. Approximately one-quarter of the county's jobs are attributed to the Services sector, including educational, health care, and social assistance services.

The primary employers within Butte County lie within the spheres of influence of Oroville and Chico. Agriculture has traditionally served as the primary economic influence. However, the role of agriculture has declined since the 1990s, with services and information-based sectors playing an increasingly important role in the county's economic development. According to the California Employment Development Department (EDD), the unemployment rate in the Unincorporated Area in January 2022 was approximately 9 percent. The unemployment rate has decreased significantly since 2010 when it reached 18 percent. It reached a low of 8 percent in 2018 before increasing again in 2020 to 11 percent, likely as a result of the national unemployment crisis following the start of the COVID-19 pandemic.

TABLE A-11: EMPLOYMENT BY INDUSTRY, UNINCORPORATED AREA, 2019

Industry	2019	
	Number	Percentage
Agriculture, forestry, fishing and hunting, and mining	2,192	7%
Construction	2,269	7%
Manufacturing	2,472	8%
Wholesale trade	545	2%
Retail trade	3,380	11%
Transportation and warehousing, and utilities	1,459	5%
Information	183	1%
Finance and insurance, and real estate and rental and leasing	1,468	5%
Professional, scientific, and management, and administrative and waste management services	3,033	10%
Educational services, and health care and social assistance	7,974	26%
Arts, entertainment, and recreation, and accommodation and food services	3,049	10%
Other services, except public administration	1,306	4%
Public administration	1,848	6%
Total*	31,178	100%

Source: Butte County 6th Cycle Housing Element Data Packet, 2021

** Total represents all employed civilians 16 years of age and over.*

Table A-12 shows employment projections from 2018 through 2028 as related to occupation growth for the Chico Metropolitan Statistical Area (MSA), which includes all of Butte County. The California Employment Development Department (EDD) does not provide employment projections for the Unincorporated Area; accordingly, the Chico MSA data is the best available employment projection data. Over the next seven years, the Chico MSA expects new employment to be dispersed relatively evenly between a variety of occupations, as presented in **Table A-12**.

TABLE A-12: FASTEST-GROWING OCCUPATIONS (PROJECTED), 2018-2028 CHICO METROPOLITAN STATISTICAL AREA, BUTTE COUNTY

Occupational Title	2018 Estimated Employment	2028 Estimated Employment	Numeric Change	Percentage Change
Personal Care Aides	4,700	5,820	1,120	24%
Combined Food Preparation and Serving Workers, Including Fast Food	220	270	50	23%
Cashiers	1,090	1,330	240	22%
Retail Salespersons	550	670	120	22%
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	300	360	60	20%
Waiters and Waitresses	210	250	40	19%
Cooks, Restaurant	210	250	40	19%
Teacher Assistants	170	200	30	18%
Laborers and Freight, Stock, and Material Movers, Hand	290	340	50	17%
Farmers, Ranchers, and Other Agricultural Managers	2,780	3,240	460	17%

Source: California Employment Development Department, 2020

More precise jobs forecasts are unavailable for the Unincorporated Area. The Butte County General Plan does not provide forecasts for the Unincorporated Area. Under a low-growth scenario, the BCAG *Long-Term Regional Growth Forecasts 2014-2040* projects the number of jobs countywide will grow 39 percent by 28,579 jobs. Across all industries, BCAG projects the number of jobs will grow from 74,100 in 2014 to 102,779 by 2040. BCAG does not forecast jobs for the Unincorporated Area.

2. Commute

Commute distance is important to look at when determining options for housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while communities with short average commutes tend to have a strong jobs/housing balance or a greater balance between jobs and housing available in the community. The burden of the additional costs associated with extended commuting

disproportionately affects lower-income households who must spend a larger portion of their overall income on transportation-related expenses. This, in turn, affects a household's ability to occupy decent housing without being overburdened by cost. According to the 2015-2019 ACS, approximately one-third of residents of the Unincorporated Area live within 15 minutes of their place of work. **Table A-13** indicates that the majority of residents in Butte County (66 percent) travel less than 30 minutes from home to work. This figure indicates that the majority of jobs are within 20 miles of where residents live.

TABLE A-13: BUTTE COUNTY COMMUTE PROFILE, 2019

Travel Time to Work	Percentage
Less than 15 minutes	34%
15 to 29 minutes	32%
30 to 59 minutes	25%
60 minutes or above	9%

Source: 2015-2019 American Communities Survey

IV. HOUSING CONDITIONS

A. Existing Housing Conditions

1. Overcrowding

The US Census defines overcrowding as more than one person per room in a given housing unit (not including kitchens and bathrooms). Overcrowding can be a result of a low supply of affordable and adequate housing. Households that are unable to afford larger housing units, or face a lack of vacant larger housing units in an area, may be forced to rent or purchase housing that is too small to meet their needs. From 2010 to 2019, the number of overcrowded units decreased while the percentage of housing units that were overcrowded increased, due to an overall decrease in the number of occupied housing units during this time period. **Table A-14** shows that in 2010, overcrowding was generally similar between both renter-occupied and owner-occupied units but in 2019 was a more frequent issue for renter households. A total of 521 renter-occupied units were overcrowded in 2019, compared to 477 owner-occupied units that were overcrowded. In 2019, 3 percent of total housing units were overcrowded, while 1 percent of total housing was severely overcrowded (with 1.5 or more persons per room).

TABLE A-14: OVERCROWDED HOUSING IN UNINCORPORATED AREA, 2019

Type	Overcrowded (1.01–1.50 persons per room)		Severely Overcrowded (1.50+ persons per room)		Total Overcrowded	
	Number	Percentage of Total Housing Units	Number	Percentage of Total Housing Units	Number	Percentage of Total Housing Units
2010						
Owner	523	2%	96	0%	619	2%
Renter	474	2%	232	1%	706	2%
Total	**997**	**3%**	**328**	**1%**	**1,325**	**4%**
2019						
Owner	367	2%	110	0%	477	2%
Renter	431	6%	90	1%	521	7%
Total	**798**	**3%**	**200**	**1%**	**998**	**3%**

Source: Butte County Housing Element Data Packet, 2013, Butte County 6th Cycle Housing Element Data Package, 2021

2. Housing Cost Burden

Table A-15 exhibits the housing cost burden experienced by households in the Unincorporated Area. The table reports 2013-2017 CHAS data for households by HUD-defined household income categories. Definitions of housing affordability can vary, but in general, a household should pay no more than 30 percent of its monthly income on housing costs. Households that pay more than this are considered "cost-burdened" and households that pay more than 50 percent are considered "severely cost-burdened." Measuring the number of households paying more than these percentages helps define an area's affordability problem. The HUD CHAS database reports information on overpayment by tenure. Income limits are defined relative to the area median income (AMI). All households experience some level of housing cost burden, but households paying between 30 and 50 percent of their income for housing experience "excessive" housing cost burden. The housing cost burden qualifies as "severe" at levels above 50 percent of household income.

In the Unincorporated Area, approximately 67 percent of households earning 30 percent or less of the AMI spent more than 30 percent of their income on housing costs, with 58 percent of households that spent more than 50 percent of their income on housing costs experiencing severe housing cost burdens. Approximately 67 percent of households earning between 30 and 50 percent of AMI were also burdened by the cost of housing. Rates of housing cost burden are higher for renter-occupied households, as shown in **Table A-15**. For households at all income levels, approximately 33 percent of households spent more than 30 percent of their income on housing costs, with 15 percent of all households experiencing severe cost burdens.

TABLE A-15: HOUSEHOLDS OVERPAYING BY INCOME – UNINCORPORATED AREA, 2017

	Total Renters		Total Owners		Total Households	
	Number	Percentage	Number	Percentage	Number	Percentage
Household Income ≤30% AMI	**1,340**	**100%**	**1,985**	**100%**	**3,325**	**100%**
% Cost Burden >30%	990	74%	1,250	63%	2,240	67%
% Cost Burden >50%	910	68%	1,005	51%	1,915	58%
Household Income >30 to ≤50% AMI	**1,400**	**100%**	**2,480**	**100%**	**3,880**	**100%**
% Cost Burden >30%	1,105	79%	1,485	60%	2,590	67%
% Cost Burden >50%	675	48%	795	32%	1,470	38%

	Total Renters		Total Owners		Total Households	
	Number	Percentage	Number	Percentage	Number	Percentage
Household Income >50 to 80% AMI	**1,850**	**100%**	**3,335**	**100%**	**5,185**	**100%**
% Cost Burden >30%	1,010	55%	1,207	36%	2,217	43%
% Cost Burden >50%	290	16%	466	14%	756	15%
All Households	**7,720**	**100%**	**22,945**	**100%**	**30,665**	**100%**
% Cost Burden >30%	3,816	49%	6,197	27%	10,013	33%
% Cost Burden >50%	1,981	26%	2,741	12%	4,722	15%

Source: Butte County 6th Cycle Housing Element Data Packet, 2021

3. Housing Stock Characteristics

Table A-16 provides information on the type of housing in the Unincorporated Area. Due to the severity of wildfires during the last decade, several thousand homes were lost in Butte County and surrounding jurisdictions. In the Unincorporated Area, there was a loss of approximately 6,128 housing units between 2011 and 2021, or about 17 percent of the housing stock. As shown in **Table A-16**, the largest share of homes lost was 79 percent of the stock of single-family attached homes (547 units); however, the largest number of units lost were single-family detached units (3,225 units) and mobile homes and other units (1,794).

TABLE A-16: HOUSING UNITS BY TYPE, 2011-2021

Units in Structure	2011		2021		Number Change, 2011-2021	Percentage Change, 2011-2021
	Number	Percentage	Number	Percentage		
Single-family, detached	25,098	68.5%	21,873	72%	-3,225	-13%
Single-family, attached	689	1.9%	142	0%	-547	-79%
2 to 4 units	880	2.4%	462	2%	-418	-48%
5 or more	444	1.2%	300	1%	-144	-32%
Mobile home, other	9,545	26.0%	7,751	25%	-1,794	-19%
Total	**36,656**	100.0%	**30,528**	100%	-6,128	-17%

Source: Butte County 6th Cycle Housing Element Data Packet, 2021

4. Occupancy Rates

Table A-17 depicts the vacancy rate for the Unincorporated Area in 2010 and 2019. Typically, a vacancy rate of 5 percent is considered an indicator of a healthy housing market, balancing availability of a variety of housing options for prospective buyers and renters with reasonable occupancy rates for

sellers and rental owners. Of the total 11-percent vacancy in the Unincorporated Area in 2019, approximately 4 percent is attributable to housing units whose primary use is seasonal, recreational, or occasional, while rental units have a vacancy rate of 2 percent and ownership units have a vacancy rate of 1 percent. The 11-percent vacancy rate in the Unincorporated Area has remained relatively stable since 2010. It is likely that seasonal dwelling units will continue to account for a proportion of the Unincorporated Area's vacant housing stock.

TABLE A-17: VACANCY RATES IN THE UNINCORPORATED AREA, 2010-2019

Description	2010		2019	
	Number	Percentage	Number	Percentage
Total Units	**36,587**	**100%**	**30,528**	**100%**
Vacant Units				
For rent	639	2%	487	2%
For sale only	575	2%	284	1%
Rented or sold, not occupied	229	1%	368	1%
For seasonal, recreational, or occasional use	1,484	4%	1,197	4%
For migrant workers	0	0%	0	0%
Other vacant	1,134	3%	1,153	4%
Total vacant units	**4,061**	**11%**	**3,489**	**11%**
Effective Vacancy Rate	**11%**		**11%**	

Source: Butte County Housing Element Data Packet, 2013, Butte County 6th Cycle Housing Element Data Package, 2021

5. Age of Housing Stock

Age is one measure of housing stock conditions and a factor for determining the need for rehabilitation. Without proper maintenance, housing units deteriorate over time. Thus, units that are older are more likely to need major repairs (e.g., a new roof or plumbing). Generally, houses 30 years and older are considered aged and are more likely to require major or minor repairs. In addition, older houses may not be built to current standards for fire and earthquake safety.

In the Unincorporated Area, approximately 71 percent of the housing stock was built before 1990 (see **Table A-18**). Just shy of half of housing units in the Unincorporated Area (42 percent) were built between 1970 and 1989, totaling 15,697 units. Since the 1980s, the number of housing units produced has declined in each decade in the Unincorporated Area. Given the age of the housing stock, it is safe to assume that a majority of these units need some type of rehabilitation.

It should also be noted that approximately 25 percent of all housing units in the unincorporated county are mobile or manufactured homes (see **Table A-16**). Experience has shown that these structures age much more rapidly than those of traditional construction; therefore, assumptions regarding housing conditions based solely on age may not be valid for manufactured homes.

In September 2022, there were 26 red tagged dwelling units, 10 of which were tagged as dilapidated and unsafe for habitation. These 26 units have been tagged for one or more of the following, which indicate rehabilitation need: fire hazard concerns; sub-standard housing; no power/water/sewer; unsafe living structure, faulty wiring; roof collapsing, and/or no working bathroom. In total, red tagged dwellings comprise less than 1 percent of the County's housing stock. Based on this, and the age and composition of housing overall, the County estimates that 15 to 20 percent of the housing stock is in need of some level of repairs, but less than 1 percent is in need of full replacement. Those units in need of full replacement are not concentrated in any one area or community, and therefore do not indicate a concentrated need for rehabilitation assistance. To confirm this, the County has included **Program H-A3.2** to complete a housing conditions survey in the Unincorporated Area. Further, to provide assistance to all households in need of repair or rehabilitation assistance, the County has included **Programs H-A3.2**, **H-A4.7**, and **H-A5.1**.

TABLE A-18: AGE OF HOUSING UNITS

Year Constructed	Number	Percentage
Built 1939 or earlier	1,826	5%
Built 1940–1949	1,283	4%
Built 1950–1959	2,875	8%
Built 1960–1969	3,327	9%
Built 1970–1979	8,833	25%
Built 1980–1989	6,864	20%
Built 1990–1999	4,582	13%
Built 2000–2009	4,630	13%
Built 2010-2013	504	1%
Built 2014 or later	**412**	1%
Total	**35,136**	100%

Source: Butte County 6th Cycle Housing Element Data Package, 2021

6. Wildfire Devastation

Since the Housing Element was last updated in 2014, Butte County has endured major wildfire events that have substantially changed and affected its communities, most notably the 2018 Camp Fire and the 2020 North Complex Fire. In November 2018, Butte County suffered the most destructive wildfire in California's history, which resulted in the death of 87 people, including 3 CAL FIRE firefighters and 84 residents; the destruction of 14,500 structures, including 13,696 single-family

homes and 276 multifamily structures; and damage to another 589 structures.[4] Before communities could fully recover and rebuild, in August 2020, the North Complex Fire was sparked during a lightning storm. The North Complex Fire ravaged the southeast portion of the county and caused the death of 16 people and destroyed 2,445 additional structures, primarily in the Berry Creek and Feather Falls communities.[5] The impact of the wildfires on the region's housing supply comes at a time when the entire state is facing a housing crisis.

a. Camp Fire

On November 8, 2018, a power transmission line above Poe Dam near the unincorporated community of Pulga malfunctioned and sparked. A Pacific Gas and Electric Company (PG&E) Rock Creek Powerhouse field crew reported a fire under power transmission lines near Poe Dam to CAL FIRE. The fire, named the Camp Fire, spread west rapidly and evacuation orders were issued for the Town of Paradise, the Upper Ridge communities, and surrounding areas. By November 10, the Camp Fire had become the most destructive fire in California's history. Full containment of the fire occurred November 25, after rain fell on November 21. While most of the damage occurred in the Town of Paradise, the Camp Fire damaged or destroyed several unincorporated communities and areas. In the unincorporated areas of the County, 4,569 structures were completely destroyed, 194 were damaged, and only 2,402 structures within the fire perimeter remained undamaged.[6] Many of those homes destroyed were affordable to lower- and moderate-income households.

As shown in **Table A-19**, 1,391 single-family homes, 1,030 mobiles homes, 19 motor homes, and 3 multifamily homes were lost in the Unincorporated Area of Butte County. It is important to note that a significant number of housing units were also lost in the Town of Paradise; however, **Table A-19** only reports the number of units that were lost within the Unincorporated Area.

[4] Butte County District Attorney, The Camp Fire Public Report: A Summary of the Camp Fire Investigation, June 16, 2020, https://www.buttecounty.net/Portals/30/CFReport/PGE-THE-CAMP-FIRE-PUBLIC-REPORT.pdf?ver=2020-06-15-190515-977.

[5] U.S. Forest Service, Plumas National Forest, North Complex Fire Update, December 4, 2020, https://inciweb.nwcg.gov/incident/6997/.

[6] Butte County. 2019. *Local Hazard Mitigation Plan*, Chapter 4: Risk Assessment. http://www.buttecounty.net/Portals/19/LHMP/2019/CH4ButteCountyLHMPUpdateChapter4RiskAssessment.pdf?ver=2019-11-13-122000-400.

TABLE A-19: UNIT TYPES DESTROYED IN UNINCORPORATED BUTTE COUNTY

Unit Type	Number of Homes Lost in 2018 Camp Fire
Motor Home	19
Mobile Home Single Wide	126
Mobile Home Double Wide	797
Mobile Home Triple Wide	106
Single-Family Residence Single Story	1,162
Single-Family Residence Multi Story	222
Multifamily Residence Single Story	1
Multifamily Residence Multi Story	2
Total	**2,435**

Source: Butte County, 2022

b. North Complex Fire

On August 17, 2020, a lightning storm hit Plumas National Forest in Butte and Plumas Counties. The lightning sparked 21 fires in the area, including the Sheep Fire near Susanville, the Claremont Fire near Claremont Creek just south of Quincy, and the Bear Fire in the Middle Fork Canyon near the Pacific Crest Trail. On September 5, 2020, strong winds caused the Bear Fire and Claremont Fire to grow explosively and merge into the North Complex Fire.[7] The communities of Berry Creek, Feather Falls, Clipper Mills, Brush Creek, Woodleaf, and Forbestown were evacuated with little warning in the afternoon of September 8 due to the rapidly spreading fire. The fire burned for three more months until when, on December 3, 2020, Plumas National Forest officials announced that the North Complex Fire was 100-percent contained.[8] The North Complex Fire burned 318,935 acres, damaged or destroyed 2,455 structures, including destroying the communities of Berry Creek and Feather Falls, and caused 16 fatalities.

The total number of homes lost by unit type within the Unincorporated Area of Butte County as a result of the North Complex Fire are shown in **Table A-20**. Only single-family and mobile homes were lost in the unincorporated area as a result of the North Complex Fire, no motor homes or multifamily residences were lost. The table only shows the total number of housing units that were lost within the Unincorporated Area.

[7] U.S. Forest Service, Plumas National Forest. 2020. North Complex. https://inciweb.nwcg.gov/incident/6997/, accessed February 18, 2021.

[8] U.S. Forest Service, Plumas National Forest. 2020. North Complex. https://inciweb.nwcg.gov/incident/6997/, accessed February 18, 2021.

TABLE A-20: UNIT TYPES DESTROYED IN UNINCORPORATED BUTTE COUNTY

Unit Type	Number of Homes Lost in North Complex Fire
Motor Home	0
Mobile Home Single Wide	220
Mobile Home Double Wide	228
Mobile Home Triple Wide	24
Single-Family Residence Single Story	541
Single-Family Residence Multi Story	143
Multifamily Residence Single Story	0
Multifamily Residence Multi Story	0
Total	**1,156**

Source: Butte County, 2022

c. Rebuilding

There are a number of efforts underway that encourage the rebuilding of the homes lost in the recent wildfires, while also encouraging the development of new housing in fire-safe areas. Community members and non-profit organizations are finding creative ways to rebuild in their community, including building tiny homes and using innovative fire-resistant materials to maximize fire protection. The County supports rebuilding efforts through grants, which are further described below, and other resources to property owners interested in rebuilding. The County has several informational handouts that are designed to help property owners rebuild their home, including a step-by-step guide for rebuilding and conducting a wildfire home assessment.

As of February 4, 2022, the County had issued 458 residential building permits inside the 2018 Camp Fire burn area, of which, 294 had received a final inspection. In addition, 38 residential permits have been issued to survivors of the North Complex Fire. Despite these permits, the rebuilding process will likely be a lengthy process and, in the meantime, communities face a variety of challenges to rebuilding, including financial struggles, infrastructure shortages, and ongoing wildfire threats. Community members that are trying to rebuild in the Upper Ridge area of the County noted development regulations, cost of rebuilding, and safety concerns as a barrier to rebuilding.[9]

[9] *Butte County Upper Ridge Community Plan*, March 2022, Accessed February 23, 2022, https://www.buttecounty.net/Portals/10/Planning/Upper%20Ridge%20Community%20Plan/URCP_Final_Plan_2-17-2022_Optimized.pdf?ver=2022-02-18-084825-757.

In 2016, the County adopted regulations for limited-density owner-built rural dwellings to help facilitate the loss of dwellings from wildfires, including the Wall Fire in July 2017, Ponderosa Fire in September 2017, and the Wind Complex Fires in October 2017. These regulations help to facilitate the availability of affordable, owner-built homes, which are essential to the continued health and welfare of the residents and rural communities. The limited-density owner-built rural dwellings apply to seasonally or permanently occupied dwellings, detached bedrooms, and guest houses in rural areas and solely occupied by the owner of their family.

i. Grants Provided by County and HCD

Several grant programs are available to assist with rebuilding efforts in Butte County, as identified below.

a) Federal Emergency Management Agency

The Federal Emergency Management Agency (FEMA) administers several grant programs that support hazard mitigation and resiliency-related projects. As of November 5, 2020, FEMA has provided $84 million to assist individuals and households impacted by the 2018 Camp Fire with rental expenses, home repair, and home replacement costs. FEMA also funds the Property Assessed Clean Energy (PACE), which is a financing tool that building owners and developers can use to upgrade building energy performance, install renewable energy systems, and reduce resource consumption in new homes.

b) CDBG-DR Multifamily Housing Program

As part of the Presidentially Declared Disaster response to the 2018 Camp Fire, Butte County received $61.4 million in federal Community Development Block Grant- Disaster Recovery (CDBG-DR) funds to finance rental housing. The goals of the program are to produce new rental housing units affordable to low- and moderate-income households, and to provide housing for displaced individuals, and individuals who became homeless, as a result of the Camp Fire.

Projects that are eligible are:

- Rental multifamily developments with eight or more units.
- At least 30 percent of total project units, and a minimum of four units, affordable to households earning less than 80 percent of AMI.
- Projects with site control; located anywhere within Butte County.

The minimum funding award is $250,000, and the maximum is dependent on development costs and number of affordable units provided. The first round of applications was due October 5, 2021. A second round of funding is currently open until all funds are committed.

c) North Valley Community Foundation

The North Valley Community Foundation is a nonprofit organization based in the City of Chico. To aid recovery and rebuilding efforts, the foundation issued Butte County a $500,000 grant to offset permitting fees for survivors of Camp Fire and a $35,000 grant to offset permitting fees for survivors of the North Complex Fire. The North Valley Community Foundation also funded the Upper Ridge Community Plan, which establishes a roadmap for redevelopment of the Upper Ridge area into a more resilient community.

d) Golden State Finance Authority

On July 30, 2019, the Golden State Finance Authority issued the County a $250,000 grant to help offset permitting fees for survivors of Camp Fire. The grant helps homeowners with development services fees for issuing permits, conducting inspections, and reviewing plans for the construction of replacement homes.

e) Butte County's Septic Repair and Replacement Grant

Butte County offers a Septic Repair and Replacement Grant Program that provides grants up to $17,000 to property owners in the unincorporated area to assist with the repair or replacement of septic systems damaged during the Camp Fire or during subsequent emergency work to recover from the Camp Fire damage.

ii. Conclusion

As the devastation of the 2018 Camp Fire and 2020 North Complex Fire revealed, most areas of Butte County face some level of threat from wildland fire. Therefore, it is crucial for the Housing Element to consider the potential threat of wildfires when identifying sites in the county that may be adequate for new housing. This Housing Element addresses the challenges to accommodate Butte County's projected housing need while considering what locations are appropriate for housing and at what density to ensure adequate supply and affordability.

B. Housing Market Conditions

1. Housing Sales Costs

Table A-21 shows that the median home sales price in July 2021 for Butte County was approximately $381,000, a 61-percent increase since July 2015. The loss of housing resulting from the Camp Fire increased demand for a smaller housing supply, which is likely the largest driver in this dramatic increase in home value. However, significant increases also occurred in Yuba County (79 percent) and Sutter County (77 percent). The City of Chico and Sutter County are the only nearby jurisdictions with a higher median home value than Butte County.

TABLE A-21: MEDIAN HOME SALES PRICE, 2021

Jurisdiction	Median Home Value		Percent Change
	July 2015	July 2021	
Butte County	$237,000	$381,000	61%
Plumas County	$254,000	$309,000	22%
Yuba County	$197,000	$352,000	79%
Tehama County	$218,000	$299,000	37%
Glenn County	$204,000	$279,000	37%
Sutter County	$226,000	$400,000	77%
City of Biggs	$164,000	$305,000	86%
City of Chico	$285,000	$439,000	54%
City of Gridley	$174,000	$319,000	83%
City of Oroville	$167,000	$291,000	74%
Town of Paradise	$230,000	$332,000	44%

Source: Zillow.com, accessed August 2021

A household can typically qualify to purchase a home that is 2.5 to 3 times its annual income, depending on the down payment, the level of other long-term obligations (such as a car loan), and interest rates. In practice, the interaction of these factors allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes no more than two times their annual income.

The qualifying approximate annual income to afford the Butte County median home sales price identified in **Table A-21** is at least $61,000, assuming a 30-year fixed mortgage with an annual interest rate of 3 percent and a down payment of 5 percent, standard at the time of this analysis. Based on the 2021 HCD income limits, the average home sales price would be affordable to a four-person moderate-income household. The median home price in Butte County is not affordable to extremely low-income, very low-income, or low-income households.

2. Rental Housing

A limited number of rental options exist in the Unincorporated Area, particularly after the Camp Fire of 2018 that destroyed thousands of homes, including rental units. The Unincorporated Area contains mostly single-family homes that are offered for rent. The County conducted a point-in-time survey using online resources such as trulia.com and craigslist.com to identify a range of rental costs in the vicinity of the Unincorporated Area, including rentals at the outer edges of incorporated municipalities. The rental costs of housing in the incorporated municipalities is generally indicative of what the market rents would be for apartments in the Unincorporated Areas surrounding each of the incorporated municipalities. At the time of this survey, there was limited availability of rental units; however, there were one-, two-, and three-bedroom options in most areas with availability. The rental

survey indicated the following prevailing market rents for the Unincorporated Area and areas at the periphery of Chico, Gridley, Paradise, and Oroville:

- Studio: $850 (only one unit available at the time of the survey)
- 1-bedroom: $650 - $2,255 ($1,331 average)
- 2-bedroom: $850 - $1850 ($1,374 average)
- 3-bedroom: $990 - $2,950 ($1,888 average)
- 4-bedroom: $1,900 - $2,300 ($2,010 average, only 2 units available at the time of the survey)

3. Manufactured Homes

According to Homes Direct, a provider of new manufactured and modular homes in the western states, including Butte County, new manufactured housing in August 2021, the most recent available data, ranged from $135,000 to $143,000, on average. There would be an additional cost of preparing the land. Most manufactured housing developed in the county serves cost-constrained families and individuals and household seeking small units, providing an affordable alternative to traditional stick-built development. Table A-21 shows that a four-person, extremely low-income household can afford a maximum sales price of $165,408, a very low-income household can afford a maximum sales price of $220,649, and a low-income household can afford a maximum sales price of $352,975, indicating that manufactured housing is affordable to extremely low- to low-income households.

4. Housing Affordability

HCD calculates annual income limits by household size. Given the 2021 Butte County median income for a family of four of $70,700, HCD calculated the income limits for the various income categories and household sizes.

Table A-22 shows the affordable rents and maximum purchase price, based on the HCD income limits for Butte County. Rents are considered affordable if a household spends no more than 30 percent of its income on rent and utility costs. Taking 30 percent of the given income limits led to an estimate of what households can afford to pay monthly to rent a housing unit. As shown, the maximum affordable rent for a four-person household ranges from around $663 for extremely low-income to $2,121 per month for moderate-income households. The average price of rental units listed above are unaffordable to extremely low- and very low-income households. However, the units on the lower end of the range for studios, one-, and two-bedroom units are affordable to these lower-income households. These units were in East Oroville (one-bedroom, $650), Oroville (two-bedroom, $850), Chico (studio, $850), and Gridley area (one-bedroom, $850). These were the only four units available to extremely low- and very low-income households.

As of August 2021, the median home value in Butte County was $381,000 (**Table A-21**). The maximum affordable sales price for a four-person household is $165,408 for an extremely low-income household, $220,649 for a very low-income household, $352,975 for a low-income household, and $529,619 for a moderate-income household (**Table A-22**). When compared to **Table A-21**, the median home value in Butte County is affordable to moderate-income households and above. The cities of Biggs, Gridley, Oroville, and the Town of Paradise, and likely the areas surrounding each, are affordable to low-income households.

TABLE A-22: AFFORDABLE PAYMENTS BY HOUSEHOLD SIZE (BASED ON A FOUR-PERSON HOUSEHOLD)

	Income Level			
	Extremely Low	**Very Low**	**Low**	**Moderate**
Annual Income	$26,500	$35,350	$56,550	$84,850
Monthly Income	$2,208	$2,946	$4,713	$7,071
Maximum Monthly Gross Rent[1]	$663	$884	$1,414	$2,121
Maximum Purchase Price[2]	$165,408	$220,649	$352,975	$529,619

Source: Department of Housing and Community Development 2021 Income Limits

1 Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

2 Affordable housing sales prices are based on the following assumed variables: approximately 5% down payment, 30-year fixed rate mortgage at 3.00% annual interest rate.

C. Preservation of Assisted Units At Risk of Conversion

1. Overview

State housing element law requires an analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years (through 2031) due to expiring subsidies, mortgage prepayments, or expiration of affordability restrictions, and development of programs aimed at their preservation. The following must be included in each housing element as part of its preservation analysis:

- An inventory of assisted housing units at risk of converting to market rate within 10 years.
- An analysis of the costs of preserving and/or replacing these units.
- Resources that could be used to preserve the at-risk units.
- Program efforts for preservation of at-risk units.
- Quantified objectives for the number of at-risk units to be preserved during the housing element planning period.

Use restrictions, as defined by state law, means any federal, state, or local statute, regulation, ordinance, or contract that, as a condition of receipt of any housing assistance (e.g., rental subsidy, mortgage subsidy, mortgage insurance) to an assisted housing development, establishes maximum limitations on tenant income as a condition of eligibility for occupancy.

2. Inventory of Assisted Units at Risk of Conversion

Table A-23 displays the limited affordable housing stock in the Unincorporated Area, including Oroville Heights Apartments in Thermalito and the Farm Labor Housing Center near the City of Gridley. These are the only multifamily rental units in the unincorporated county that are assisted under federal, state, and/or local programs, including HUD programs; state and local bond programs; redevelopment programs; and local in-lieu fee, tax credit, HOME funds, density bonus, public housing, or direct assistance programs. These properties are not at risk of opting out of programs that keep them affordable to very low- and low-income households over the Housing Element period (2022-2030).

TABLE A-23: AFFORDABLE HOUSING STOCK, UNINCORPORATED AREA, 2021

Development	Location	Form of Assistance	Total Units	Assisted Units	Subsidy Termination
Oroville Heights Apartments	Thermalito	USDA	66	66	2074
Farm Labor Housing Center	Unincorporated Area surrounding Gridley	LIHTC	130	125	2046

Source: California Housing Partnership Corporation 2021

3. Preservation Resources

Efforts by the County to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified nonprofit entities need to be made aware of the future possibilities of units becoming at risk. Should a property become at risk, the County maintains an active list of resources by which to preserve that property.

In addition, Butte County will develop procedures for monitoring and preserving at-risk units, which will include the following:

- Monitor the Risk Assessment report published by the California Housing Partnership Corporation.
- Maintain regular contact with the local HUD office regarding early warnings of possible opt-outs.
- Maintain contact with the owners and managers of existing affordable housing to determine if there are plans to opt out in the future and offer assistance in locating eligible buyers.

- Develop and maintain a list of potential purchasers of at-risk units and act as a liaison between owners and eligible purchasers.
- Ensure that all owners and managers of affordable housing are provided with applicable state and federal laws regarding notice to tenants of the owner's desire to opt out or prepay. State law requires a 12-month notice.

Nonprofit Entities

Nonprofit entities serving Butte County can be contacted to gauge their interest and ability in acquiring and/or managing units at risk of conversion. A partial listing of entities with resources in the Butte County area includes:

- Volunteers of America National Services
- Preservation Partners Development
- Highland Property Development
- GAL Affordable, LP
- Eden Housing, Inc.
- California Housing Finance Agency
- Alliant Strategic
- JEMCOR Development Partners
- Colrich Multifamily Investments, LLC
- Catalyst Housing Group, LLC

D. Special Housing Needs

California Government Code Section 65583 (a) (7) requires an analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, single female-headed households, and families and persons in need of emergency shelter.

1. Persons with Disabilities

Physical, mental, and/or developmental disabilities may prevent a person from working, may restrict one's mobility, or may make it difficult to care for oneself. Persons with disabilities have special housing needs often related to the limited ability to earn a sufficient income and a lack of accessible and affordable housing. The severity of these disabilities varies widely and may require substantial changes to the housing units or only require slight adjustments. Necessary accessibility adjustments may include features such as ramps, extra wide doors, handrails, lowered counters, raised toilets, and a variety of other accessibility features. Other types of disabilities may not require physical alterations to homes, but instead call for supportive services to assist those who may not be able to live independently. Compared to the general population, disabled persons are more likely to live alone, earn less, or be homeless.[10]

[10] Tootelian, Dennis, and Ralph Gaedeke 1999. "The Impact of Housing Availability, Accessibility, and Affordability on People with Disabilities." Sacramento: State Independent Living Council. As cited in the Analysis of Senate Bill 1025.

The Americans with Disabilities Act (ADA) defines an individual with a disability as "a person who has a physical or mental impairment that substantially limits one or more major life activities, a person who has a history or record of such an impairment, or a person who is perceived by others as having such an impairment."

The Unincorporated Area of Butte County has a disabled population of 15,899 persons, approximately 21 percent of the total population in 2019. **Table A-24** provides additional characteristics for the disabled population.

TABLE A-24: PERSONS WITH DISABILITIES BY DISABILITY TYPE, 2019

Disability by Type	Number	Percentage
Total Disabilities Tallied*	15,899	100%
Total Disabilities for Ages 5–64	8,814	55%
Hearing Difficulty	1,867	12%
Vision Difficulty	1,395	9%
Cognitive Difficulty	4,153	26%
Ambulatory Difficulty	3,881	24%
Self-Care Difficulty	1,689	11%
Independent Living Difficulty	2,948	19%
Total Disabilities for Ages 65 and Over	7,085	45%
Hearing Difficulty	3,351	21%
Vision Difficulty	1,241	8%
Cognitive Difficulty	1,688	11%
Ambulatory Difficulty	4,092	26%
Self-Care Difficulty	1,408	9%
Independent Living Difficulty	2,491	16%

Source: Butte County 6th Cycle Housing Element Data Package, 2021
**Note that the total does not match the sum of constituent parts because the total aggregates incidents of one person with more than one disability.*

The data on persons with disabilities are presented by type of disability, including sensory, physical, mental, self-care, go-outside-home, employment, and two or more disabilities. The Unincorporated Area and Butte County as a whole have similar distributions across the different types of disabilities.

Table A-25 shows disabilities by employment status for working-age persons 16 to 64 years old in the year 2019. Approximately 449 persons ages 16 to 64 were unemployed, or 6 percent of total persons with a disability. In comparison, 25 percent of disabled persons in the Unincorporated Area were employed (1,916 persons).

TABLE A-25: PERSONS WITH DISABILITY BY EMPLOYMENT STATUS, 2019

Disability Category	Number	Percentage
Employed, with a Disability	1,916	25%
Unemployed, with a Disability	449	6%
Not in Labor Force, with a Disability	5,448	70%
Total Persons with a Disability*	**7,813**	100%

Source: Butte County Housing Element Data Packet, 2021

**Note that the total does not match the sum of its constituent parts because total persons not employed with a disability ages 5–64 excludes persons under the age of 5 with a disability, whereas total persons with a disability includes persons with a disability under the age of 5.*

To support the residents with disabilities that impact their ability to live independently, Butte County Department of Employment and Social Services (DESS) operates the In Home Support Services (IHSS) program to provide physical support to eligible aged, blind, or disabled adults and children who would not otherwise be able to safely remain in their homes. Additionally, the Disability Action Center offers the Independent Living (IL) Program to provide those with disabilities information and support groups for living independently and offers Disability Disaster Access & Resources to provide assistance for persons with disabilities in disaster readiness and recovery, which is particularly valuable in communities in high fire hazard risk areas.

2. Persons with Developmental Disabilities

Government Code Section 65583(a)(7)) requires each jurisdiction to include in its analysis of "special needs groups" the needs of those with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, "developmental disability" means a disability that originates before an individual attains 18 years of age; continues, or can be expected to continue, indefinitely; and constitutes a substantial disability for that individual. It includes intellectual disabilities, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions closely related to intellectual disability or requiring similar treatment but does not include other conditions that are solely physical in nature.

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

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers. The Far Northern Regional Center serves Butte County and is one of 21 regional centers in the state of California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. **Table A-26** reports the Unincorporated Area's population of developmentally disabled persons by age; **Table A-27** reports developmentally disabled residents by residence type. Further assistance for persons with developmental disabilities that impact their ability to live independently is offered by DESS through the IHSS program.

TABLE A-26: DEVELOPMENTALLY DISABLED RESIDENTS, BY AGE

Zip Code Area	0-17 Years	18+ Years	Total
95914	<11	<11	>0
95916	<11	<11	>0
95938	21	11	32
95940	0	<11	>0
95941	<11	<11	>0
95942	<11	<11	>0
95954	52	51	103
95958	<11	<11	>0
95968	<11	15	>15
95974	<11	<11	>0
95978	<11	<11	>0
Total	**<161**	**<165**	**>150**

Source: Butte County 6th Cycle Housing Element Data Packet, 2021. Note: This table presents for all zip codes in the Unincorporated Area available from the data packet. Additional zip codes are within the Unincorporated Area but not available in the data packet: 95901, 95925, and 95932.

TABLE A-27: DEVELOPMENTALLY DISABLED RESIDENTS BY RESIDENCE TYPE

Zip Code	Parent or Guardian	Independent Living	Total
95914	<11	<11	>0
95916	<11	<11	>0
95938	31	<11	>31
95940	<11	0	>0
95941	<11	0	>0
95942	<11	0	>0
95954	84	14	>98
95958	<11	0	>0
95968	18	<11	>18
95974	<11	0	>0
95978	<11	<11	>0
Total	<221	<69	>147

Source: Butte County 6th Cycle Housing Element Data Packet, 2021. Note: This table presents for all zip codes in the Unincorporated Area available from the data packet. Additional zip codes are within the Unincorporated Area but not available in the data packet: 95901, 95925, and 95932.

3. Seniors

The housing needs of seniors depend on a combination of factors related to the aging process. Seniors are identified here as any person 65 years or older. Seniors may have special housing needs that can include a combination of increased medical costs and fixed incomes that are often lower than incomes of the general population, leading to special need for affordable housing. Due to frailty, some senior people require full- or part-time care, while others may be able to live on their own with minor accessibility adjustments in their homes like handrails and grab bars to make bathing, toileting, and other activities of daily life safer.

Although the total population of the Unincorporated Area has declined since 2010, the senior population has increased. Total population in the Unincorporated Area has dropped by nearly 3,000 since 2010, whereas the senior population of the Unincorporated Area has increased by nearly 3,500. As shown in **Table A-28**, seniors made up approximately 23 percent of the population in the Unincorporated Area in 2019, 5 percentage points higher than in 2010. Of seniors, approximately 88.8 percent are homeowners and 11.2 percent are renters. In total, seniors account for 42.4 percent of all homeowners and 16.7 percent of all renters in the Unincorporated Area.

TABLE A-28: SENIOR (65+ YEARS OLD) POPULATION IN THE UNINCORPORATED AREA

Age Group	2010		2019	
	Population	Percentage of Total Population	Population	Percentage of Total Population
65 Years and Over	15,001	18%	18,437	23%
Total Population, All Ages	**83,758**	**100%**	**80,841**	**100%**

Source: 2010 US Census; Butte County 6th Cycle Housing Element Data Package 2021

To support the senior population of Butte County, particularly to reduce displacement risk in rural communities, Butte County DESS operates the IHSS program to provide physical support to eligible aged, blind, or disabled adults and children who would not otherwise be able to safely remain in their homes.

4. Large Families

Large households are defined as households with five or more members. Large households comprise a special-needs group because of the need for larger dwelling units, which are often in limited supply and therefore command higher prices. To save for other basic necessities, such as food, clothing, and medical care, it is common for lower-income large households to reside in smaller dwelling units, frequently resulting in overcrowding.

Table A-29 presents the number of large households by tenure in 2019. Out of 30,435 total households in the Unincorporated Area, approximately 9 percent consisted of large households with five or more members. Of total households in the Unincorporated Area, approximately 6 percent, or 1,799 households, were large owner-occupied households. In comparison, approximately 3 percent of total households in the Unincorporated Area consisted of renter-occupied households, or 1,032 households. Consideration should be given to the provision of housing with a larger number of rooms. Since larger households tend to have greater expenses than smaller households, affordable housing for large households is an issue.

TABLE A-29: LARGE FAMILY (5+ FAMILY MEMBERS) HOUSEHOLDS BY TENURE, 2019

	2019	
	Households	Percentage of Total Households
Owner-Occupied Large Households	1,799	6%
Renter-Occupied Large Households	1,032	3%
Total Large Households	2,831	9%
Total Households	**30,435**	**100%**

Source: Butte County 6th Cycle Housing Element Data Packet, 2021

5. Single Female-Headed Households with Children

California Government Code Section 65583(a)(7) identifies families with female heads of households as a group that may have special housing needs and requires the County to analyze the housing needs of these households. Female-headed households are households led by a single female with one or more children under the age of 18 at home. These households' living expenses generally take up a larger share of income than is the case in two-parent households. Therefore, finding affordable, decent, and safe housing is often more difficult for female-headed households. Additionally, female-headed households have special needs involving access to daycare or childcare, healthcare, and other supportive services.

According to the 2015-2019 ACS, there were 2,830 female-headed households (14 percent of all households) in the Unincorporated Area of Butte County (**Table A-30**). Female-headed households with children constituted 7 percent of total households, whereas female-headed households without children made up 4 percent of total households. Approximately 4 percent of female-headed householders are earning an income under the poverty line. Sabbath House, located in Chico but serving all residents of Butte County, offers shelter for women and children experiencing homelessness, including meals, cloths, laundry, shows, and more. This shelter is geared toward supporting female-headed households, and single women, experiencing poverty. Further, CalWORKS, operated by the Butte County Department of Employment and Social Services childcare for households that receive CalWORKS assistance and or are no longer receiving assistance but require child care to retain employment. This program aids female-headed households, particularly those with children not yet at school age, have a safe place for their children while they work.

TABLE A-30: FEMALE-HEADED HOUSEHOLDS IN THE UNINCORPORATED AREA, 2019

Householder Type	Number	Percentage of Total Households
Total Householders	20,798	100%
Female-Headed Householders	2,830	14%
Female Heads with Own Children	1,465	7%
Female Heads without Children	1,365	7%
Female-Headed Householders Under the Poverty Level	790	4%
Total Families Under the Poverty Level	2,743	13%

Source: Butte County 6th Cycle Housing Element Data Packet, 2021

**Note: The Butte County Housing Element Data Packet presents these figures as a percent of total families under the poverty level. This table presents these figures as a percent of total households in order to provide a relative sense of scale.*

6. Farmworkers

Agricultural production is an important component of Butte County's economy. According to the 2019 Crop & Livestock Report prepared by the County's Agricultural Commission, the total gross valuation of agricultural production in Butte County was nearly $688.5 million, a $56.5 million increase over 2018. Fruit and nuts remained the leading crops with a total value of $410.6 million, a 10-percent increase from 2018. All crops saw an increase in value over 2018 with the exception of Timber and Nursery Livestock, which decreased by 48 and 12 percent, respectively.

The US Department of Agriculture (USDA) Census of Agriculture reports farmworkers for all of Butte County, as shown in **Table A-31**. According to the USDA Census of Agriculture, there were 4,348 farmworkers in Butte County in 2017, representing a 13-percent decrease from the 5,021 farmworkers reported by the 2007 Census of Agriculture. The decline in farmworkers is largely due to the 6-percent decrease in total farms, dropping from 2,048 farms in 2007 to 1,912 farms in 2017. Of the nearly 2,000 farms in Butte County, just 37 percent (709 farms) hired farm laborers. Only 111 farms had 10 or more workers; the total number of workers employed by these farms declined by approximately 1,044 employees between 2007 and 2017. This decline may be explained by the mechanization of agriculture, which reduces the number of workers needed for farm operations.

TABLE A-31: NUMBER OF FARMWORKERS, BUTTE COUNTY

Description	2007	2017
Total Farms	**2,048**	**1,912**
Hired Farm Labor		
Farms	671	709
Workers	5,021	4,348
Farms with 10 Workers or More		
Farms	118	111
Workers	3,249	2,205
Laborers Working 150 Days or More		
Farms	354	393
Workers	1,439	1,566
Farms with 10 or More Laborers Working 150 Days or More		
Farms	32	37
Workers	586	609
Laborers Working Fewer Than 150 Days		
Farms	534	523
Workers	3,582	2,782

Source: 2007 and 2017 USDA Census of Agriculture; Butte County 6th Cycle Housing Element Data Packet, 2021

Approximately 64 percent of county farmworkers worked fewer than 150 days in a year, or less than about 60 percent of the year. There were just 609 farmworkers that were known to work more than 150 days. These indicators suggest that farmworkers need housing that is not exclusively located near work on farms, but that can accommodate work at other locations. The 2017 Census of Agriculture did not indicate the number of farmworkers living in the Unincorporated Area. According to the 2015-2019 ACS, approximately 2,192 persons age 16 and over in the Unincorporated Area were employed in the agriculture, forestry, fishing, hunting and mining industry. However, this count does not likely include seasonal or temporary employees, nor does it include migrant workers who may reside temporarily in the Unincorporated Area during harvest time.

There is one farmworker housing facility in the Unincorporated Area outside of the City of Gridley that is administered by the Housing Authority of the County of Butte. The facility offers 130 units of year-round housing to farmworkers. Currently, this facility in the Unincorporated Area offers 128 2-bedroom units and 2 3-bedroom units. Housing is available to farmworkers and their families, and to other residents based on availability. Rents at the Farm Labor Housing are designated by the Housing Authority of the County of Butte and approved by U.S.D.A. Rural Development, with rental assistance available to eligible lower-income households. The Gridley Farm Labor Housing serves mainly the farmworkers in the Live Oak, Biggs, and Gridley area. In order to support future expansions of this facility, and additional farmworker housing if need arises, the County has included **Programs H-A4.6** and **H-A.7** in this Housing Element.

7. Families and Persons in Need of Emergency Shelter

State law requires that Housing Elements estimate the need for emergency shelter for homeless persons in the county. Homeless individuals and families, along with those needing emergency shelter, have the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness and to community opposition to the siting of facilities that serve homeless clients. Among the primary groups that comprise the homeless population are traditional single-male transients, deinstitutionalized individuals with mental illnesses, teen runaways, evicted families and individuals, battered women and their children, victims of disaster, and alcohol and drug addicts.

Table A-32 provides a snapshot of the homeless population in Butte County in 2022. **Table A-32** presents point-in-time data for the Butte, Chico, and Paradise Continuum of Care, for which Butte County is a participating number. In 2022, Butte County had roughly 1,156 homeless individuals, with approximately 588 of these individuals unsheltered. Of these, 36 were unsheltered in unincorporated areas and Paradise.

TABLE A-32: HOMELESS NEEDS IN BUTTE COUNTY, 2022

Area	Count
Unsheltered	
Chico	393
Gridley, Biggs	21
Oroville	138
The Ridge Area*	36
Other	0
Sheltered	
Chico	492
Gridley, Biggs	0
Oroville	76
The Ridge Area*	0
Other	0
Total Homeless	
Chico	88
Gridley, Biggs	21
Oroville	214
The Ridge Area*	36
Other	0

Source: Butte County Continuum of Care 2022 Point-in-Time Count
**Includes Magalia and Paradise*

In 2022, approximately 34 of the people experiencing homelessness in The Ridge Area or other unincorporated areas were single adults without children. The other 2 persons did not identify their household type. Approximately 19 of the 36 homeless residents were aged 55 years or older and 20 identified as male. Further, 27 identified as White, with the second largest racial group being American Indian and Alaska Native, representing 3 homeless residents in the Unincorporated Area.

As a result of the ongoing COVID-19 Pandemic, the PIT acknowledges that a shortage of volunteers and staff meant fewer surveys could be conducted overall, which likely resulted in an undercounting of homeless individuals, particularly unsheltered individuals living in places not intended for habitation, such as under bridges, along creeks, and in abandoned buildings. Despite this, it is expected that within the Unincorporated Area exclusively, very few people are homeless as most homeless services are in the cities of Chico and Oroville. This does not mean that residents of the Unincorporated Area do not experience homelessness, but rather if they become homeless they often

relocate to incorporated areas to be able to access services. In order to serve residents experiencing homelessness, the County has approved building permits for the construction of Everhart Village within the City of Chico limits, a non-congregate emergency care homeless shelter with 20 individual tiny homes and one community building for persons experiencing homelessness, and has committed $1.7 million to the City of Chico for a joint City/County project to purchase 177 pallet shelters. Further, the County has included **Program H-A1.1** to increase involvement in the Greater Chico Homeless Task Force.

Additional resources and services in Butte County for persons experiencing, at risk of homelessness, include:

- **Emergency Housing Voucher Program:** Operated by the Housing Authority of the County of Butte, 116 vouchers provides rental assistance for extremely low-income unsheltered homeless residents and those in transitional housing without further housing options.
- **Greater Chico Homeless Task Force**: A nonprofit organization that provides a space where service providers, community members, and persons experiencing homelessness can come together to assess service gaps and collaborate on solutions.
- **Torres Shelter:** A nonprofit emergency shelter that operates year-round and serves up to 177 single adults at any given time who reside in Butte County. Services include case management, meals, restrooms and showers, laundry, clothing vouchers, and more.
- **Youth for Change:** Operates Transitional Housing Programs to assist young adults currently in, or have recently left, the foster system with apartment searching, co-signing, deposits, and funding.
- **6th Street Transitional Housing Program:** Operated by Youth for Change, the program provides basic needs for homeless youth, including transitional housing units, counseling, and training among standard services such as showers, laundry, meals, and clothing.
- **Safe Space Winter Shelter:** A low barrier winter shelter located in Chico that operates from mid-December through early March to serve 50 to 60 Butte County residents per night.

V. ASSESSMENT OF FAIR HOUSING

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under California law, AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

In order to comply with AB 686, Butte County (the County) has completed the following outreach and analysis.

A. Outreach

As discussed in the Public Participation section, the County took diligent efforts to encourage public and stakeholder participation in the Housing Element update process. These efforts included three General Plan update community workshops between June and September 2021, one Housing Element community workshop in October 2021, one Housing Element stakeholder meeting in November 2021, a Planning Commission study session in October 2021, a Board of Supervisors study session in November 2021, and individual stakeholder consultations between September and December 2021. Each of the workshops was advertised with flyers in both English and Spanish and conducted virtually to increase accessibility for residents throughout the county and in response to the COVID-19 pandemic.

On June 29, 2021, participants at the first General Plan workshop identified a need for assistance in vegetation management and other strategies to reduce fuels for fires in rural areas, where clearing debris can be a financial barrier to living in these areas. Participants also discussed the limited employment opportunities that offer livable wages, shortages of affordable housing, access to services, and limited access to food opportunities in areas of high poverty. During the workshop, participants suggested the County build relationships with community organizations, underrepresented groups, and indigenous communities.

Two additional workshops were held on September 21, 2021, and September 29, 2021. The purpose of these workshops was to solicit public feedback on proposed policy options for the General Plan, including the Housing Element. Participants at these workshops reiterated the issue of food insecurity and lack of access to providers of food support services. Participants discussed the impacts of the fire and displacement of residents, many of whom are lower income and having difficulty securing housing. One topic mentioned repetitively by participants was the relationship between location of affordable housing and access to employment, services, amenities, and recreation, as well as the reduction in public transit routes following the Camp Fire. Participants suggested that rental housing

in disadvantaged communities should be prioritized, and measures taken to ensure continued affordability. They specifically cited the need to address ways to support farmworker housing in the Gridley area. Comments were also made about protection of renter's rights, unfair eviction practices, and the need for a proactive, yet noninvasive, approach for inspection and maintenance of rental properties. During the workshop, participants suggested the County increase public engagement through interfacing with public health agencies and foster greater collaboration between jurisdictions to increase supply of housing.

On October 13, 2021, a fourth workshop was held virtually to introduce participants specifically to the Housing Element process and conduct a survey, summarized below, to gauge the public's opinions on the most relevant housing issues. Survey results overall indicated the need to strategically replace housing stock lost during the fires so as not to create pockets of disadvantaged populations. They also expressed concern about the potential implications of the California Tax Credit Allocation Committee (TCAC)/ California Department of Housing and Community Development (HCD) Opportunity Area maps not accurately reflecting opportunities in large, predominantly rural census tracts. The top types of housing that participants wanted to see built in the Unincorporated Area were accessory dwelling units (ADUs) (11 votes), apartments (9 votes), supportive housing (9 votes), and community land trusts and cooperative housing (9 votes). Responses to the survey indicated that the top three underserved populations included low-income households, seniors, and service/retail workers. The prioritized top-three barriers to the provision of housing were: construction costs, lack of adequate infrastructure, and labor shortages. Respondents to the survey also indicated across the board that over 30 percent of the County's housing stock needs varying levels of repair, which is reinforced by interviews with County service providers.

The County also held two study sessions that were open to the public: the first with the Planning Commission on October 28, 2021, and the second on November 9, 2021, with the Board of Supervisors. At each of these meetings, the County provided an overview of the Housing Element. Both sessions were offered via a virtual platform to improve access for persons throughout Butte County. Commentary was limited and no public comment related to fair housing was received at either study session.

A meeting with stakeholders was held on November 17, 2021, to present the feedback received up until that point from one-on-one service provider interviews presented in the following paragraphs, and to solicit input on the responses to the three fundamental housing issues surveyed at the previous public workshop on October 13, as described previously. Stakeholders in attendance at this meeting discussed the role of the County in championing affordable housing and service provision, as well as advancing interjurisdictional policy issues. The following stakeholders were invited to this stakeholder meeting, eight of which attended and participated:

- Upper Ridge Community Council
- Jesus Center
- Torres Shelter
- Northern California Catholic Services

- Habitat for Humanity of Butte County
- KnoKow Valley Band of Maidu
- Mooretown Rancheria of Maidu Indians
- Valley Contractors Exchange
- Haven of Hope on Wheels
- Housing Authority of the County of Butte
- Community Housing Improvement Program (CHIP)
- Butte County Community Action Agency
- Paradise Pines Property Owners' Association
- Camp Fire Collaborative
- Mechoopda Indian Tribe
- Chico Builders' Association
- North Complex Long Range Group
- Paradise Association of Realtors
- Butte County Department of Employment and Social Services
- Sierra North Valley Realtors' Association
- North Valley Property Owners' Association

The one-on-one interviews with stakeholders, which included the same list of stakeholders identified in Section I.E.1 of this Housing Element, raised a number of observations and conditions related to housing issues facing the County, with several common themes emerging. First was the demand for a range of affordable and accessible housing types for the large concentration of disadvantaged populations in the county, including seniors, large families, disabled persons, and low-income households, many of which are of Hispanic or Muong ethnicities. Additionally, service providers noted a shortage of housing resources for those who are experiencing homelessness in the Unincorporated Area following the loss of their homes in the fires. This was noted in addition to a growing population of lower-income households and homeless residents due to displacement from other areas in the state. According to interview responses, this includes a sizeable contingent of construction workers and employees of similar workforce industries, which contributes to additional pressure on available housing resources, while concurrently displacing the labor force that is needed for rebuilding the communities. A large proportion of units lost were mobile homes and small, older single-family units in rural areas, as there is almost no multifamily development in the Unincorporated Area. Many organizations identified that compounding this issue is the existence of a large disabled population and baby boomers with a stated preference for small, detached housing but with very limited incomes. The need for additional rental housing was identified by most stakeholders. Disaster relief funds and other financial resources have been identified to assist in the replacement of these primarily affordable units; however, the location of these units is a concern amongst several of the service providers in the county.

Strategies associated with housing condition relating to preservation and maintenance of the existing housing stock for affordable housing opportunities was a second subject of importance among stakeholders. Income constraints often result in people living in substandard or overcrowded housing conditions, which stakeholders identified as often resulting in displacement and homelessness.

Stakeholders identified acquisition of older, single-family housing stock, which might require repairs, for conversion to assisted affordable housing units as an opportunity to address shortages.

Barriers to development of affordable housing constitute a third major theme, including the length of entitlement processes, California Environmental Quality Act (CEQA) requirements, and other permitting processes, compounded by severe infrastructure constraints, particularly sewer and septic systems in rural and remote areas. Meeting safety regulations in high fire hazard zones, which adds to the cost of building, was identified as a barrier to construction, particularly in low-density areas. Respondents shared interest in the possibilities Senate Bill (SB) 9 might provide as part of a larger strategy. As reflected in responses, while there actually may be vacant land resources available, the zoning in most areas of the Unincorporated Area is low density, and respondents suggested that programs for clustering density while retaining open space and rural lands within this acreage, as well as increased density land use controls, needs to be a priority. All housing providers interviewed expressed that new low-income housing simply is not cost effective for developers. It was shared that this in turn particularly affects economic stimulation in cases where potential large employers in the county may attract a labor force needing affordable housing options, which is difficult to provide. Yet attracting a source of income helps residents afford available housing. A final recurring theme around barriers to affordable housing that stakeholders identified was the current and historic challenges lower-income households face in obtaining financial assistance, such as lending discrimination. On the flip side, the Housing Authority also noted a disconnect between the number of applicants for Housing Choice Vouchers (HCVs) and availability of units that accept them. Education and outreach efforts of current fair housing practices to landlords and sellers was recommended.

B. Assessment of Fair Housing Issues

California Government Code Section 65583 (10)(A)(ii) requires the County to analyze racially or ethnically concentrated areas of poverty (R/ECAP), disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Since 2017, TCAC and HCD have developed annual maps of access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed "opportunity mapping" and is available to all jurisdictions to assess access to opportunities within their community.

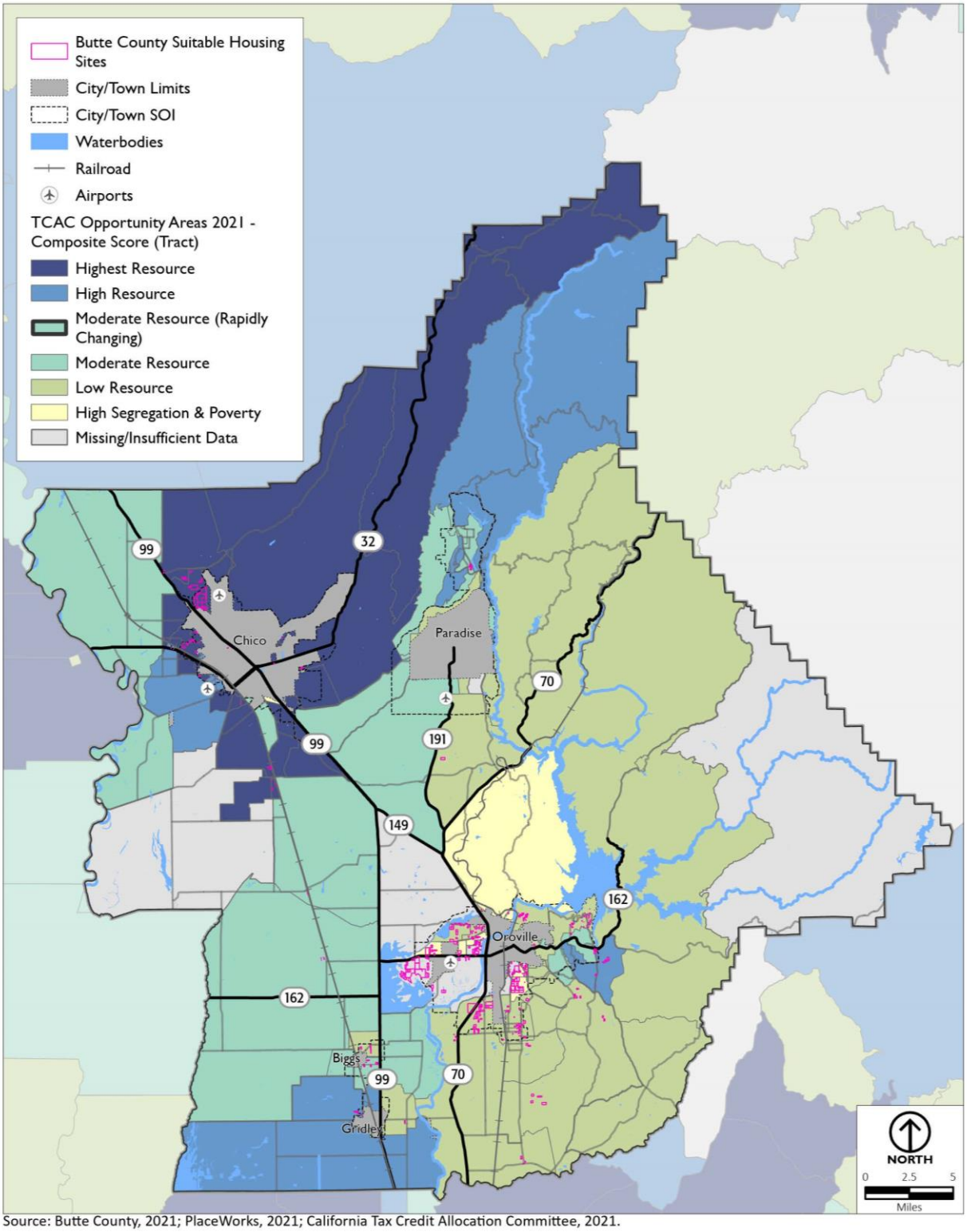
The TCAC/HCD Opportunity Maps can help to identify areas within the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorized census tracts into high, moderate, or low resource areas based on a composite score of economic, educational, and

environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The TCAC/HCD Opportunity Maps use a regional index score to determine categorization as high, moderate, and low resource.

Areas designated as "highest resource" are the top 20-percent highest-scoring census tracts in the region. Residents in these census tracts are expected to have access to the best outcomes in terms of health, economic attainment, and education attainment. Census tracts designated "high resource" score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment. Moderate resource areas are in the top 30 percent of the remaining census tracts in the region. Areas that are designated as "moderate resource (rapidly changing)" are those that have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education; or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment). Low resource areas are those that score in the bottom 30 percent of census tracts and indicate a lack of access to positive outcomes and poor access to opportunities. The final designation are those areas identified as having "high segregation and poverty;" these are census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30 percent of the population in these areas is below the federal poverty line ($26,500 annually for a family of four in 2021).

According to the TCAC/HCD Opportunity Map (**Figure A-1**), the northern and northeastern portions of the Unincorporated Area are designated as high and highest resource areas, and most of southeastern Butte County is low resource or an area of high segregation and poverty. However, the County and stakeholders do not believe this map accurately reflects on-the-ground resources in Butte County. Given the geographic size of census tracts in Butte County, which result from a dispersed population in many areas, the designations combine very remote areas (i.e., northeastern Unincorporated Areas) with more urban areas (i.e., north of Chico). This inaccurately presents the northeastern portion of the county as a better spot for affordable housing than, for example, the communities of Thermalito and Palermo, where there is a greater need for affordable housing and proximity to services in the City of Oroville and transit to connect residents to them. Therefore, the County has determined that the TCAC/HCD map does not accurately represent the best areas for lower-income housing and has used the assessment of other fair housing indicators to inform the analysis of the sites inventory ability to affirmatively further fair housing.

FIGURE A-1:
TCAC/HCD OPPORTUNITY AREA DESIGNATIONS, UNINCORPORATED AREA



Source: Butte County, 2021; PlaceWorks, 2021; California Tax Credit Allocation Committee, 2021.

1. Patterns of Integration and Segregation

a. Distribution of Income

As discussed in the Demographic and Economic Trends section of this Housing Element, a lower-income four-person household in Butte County is any that earns less than $56,550 (**Table A-10**). Due to population size, the American Community Survey (ACS) does not provide estimates of the median income of several census-designated communities in Unincorporated Areas of Butte County, including Butte Meadows, Butte Valley, Forbestown, Forest Ranch, Rackerby, Richvale, Robinson Mill, and Stirling City. However, as seen in **Table A-33**, the median income in many unincorporated communities for which data is available is considered lower-income. The prevalence of small and lower-income communities in Unincorporated Areas corresponds with feedback from stakeholders that reflected on the relative affordability of Butte County compared to other places in California, identifying it as a haven for lower-income households with limited options elsewhere.

TABLE A-33: MEDIAN INCOME BY UNINCORPORATED COMMUNITY, 2010-2019

Geographic Area/Community	Median Income 2010	Median Income 2019	Income Category
South Oroville	$28,578	$46,917	Low
Bangor	$46,696	$61,875	Moderate
Butte Creek Canyon	$56,987	$76,912	Moderate
Clipper Mills	$158,281	$56,140	Low
Cohasset	$56,328	$69,420	Moderate
Concow	$26,648	$31,250	Very Low
Durham	$64,853	$83,788	Moderate
Honcut	$46,250	$19,479	Extremely Low
Kelly Ridge	$46,354	$49,458	Low
Magalia	$17,377	$50,415	Low
Nord	$72,122	$70,972	Moderate
Oroville East	$54,005	$55,054	Low
Palermo	$40,313	$42,227	Low
Thermalito	$38,733	$36,964	Low
Yankee Hill	$34,167	$45,417	Low

While Census data for poverty in the Unincorporated Area is not available from 2010, in 2014, the highest rates of poverty in Butte County were found in and adjacent to the cities of Chico and Oroville (**Figure A-2**). In the Themalito area, approximately 35.8 percent of households earned an income below the poverty line, compared to 28.7 percent in the South Oroville and Palermo area and 25.3 percent in the Berry Creek census tract, which includes portions of Forbestown and Magalia. In the northern and western portions of the Unincorporated Area, poverty rates were typically lower in 2014.

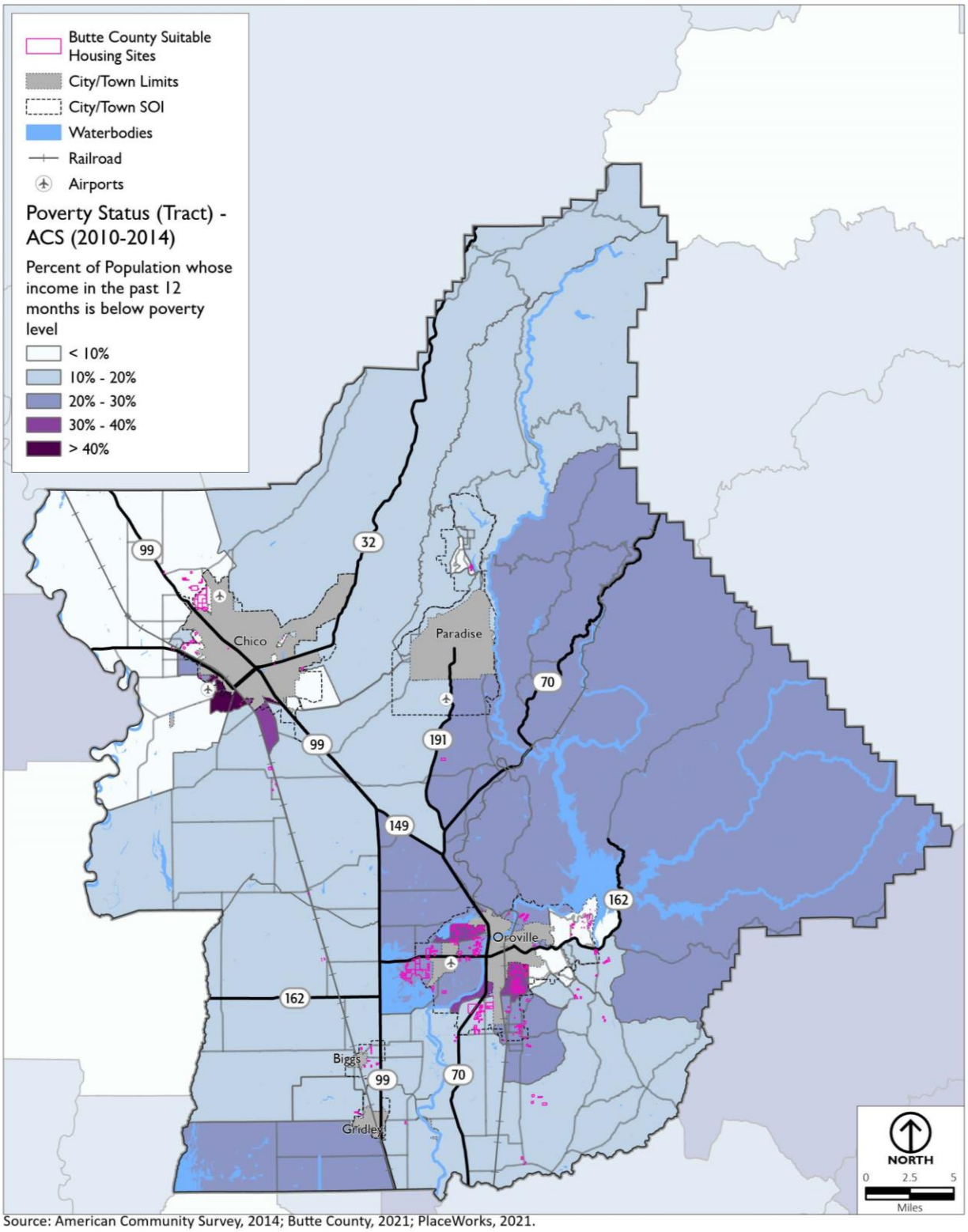
Following the 2018 Camp Fire, many lower-income residents who lost their homes were forced to relocate to the Oroville and Chico areas to remain in Butte County, according to stakeholders. Consequently, the poverty rates in western Butte County appeared to decrease by 2019, while larger geographic areas surrounding Oroville saw an increase in poverty rates (**Figure A-3**). A similar pattern, to a lesser extent, likely occurred following the 2020 North Complex Fire that destroyed the Berry Creek and Feather Falls communities, though data is not yet available to confirm this.

Multiple stakeholders remarked on the generally low median income in much of the Unincorporated Area, identifying that this concentration is largely due to the low cost of housing in Butte County communities compared to the rest of the state, thus attracting lower-income households. However, none noted any concentrations of extreme poverty or disproportionate economic opportunity within the Unincorporated Area. Rather, the contrast is between incorporated and unincorporated areas, with notably higher median incomes within city limits, particularly the City of Chico.

Possible solutions to ensuring lower-income households can remain in their communities:

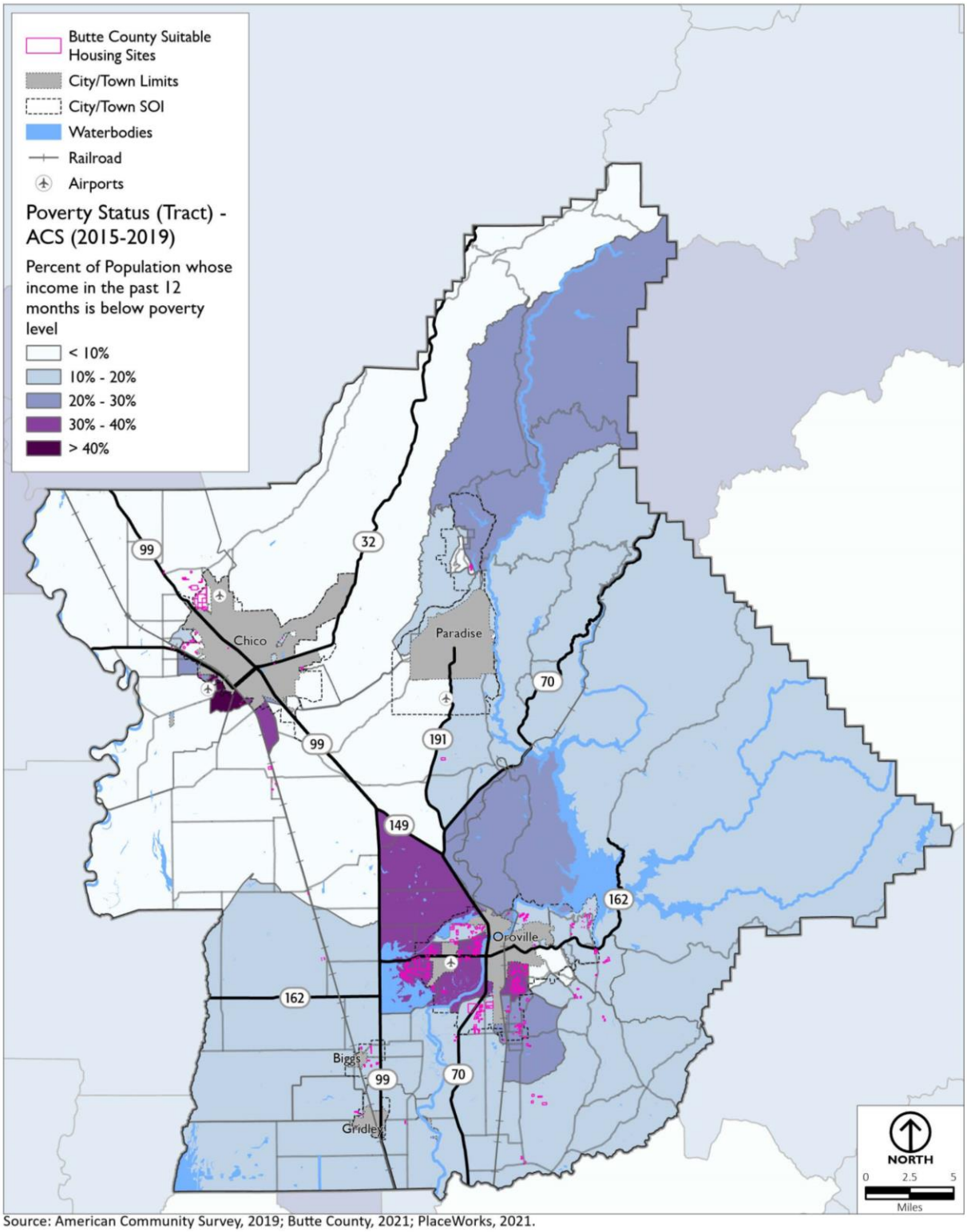
- Promote construction of ADUs for lower-income households in high resource areas (**Program H-A2.8**)
- Assist with removal of substandard housing in areas impacted by wildfires to facilitate rebuilding efforts (**Program H-A3.1**)
- Provide financial assistance to lower-income households to repair or weatherize their home (**Program H-A3.2**)
- Facilitate construction of mobile home parks in impacted communities (**Program H-A5.1**)
- Streamline issuance of rebuild permits for residential structures in fire-impacted areas (**Policy H-P5.3**)

FIGURE A-2
RATE OF POVERTY IN THE UNINCORPORATED AREA, 2014



Source: American Community Survey, 2014; Butte County, 2021; PlaceWorks, 2021.

FIGURE A-3
RATE OF POVERTY IN THE UNINCORPORATED AREA, 2019



Source: American Community Survey, 2019; Butte County, 2021; PlaceWorks, 2021.

b. Racial and Ethnic Characteristics

As shown in **Figure A-4**, Predominant Populations in the Unincorporated Area, residents in Butte County are predominantly White throughout most of the County, with a Hispanic population generally falling within the 8.1 to 25 percent range. However, there are areas of the county with more diverse population mixes. A pocket of a sizeable predominantly White population, at 63 percent of the population, is in the central/southern portion of the county to the north of the communities of Oroville and Thermalito along Highway 70. Although predominantly White, this tract also contains one of the more diverse mixes of racial and ethnic populations in the county, with a Hispanic population at 14.2 percent, a Black population of 3.3 percent, and American Indians constitute 2.5 percent. A second pocket of a sizeable predominantly White population, at about 60.5 percent of the population, is in the South Oroville and Palermo area. The proportion of the population identifying as Hispanic in this pocket ranges from 12.8 percent in the upper portion closer to Oroville, to 26.1 percent in the southern portion surrounding the community of Palermo. A third sizeable predominantly White concentration of three Census tracts exists on the southeastern side of Highway 70, encompassing the community of Richvale, the City of Biggs, and the northern edges of the City of Gridley. The representation of White population in this area ranges from 56.2 to 68.8 percent of the population, with 24.9 to 36.9 percent of the population identifying as Hispanic.

There is a very small portion of a tract within Oroville that crosses city boundaries and falls within the Unincorporated Area that has the highest racial and ethnic mix in the county, with White constituting 46.9 percent, followed by Hispanic at 15.7 percent, Black or African American comprising 11.2 percent of the population, and American Indian at 3.7 percent of the tract.

There is one area of the Unincorporated Area that has a population that identifies as predominantly Hispanic, southeast of the City of Gridley, as shown in Figure A-4. However, even in this area, there is less than a 10-percent gap between residents identifying as Hispanic, at 50.9 percent of the population, and a White population comprising 42.7 percent of the tract. While the Asian-American population is a larger percentage of the population within incorporated cities of Oroville and Chico, comprising 8.1 to 25 percent of the population in many neighborhoods, within the Unincorporated Area, the representation of Asian-American residents is typically below 5 percent.

Over the last decade, the non-White population has increased in Butte County, though primarily in incorporated areas. The portions of the county experiencing evident change in racial/ethnic diversity ratios are primarily in the southern half of the county along Highway 70, along the southern borders with Sutter and Yuba Counties, and along the eastern edges of the county.

As a result of the range in demographic identities throughout the county, Butte County has a diversity index score of under 50 in much of the Unincorporated Area, with 100 being perfect diversity. The northern area, which is largely unpopulated, and eastern portions of the county, have lower diversity index scores while the southern portion of the county, central areas along Highway 70, and communities along the western central boundary with Glenn County reflect higher diversity index scores. Glenn County, to the west, has a higher diversity index score overall, ranging from over 70 in

the northern half to around 60 in the southern half. The low to moderate level of diversity in Butte County has remained relatively constant in recent years in the northern half of the county. However, the southern half of the county is undergoing a gradual transformation to increased rates of diversity, including the areas southwest of Gridley adjacent to the Sutter County border, adjacent to Highway 70, along the western border of the county southwest of Chico, and the areas surrounding the communities of Thermalito and Oroville.

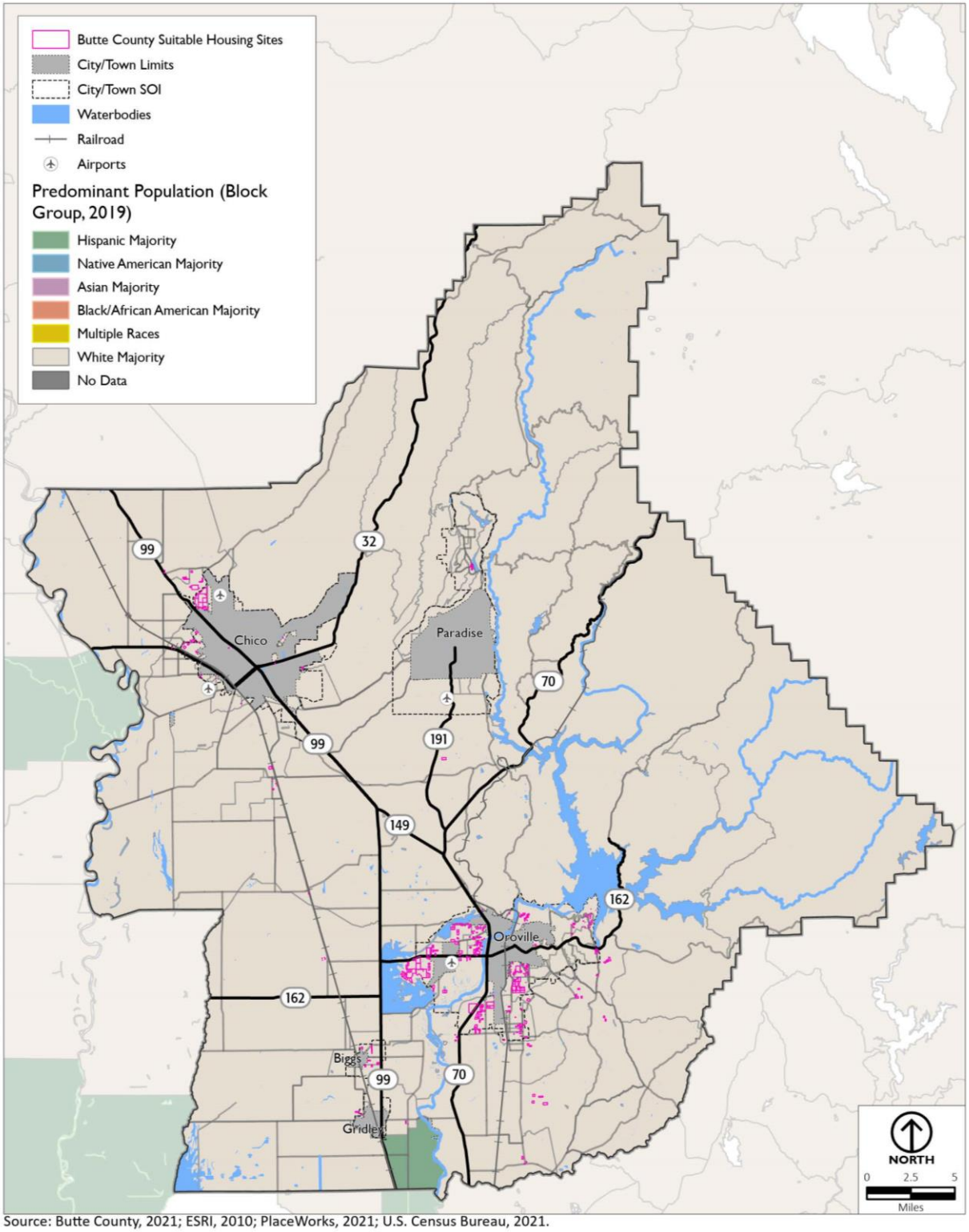
When compared to the adjacent counties of Sutter, Glenn, and Yuba, Butte County most resembles the racial and ethnic population distribution in Yuba County. Sutter County, like Glenn County, has a more diversified population than Butte County. The patterns in Sutter County are mirrored along the southern border areas of Butte County where there is a predominantly Hispanic population and generally smaller proportion of the population that identifies as White. Both Glenn and Sutter Counties have experienced an increase in diversity since 2010, which has transformed all of the previously lower-diversity areas within these counties to moderate racial and ethnic representations.

c. Racially or Ethnically Concentrated Areas of Poverty

A R/ECAP, as defined by the U.S. Department of Housing and Urban Development (HUD), is an area in which 50 percent or more of the population identifies as non-White and 40 percent or more of individuals are living below the poverty line. As described previously, the only portion of the Unincorporated Area that is not predominantly White is the area southwest of the City of Gridley. In this area, 50.9 percent of the population identifies as Hispanic, and 12.8 percent of households earn an income below the poverty line, according to the 2015-2019 ACS. While this area does not qualify as a R/ECAP, the concentration of a non-White population is notably different than all other portions of the Unincorporated Area. The Colusa and Yuba County areas adjacent to this also have a predominantly Hispanic population that may influence the concentration in the southwest corner of Butte County.

While there are no formal R/ECAPs in Butte County, the high rate of poverty throughout rural areas may indicate a significant need for services and affordable, accessible housing. In Magalia and areas to the north, 22.7 percent of households are below the poverty line, 29.9 percent of households north of Oroville, and 23.5 percent of households in the Palermo area. The Butte County Housing Authority and Butte County Behavioral Health supported this finding stating that many unincorporated communities have large senior populations that rely on social security as a source of income and persons that struggle with mental or physical disabilities that prevent them from earning a steady income. The dominance of these populations is due to the relative affordability of Butte County compared to other areas of the state, however, has also resulted in high rates of overpayment, households living in substandard conditions, and other challenges as wildfires further diminish and threaten the existing housing supply.

FIGURE A-4
PREDOMINANT POPULATIONS IN THE UNINCORPORATED AREA



Source: Butte County, 2021; ESRI, 2010; PlaceWorks, 2021; U.S. Census Bureau, 2021.

d. Racially Concentrated Areas of Affluence

In contrast to a R/ECAP, a racially concentrated area of affluence (RCAA) was defined in 2019 in the HUD's Cityscape periodical by Goetz et al. in *Racially Concentrated Areas of Affluence: A Preliminary Investigation* as a census tract in which 80 percent or more of the population is White and has a median income greater than $125,000 annually. While most of the county is predominantly White, many unincorporated areas have low median incomes and high rates of poverty. There are two areas that meet the definition of an RCAA. The first is north of the City of Chico, along Wilson Landing Road and Keefer Road. In this area, approximately 81.9 percent of the population identifies as White and the median income in 2019 was $134,155. However, this area is largely occupied by the Chico Municipal Airport and the data may not accurately represent residential patterns in this area. The second RCAA area is north of Deer Creek Highway in the Canyon Oaks Country Club neighborhood that is primarily within the City of Chico limits, with some areas extending into the Unincorporated Area. In this neighborhood, 86.8 percent of residents identify as White and the median income is $143,229. Both of these RCAAs are adjacent to, or partially within, Chico city limits, while the majority of the Unincorporated Area has significantly different racial and economic patterns. This suggests that, rather than a concentration of wealth that is unique to a specific unincorporated area, there is a larger issue of possible exclusivity between incorporated and unincorporated areas. The Local Government Committee, whose members include representatives from the City of Chico and Butte County, intends to address issues such as this through multi-jurisdictional collaboration to better serve residents.

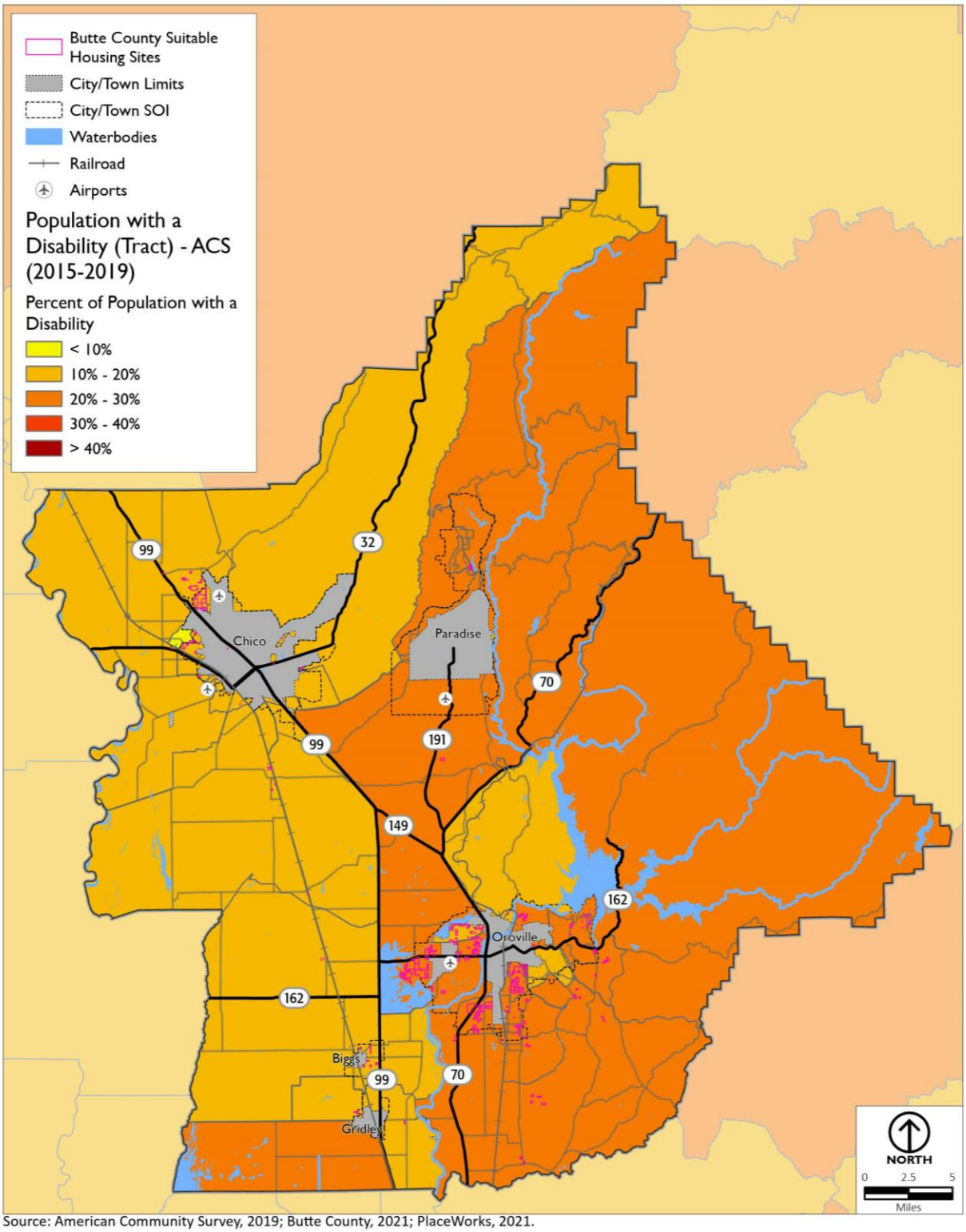
e. Persons with Disabilities

As stated in the Demographic and Economic Trends section, approximately 21 percent of residents in the Unincorporated Area report having a disability. Seniors comprise approximately 45 percent of this population, with ambulatory difficulties being the most common disability for this population, followed by hearing difficulty. For the remaining 65 percent of the population with a disability, cognitive difficulties are the most common disability type, followed by ambulatory difficulty. The rate of disability in Butte County is higher than that found in Glenn (15 percent), Sutter (14 percent), and Yuba (15 percent) Counties. This reflects feedback from Butte County Behavioral Health that remarked on the large disabled and senior populations residing in the Unincorporated Area, particularly outside of the valley, due to relatively low housing costs compared to other areas of the region and state.

The disability rate is notably higher in the eastern portion of the Unincorporated Area (**Figure A-5**), which corresponds with higher rates of poverty. The combination of these characteristics results in a need for extremely affordable and accessible housing, which is in limited supply in much of Butte County. Stakeholders reported that many disabled residents prefer to live independently as long as possible, and often occupy mobile homes and older single-family homes. Many of these units were lost during the Camp Fire and North Complex Fire, displacing residents with disabilities and limited housing mobility opportunities. The County will pursue funding to make accessibility improvements to rental units such to increase the supply of housing opportunities for persons with disabilities

(**Program H-A4.3**) and will encourage universal design in all units and multifamily developers to designate accessible units (**Program H-A4.10**).

FIGURE A-5
RATE OF DISABILITY IN THE UNINCORPORATED AREA

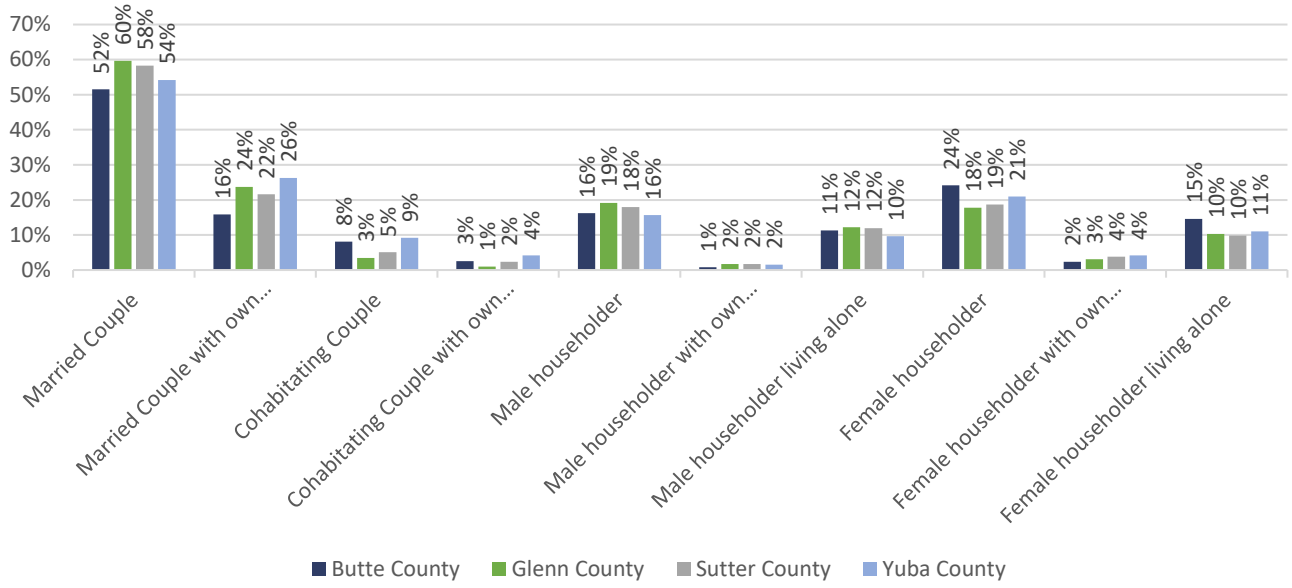


Source: American Community Survey, 2019; Butte County, 2021; PlaceWorks, 2021.

f. Familial Status

As shown in **Figure A-6**, there is a higher percentage of female-headed households and cohabitating couples (not married) in the Unincorporated Area of Butte County compared to the region, though a greater share of the female-headed households are living alone and do not have children. In the Unincorporated Area, female-headed households are largely concentrated north of Magalia, southwest of the City of Gridley, southeast of the City of Chico (but within the sphere of influence), and in Thermalito. In contrast, the highest rate of families without children is north of the City of Chico in the Forest Ranch area and the highest rate of married couples with children are in the northwestern reaches of Butte County and in East Oroville. The lower percentage of families with children in all family types compared to Glenn, Sutter, and Yuba counties reflects the large population of seniors residing in the Unincorporated Area of Butte County (approximately 24 percent of the total population). In comparison, seniors comprise approximately 17, 18, and 12 percent of the populations in the unincorporated areas of Glenn, Sutter, and Yuba Counties, respectively.

FIGURE A-6
FAMILIAL CHARACTERISTICS IN THE BUTTE COUNTY REGION



Source: 2015-2019 ACS

Notes:

1 *Data presented represents the balance of each county, removing estimates from incorporated communities from the county total.*

2 *Data is not available for the Town of Paradise; therefore, estimates for Butte County may include some households that reside within Paradise town limits.*

2. Access to Opportunity

a. Environmental Health

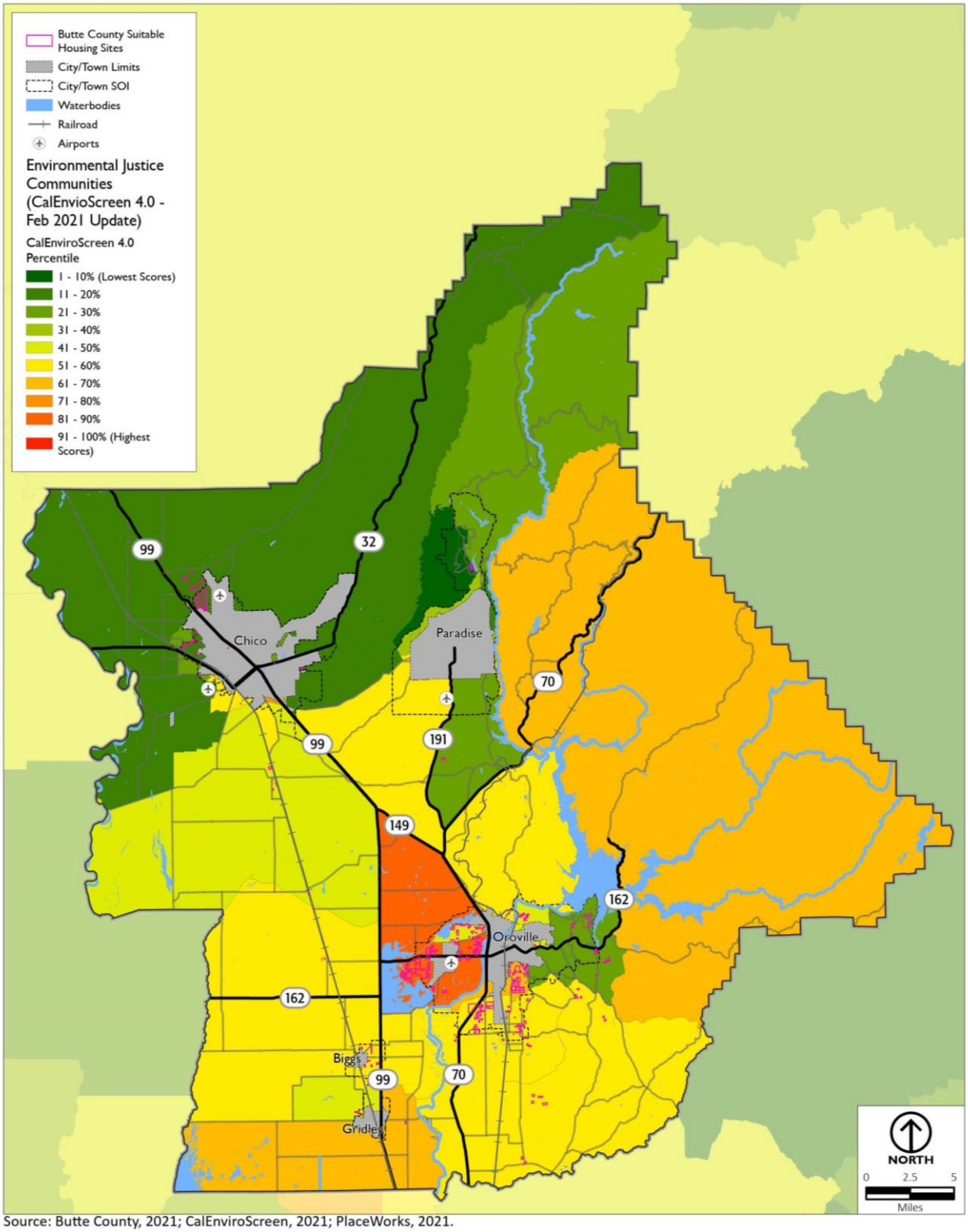
A disadvantaged community or environmental justice community (EJ Community) is identified by the California Environmental Protection Agency (Cal EPA) as "areas that are disproportionately affected

by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation," and may or may not have a concentration of low-income households, high unemployment rates, low homeownership rates, overpayment for housing, or other indicators of disproportionate housing need. In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community environmental scores. In the CalEnviroScreen tool, communities that have a cumulative score in the 75th percentile or above (25 percent highest score census tracts) are those that have been designated as disadvantaged communities under SB 535. The cumulative score for each census tract includes an exposure score, with a low score being a positive outcome, for each of the following:

- Ozone concentrations
- $PM_{2.5}$ concentrations
- Diesel particulate matter emissions
- Drinking water contaminants
- Children's lead risk from housing
- Use of certain high-hazard, high-volatility pesticides
- Toxic releases from facilities
- Traffic impacts

Communities that are identified as disadvantaged communities based on their cumulative pollution exposure score are targeted for investment through the State cap-and-trade program. However, the condition of these communities poses fair housing concerns due to disproportionate exposure to unhealthy living conditions. Under SB 535, portions of Thermalito and areas to the west and east are considered disadvantaged due to exposure to environmental contaminants (see **Figure A-7**). This area is considered a disadvantaged community for its population characteristics (90th percentile) rather than pollution burden (58th percentile). The population characteristics score is determined based on socioeconomic and health factors, including asthma, low birth weight, cardiovascular disease, poverty, unemployment, and more, while pollution burden score is based on environmental conditions such as ozone, drinking water, groundwater threats, traffic, pesticides, and more. The scores in the Thermalito area indicate a need to address socioeconomic and health conditions that are unrelated to environmental health, suggesting that there are no areas with disproportionate access to healthy environmental conditions in the Unincorporated Areas.

FIGURE A-7
CALENVIROSCREEN SCORE, UNINCORPORATED AREA



Source: Butte County, 2021; CalEnviroScreen, 2021; PlaceWorks, 2021.

b. Educational Opportunities

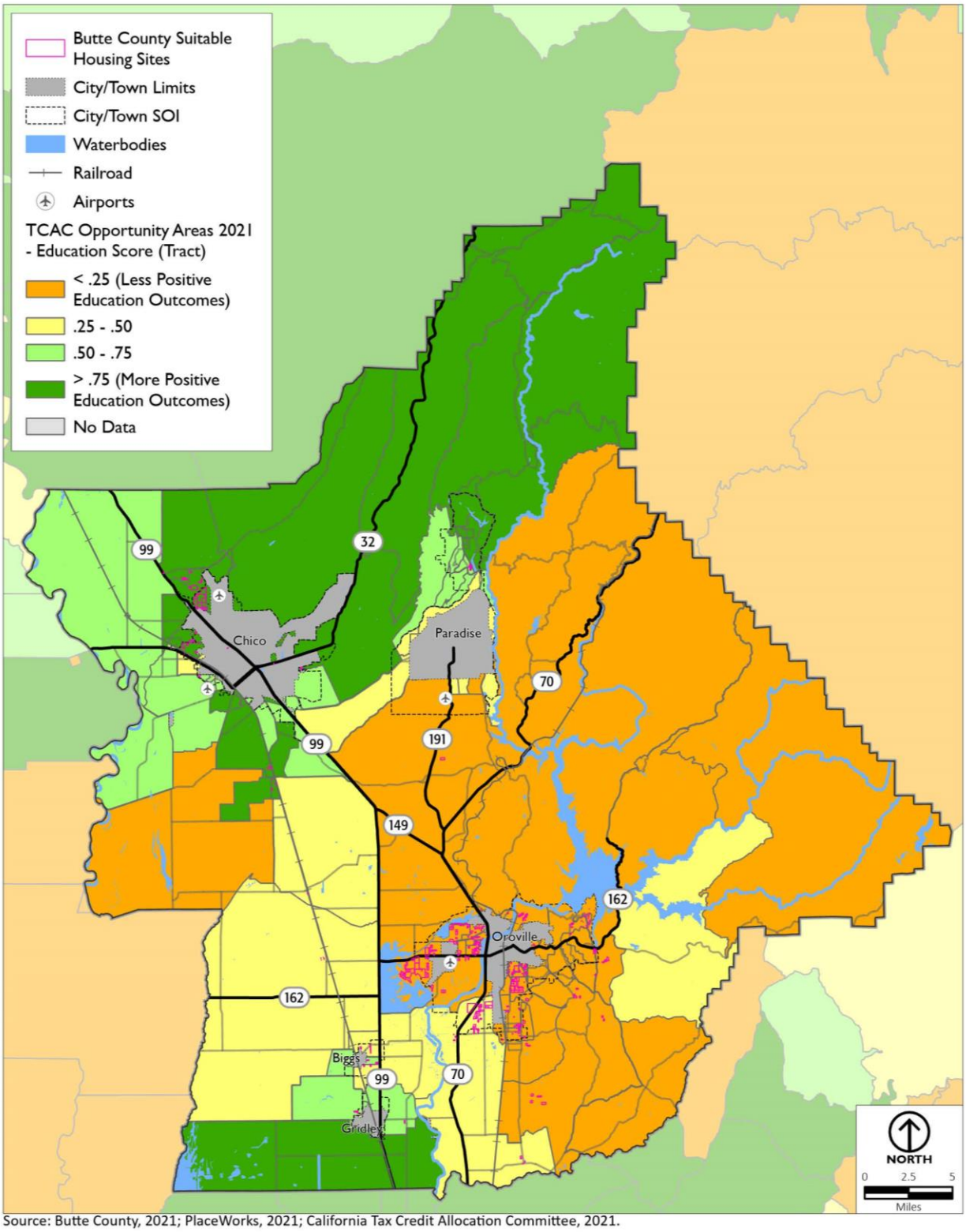
School quality is often tied to housing, with neighborhoods or communities with higher median incomes and home values often having access to higher-performing schools than residents of lower-income neighborhoods. Income distribution influences home values and property taxes, and therefore funding for public schools. As such, school districts with higher concentrations of affordable housing typically have lower test scores in schools, creating a cyclical problem of not offering these students equal educational opportunities. Therefore, disparities in access to strong school opportunities serves as an indicator of fair housing and equal access to opportunities.

Each year, the California Department of Education (DOE) publishes performance metrics for public schools in the state, including student assessment results for English Language Arts and Mathematics as they compare to the state grade-level standards. There are approximately 26 schools in the Unincorporated Area of Butte County, including 18 elementary schools, 3 kindergarten through 8th grade schools, 2 middle schools, 2 high schools, and 1 continuation high school. Performance scores were unavailable for Palermo Union Community Day, Honcut (K-3), Feather Falls Elementary, Cedarwood Elementary, Pine Ridge (preschool–6th), and Ridgeway High; however, each of these schools does provide educational opportunities for local residents. Additionally, Ridgway High, a continuation school, serves students who struggle with traditional school environments and offers a valuable opportunity for students who may otherwise not complete high school. Of the 20 schools for which English Language Arts and Mathematics performance scores were available in 2019, DOE reported that 12 fell below the state grade-level standards in English Language Arts and 19 fell below the statewide grade standard in Mathematics.

The anticipated educational outcome, according to the TCAC/HCD opportunity maps, is lowest in the southern portion of the county, all areas south of Durham and Magalia (see **Figure A-8**). The higher expected educational outcomes are north and northeast of the City of Chico, where the median income tends to be higher.

While there are educational opportunities available in several unincorporated communities, not all have public schools reported on by DOE, or have public schools for some grades but not all. Additionally, many schools that that are available do not offer high-performing educational opportunities. Therefore, County staff will meet with school districts to determine what factors influence student performance, such as stable housing opportunities, and will pursue a variety of solutions in an effort to improve access to educational opportunities (see **Program H-A6.1**).

FIGURE A-8
TCAC/HCD EDUCATIONAL OUTCOME SCORE, UNINCORPORATED AREA



Source: Butte County, 2021; PlaceWorks, 2021; California Tax Credit Allocation Committee, 2021.

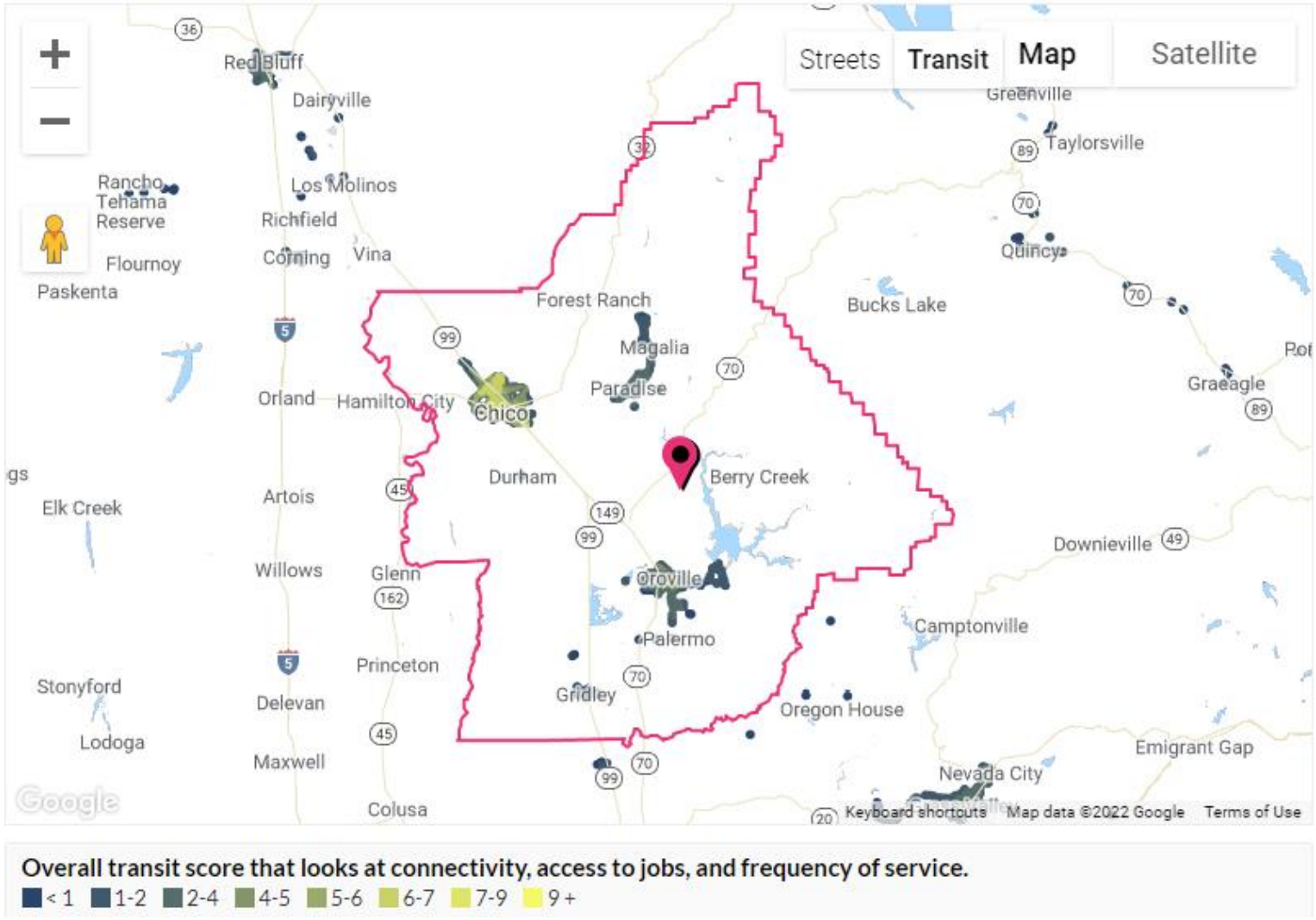
c. Mobility

This assessment analyzes two types of mobility – transit and housing. Transit mobility refers to an individual's ability to navigate the county and region on a daily basis to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit. Housing mobility refers to an individual's or household's ability to secure affordable housing in areas of high opportunity, move between neighborhoods, and purchase a home if they so choose. Indicators of housing mobility include distribution of HCVs, availability of rental and ownership opportunities throughout the county, and vacancy rates.

i. Transit Mobility

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at the city, county, and regional levels. Figure A-9 depicts where in Butte County transit is available and areas with higher connectivity scores. As shown, public transit in Butte County is largely isolated within incorporated jurisdictions and the Magalia area, with little to no transit within other Unincorporated Areas besides routes connecting incorporating areas (i.e., Route 31 from Paradise to Oroville). Overall, Butte County has a transit score of 2.9, compared to 2.4 in Yuba County, 0.0 in Glenn County, 5.1 in the City of Chico, and 3.1 in the City of Oroville. The relatively low transit scores in this area of the state are likely due to the low population densities in rural and agricultural areas.

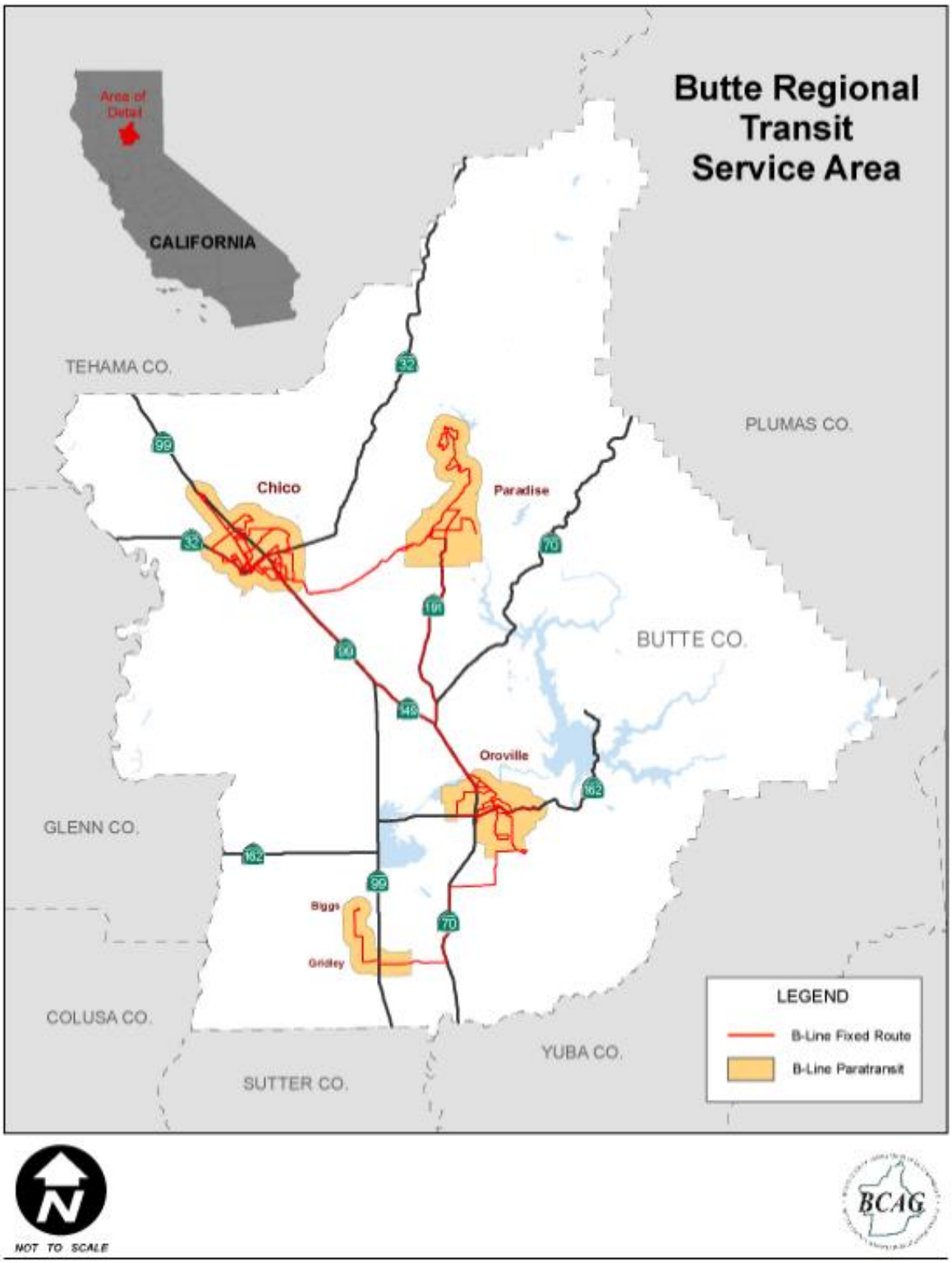
FIGURE A-9
TRANSIT SCORES, BUTTE COUNTY



Source: AllTransit, 2021

The only public transit agency that serves Butte County residents is Butte Regional Transit (B-Line). B-Line operates in the Chico area, Paradise and Magalia area, Oroville and Palermo area, and Gridley and Biggs area, which is reflected in Figure A-10. Discounted rates are available for youth aged 18 and younger, persons with disabilities, and seniors aged 65 and over. The limited transportation options in remote and rural areas of unincorporated Butte County are similar to transit availability in neighboring Yuba and Sutter Counties. While Yuba County does have one route that serves unincorporated communities, operated by Yuba-Sutter Transit, it does not reach all communities and runs with limited frequency. Sutter County has no public transit routes available outside of urban areas. In contrast, residents of Glenn County are served by Glenn Transit Services, which provides transit stops in each community off of State Route 32 and Interstate 5; however, limited pedestrian infrastructure may limit access for some residents. In Butte County and the surrounding region, transit options are limited for residents of remote communities. Therefore, while residents of unincorporated Butte County may not be disproportionately disadvantaged regarding transit compared to the region, there may still be a need for expanded routes, frequency, and rider infrastructure. Given the shortage of public transit, particularly connecting rural residents to resources in urban centers, the County will meet with Butte Regional Transit (B-Line) to assess transit demand and will support applications for funding to expand transit availability if demand exists (**Program H-A6.1**).

FIGURE A-10
BUTTE REGIONAL TRANSIT (B-LINE) ROUTES



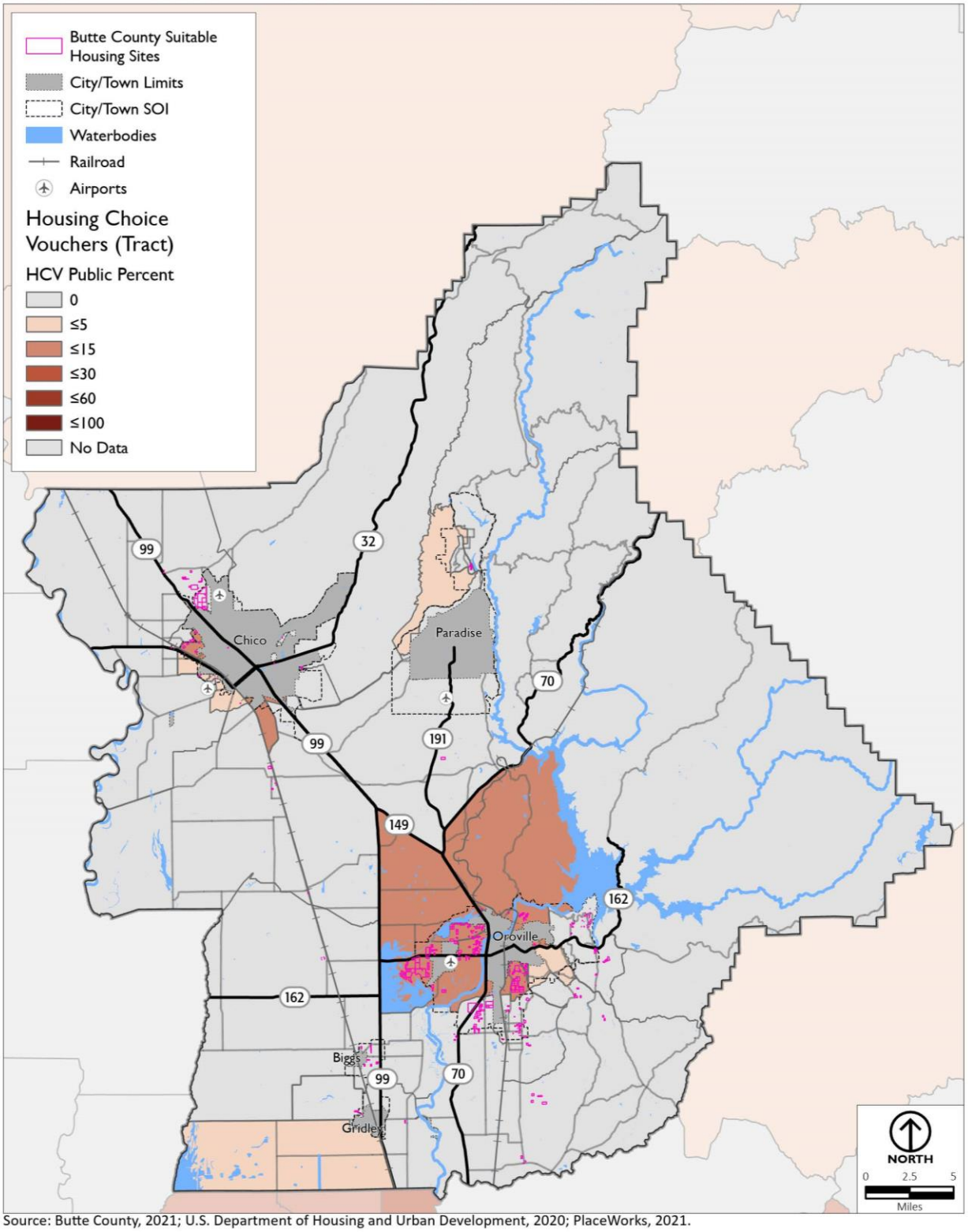
Source: BCAG, 2021

ii. Housing Mobility

As discussed in the Household Type and Composition section of the Demographic and Economic Trends section, approximately 26.0 percent of households are renters. The rental vacancy rate in the Unincorporated Area is 4.5 percent, while the ownership unit vacancy rate is 1.0 percent. This indicates there is a shortage of affordable ownership units for renters that may be seeking this economic opportunity. However, while the rental vacancy rate suggests that there may be room for housing mobility, stakeholders report that many households, particularly those that are lower-income, have limited alternatives due to the condition of housing, affordability, and location. For example, while there may be available rental units in Thermalito, this does not meet the need of residents in Magalia. Additionally, as shown in **Figure A-11**, HCV holders are concentrated primarily in the greater Thermalito and City of Oroville area and City of Chico.

Vouchers are also used in the Magalia area and southeast of Gridley, though to a lesser extent. Beginning January 1, 2020, under California Government Code Section12927(i), landlords must accept HCVs as an acceptable source of income for tenants. Therefore, the concentration of voucher recipients may be due to the availability of housing that is affordable with a voucher, meets the condition requirements of the voucher, or that landlords in other areas of the county are unaware of the requirement to accept vouchers.

FIGURE A-11
DISTRIBUTION OF HOUSING CHOICE VOUCHER HOLDERS, UNINCORPORATED AREA



Source: Butte County, 2021; U.S. Department of Housing and Urban Development, 2020; PlaceWorks, 2021.

As described in the Housing Market Conditions section of the Demographic and Economic Trends section, the average rent in Butte County ranges from $1,331 for a one-bedroom unit to $2,010 for a four-bedroom unit. For smaller units, the average rents are approximately $200 to $425 more than HUD's established fair-market rent for Butte County as part of the Chico Metropolitan Statistical Area. In contrast, the average rent for three- and four-bedroom units in Butte County were at or slightly below the established fair-market rent. Stakeholders reported that there is a large population of seniors and persons with disabilities that are seeking smaller units for their small household. The rental prices in Butte County indicate that, despite the 4.5-percent rental vacancy rate, many smaller units may be unattainable to lower-income households without Section 8 assistance. Stakeholders also report that many of these smaller units are in or near incorporated jurisdictions, rather than in rural communities where many target populations reside and wish to remain, suggesting a possible imbalance of the type of units and demand. To improve housing mobility for residents, while facilitating the ability to remain within their community if they so wish, the County will conduct an assessment of Unincorporated Areas to identify land suitable for medium-density residential (**Program H-A5.1**) and strengthen the relationship with the Butte County Housing Authority to develop strategies to increase the number of units advertised as available to HCV holders (**Program H-A6.2)**, among other programs to promote housing mobility (see **Table A-38**).

d. Services for Persons with Disabilities

According to the California Department of Social Services (CDSS), there are 3 adult residential care facilities with a combined capacity of 14 residents and 4 elderly residential care facilities with a combined capacity of 77 residents. All 7 of these facilities are in Thermalito, East Oroville, and the South Oroville/Palermo area. There are no licensed adult residential care facilities or assisted living facilities in other Unincorporated Areas. While there are facilities in incorporated areas, as stakeholders noted on several occasions, there are very limited housing opportunities and other resources for persons with disabilities in Unincorporated Areas.

B-Line does offer Paratransit and Dial-A-Ride services within three-quarters of a mile of all fixed routes, and up to an additional three miles outside of that boundary for an additional cost. Along the fixed route and within three-quarters of a mile, fares are $3.50 for advanced reservation one-way trips and $5.25 for same-day requests. Outside of the three-quarter-mile boundary, rates increase to $8.75 to $12.75 depending on distance. While this service provides necessary transit for persons with disabilities, the high costs may be prohibitive for some individuals, particularly lower-income persons.

The County also requires new developments to comply with Title 24 of the 2019 California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of disability. Additionally, the County will pursue funding to adapt older and substandard rental housing units to be accessible for seniors and persons with disabilities (**Program H-A4.3**) and will revise the County's reasonable accommodations process to ensure it does not present barriers to accessibility modifications for all housing units (**Program H-A4.10**).

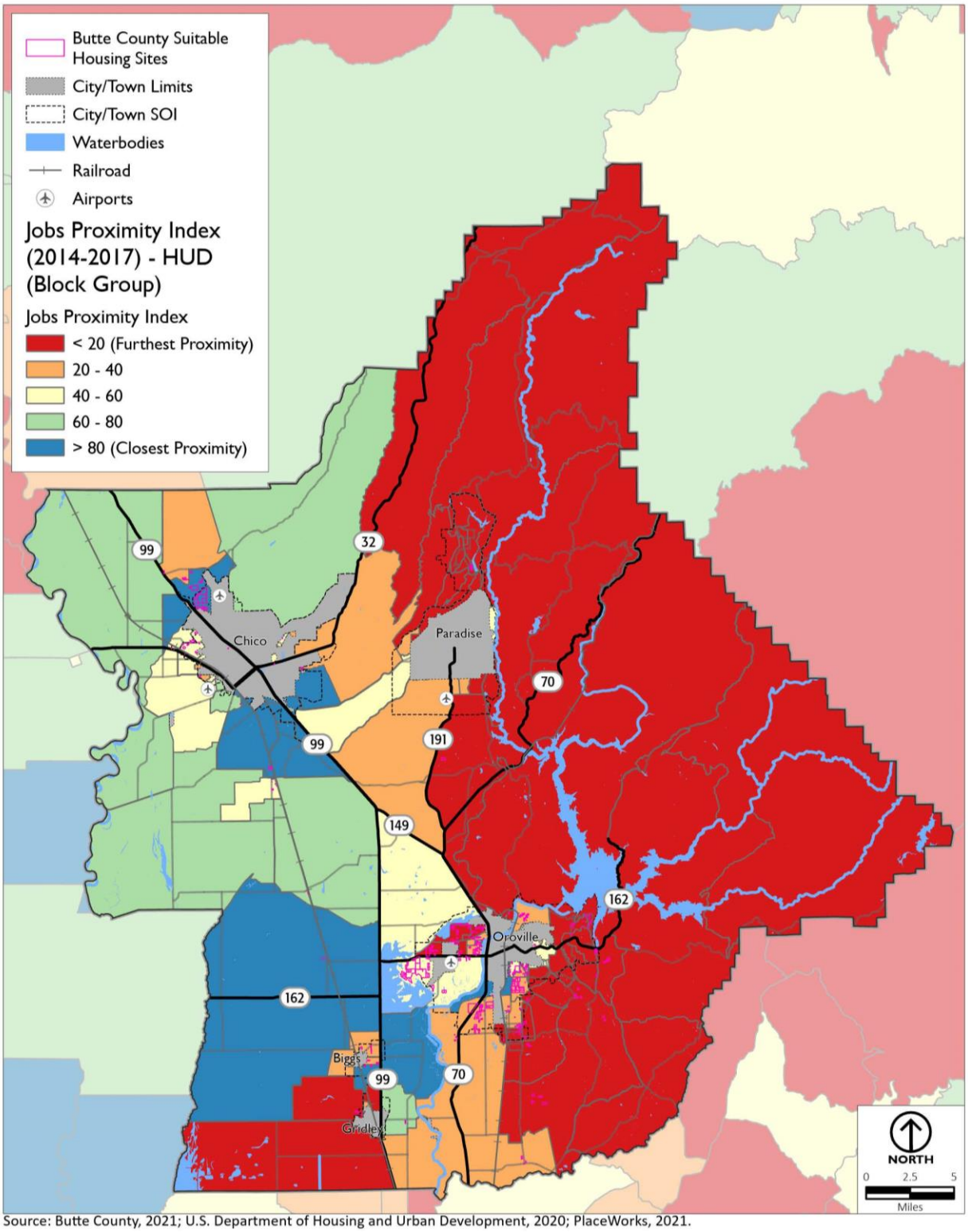
e. Economic Opportunities

The employment opportunities in Butte County can be measured by HUD's Jobs Proximity Index and the U.S. Census Bureau's Longitudinal Employer-Household Dynamics (LEHD) analysis. The Jobs Proximity Index identifies census tracts based on their proximity to employment opportunities, those with a higher score are projected to have stronger job proximity. LEHD provides a range of analysis options, including a comparison of cities, towns, and census-designated places ("work areas") by distribution of jobs, directionality, distance of residents' commutes, and more.

HUD's Jobs Proximity Index (**Figure A-12**) demonstrates a clear difference in east-west patterns in Butte County related to jobs proximity. This is supported by the Work Area Comparison Analysis by LEHD, which reports that 64.3 percent of jobs in Butte County in 2019 were in the City of Chico; 17.0 percent in the City of Oroville; 7.8 percent in Paradise, Gridley, and Biggs combined; with just 8.7 percent in census-designated places in the Unincorporated Area. All jobs in the Unincorporated Area are in Durham, Oroville East, South Oroville, Butte Valley, and Magalia. While there may be jobs in other unincorporated communities that were not captured by the U.S. Census Bureau, it is unlikely that there is a sufficient supply of jobs to employ all residents. According to the 2015-2019 ACS, the labor force participation rate in Unincorporated Areas is approximately 50.3 percent, similar to the participation rate in incorporated Butte County jurisdictions as well. During stakeholder consultations, multiple stakeholders reported that the populations in the Unincorporated Area, particularly in the most remote communities, are largely retirees and persons with disabilities who are unable to work. While this may result in a lower demand for employment opportunities in some existing unincorporated areas than might otherwise be expected, limited access to jobs may prevent workforce-age persons and households from residing in those areas. Paired with limited transit options in many unincorporated communities, there appears to be limited access to employment opportunities for current and future residents.

The distribution of jobs in Butte County is reflective of the patterns found in the neighboring counties of Yuba and Sutter. Similar to Butte County, jobs in Yuba County are concentrated in the City of Marysville and its adjacent areas. The northern portions of Sutter County follow a similar pattern, while southern areas have higher jobs proximity scores than in most unincorporated areas of Butte and Yuba Counties. This increase in employment opportunities is likely due to the proximity of southern Sutter County to Sacramento. In the Sacramento region, jobs are more evenly distributed with typically higher Jobs Proximity Index scores. As the topography and economic base shifts to the more urbanized area, jobs proximity increases. In Butte, Glenn, Yuba, and Sutter Counties, agricultural employment results in dispersed job access, while a wider range of opportunities are available in and adjacent to incorporated communities. However, to better assist residents of unincorporated Butte County that are seeking work to access job opportunities and improve their economic mobility, the County will promote the CalWorks program to assist eligible low-income families with children to meet basic needs and enter or re-enter the workforce (**Program H-A6.1**). The County will also use the meetings with transit agencies to identify any unmet transit demand for access to employment centers from unincorporated communities (**Program H-A6.1).**

FIGURE A-12
JOBS PROXIMITY INDEX SCORE, UNINCORPORATED AREA



Source: Butte County, 2021; U.S. Department of Housing and Urban Development, 2020; PlaceWorks, 2021.

3. Disproportionate Housing Need and Displacement Risk

a. Overcrowding

As discussed in the Housing Needs Assessment, the U.S. Census Bureau defines an overcrowded household as a unit that is occupied by more than one person per room. A small percentage of overcrowded units is not uncommon, and often includes families with children who share rooms or multi-generational households. However, high rates of overcrowding may indicate a fair housing issue resulting from a situation such as two families or households occupying one unit to reduce housing costs (sometimes referred to as "doubling up"). Situations such as this may indicate a shortage of appropriately sized and affordable housing units.

As shown in **Table A-14**, approximately 3 percent of all households in the Unincorporated Area are overcrowded. While this is a decrease since 2010 for all households combined, the rate of overcrowding among renter-occupied households has more than doubled, despite a decrease in the number of renter households. This may be due to the loss of housing units as a result of the North Complex Fire and Camp Fire, among others, that may have forced some households to double up. In 2019, the areas with the highest rates of overcrowded households, regardless of tenure, were Stirling City (17.5 percent), Honcut (17.1 percent), Concow (7.3 percent), and Bangor (6.1 percent). All other areas had overcrowding rates of less than 5 percent. In Forbestown, approximately 11.0 percent of all households were severely overcrowded, while all other communities had severe overcrowding rates of less than 4 percent. According to the ACS, in 2019, the highest rates of owner-occupied overcrowding occurred in Concow (11.1 percent of owner-occupied households), Nord (7.9 percent), and South Oroville (7.1 percent) (**Table A-34**). The only areas in which any owner-occupied households experienced severe overcrowding were in Palermo (3.1 percent), Berry Creek (1.6 percent), and Thermalito (1.5 percent). While not all communities experienced overcrowding, where renters experienced overcrowding it was typically at a much higher rate than owners. For example, in Honcut, approximately 38.9 percent of renter-occupied households were experiencing overcrowding in 2019 and 23.3 percent of renter-occupied households in Stirling City. In Palermo, 13.4 percent of renters experienced severe overcrowding; in Butte Creek Canyon, 34.2 of renter-occupied households were severely overcrowded; and in Forbestown, all 23 renter-occupied households reported being severely overcrowded (**Table A-35**).

TABLE A-34: HIGHEST RATES OF HOMEOWNER OVERCROWDING

Community	Overcrowded Households	Severely Overcrowded Households	Average Owner-Occupied Household Size
Concow	11.1%	0.0%	2.45
Nord	7.9%	0.0%	3.45
South Oroville	7.1%	0.0%	2.90
Palermo	2.2%	3.1%	2.71
Berry Creek	1.8%	1.6%	2.27
Thermalito	2.4%	1.5%	2.71

Source: Butte County Housing Element Data Packet, 2013, Butte County 6th Cycle Housing Element Data Package, 2021; 2015-2019 ACS

TABLE A-35: HIGHEST RATES OF RENTER OVERCROWDING

Community	Overcrowded Households	Severely Overcrowded Households	Average Renter-Occupied Household Size
Honcut	38.9%	0.0%	3.50
Stirling City	23.3%	0.0%	4.49
Butte Creek Canyon	0.0%	34.2%	1.97
Palermo	13.4%	1.2%	3.07
Berry Creek	0.0%	13.4%	2.89
Forbestown	0.0%	100.0%	1.97

Source: Butte County Housing Element Data Packet, 2013, Butte County 6th Cycle Housing Element Data Package, 2021; 2015-2019 ACS

In most communities, the average household size is relatively low, indicating that overcrowding may be more likely a result of a shortage of affordable and appropriately sized housing, rather than a need for large housing units. The exception to this may be in Stirling City, where the average renter household is 4.49, and will need a unit with at least three rooms to not be considered overcrowded.

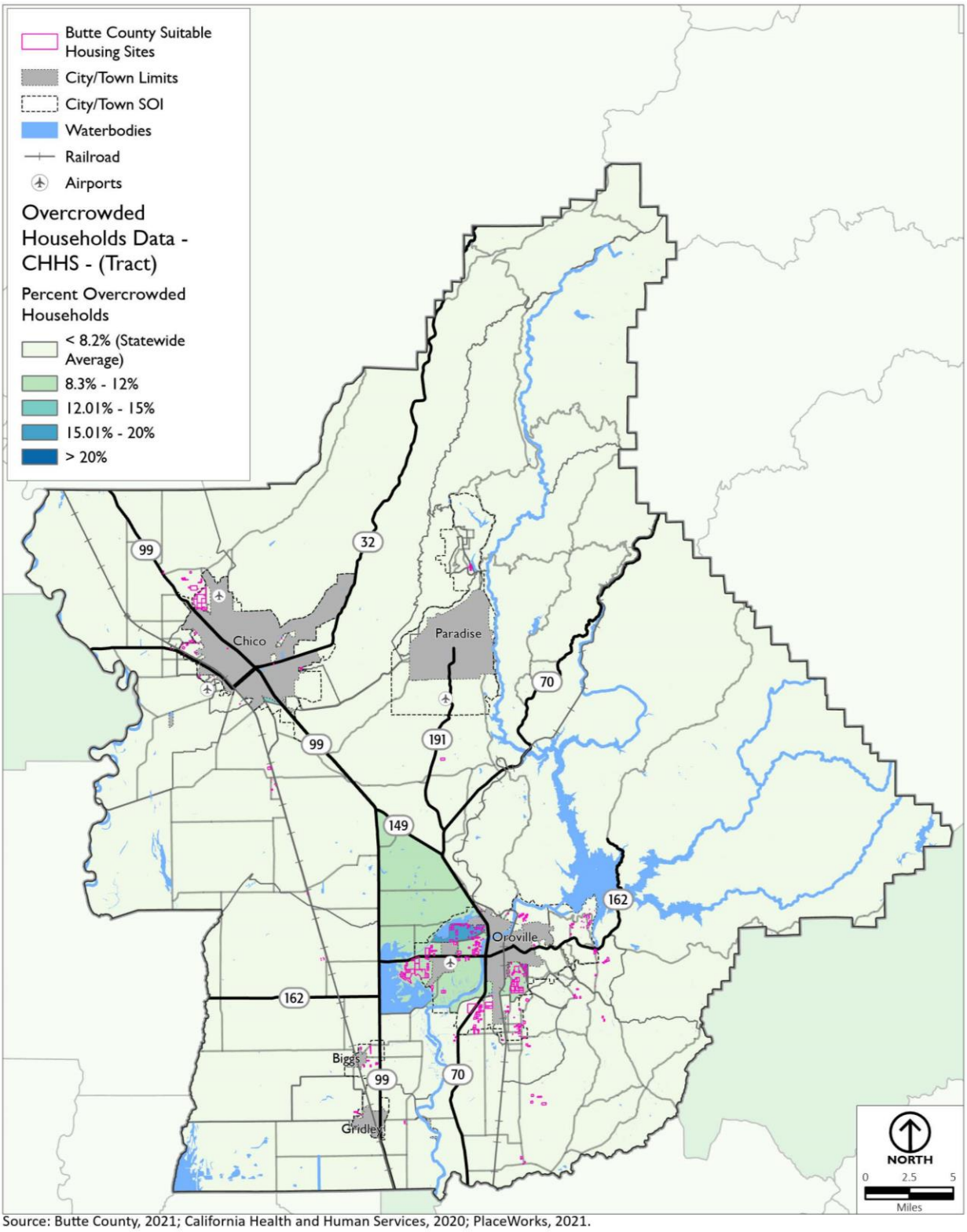
As seen in **Table A-36**, Butte County has a comparable level of overcrowding compared to other unincorporated counties in the region, indicating that there is not a disproportionate displacement risk due to overcrowding in Butte County. However, the overcrowding in Butte County is largely concentrated in a few communities, as indicated in **Tables A-34** and **A-35**. Yuba and Sutter Counties have similar concentrations of overcrowding, while Plumas, Tehama, and Glenn Counties have relatively even rates throughout (see **Figure A-13**). To address the concentrations of overcrowding, Butte County has prioritized incentivizing construction of affordable housing units in the communities of greatest need, including encouraging larger units where needed (**Program H-A2.6**).

TABLE A-36: OVERCROWDING IN THE BUTTE COUNTY REGION

Unincorporated County	Overcrowded Households	Severely Overcrowded Households	Total Overcrowded Households
Butte County	2.6%	0.7%	3.3%
Glenn County	2.4%	0.0%	2.3%
Sutter County	2.7%	0.0%	0.4%
Yuba County	4.9%	1.7%	6.7%
Tehama County	2.6%	0.8%	3.3%
Plumas County	1.9%	0.3%	2.2%

Source: Butte County Housing Element Data Packet, 2013, Butte County 6th Cycle Housing Element Data Package, 2021; 2015-2019 ACS

FIGURE A-13
RATE OF OVERCROWDING, UNINCORPORATED AREA



Source: Butte County, 2021; California Health and Human Services, 2020; PlaceWorks, 2021.

b. Cost Burden

A household is considered cost burdened when they spend more than 30 percent, but less than 50 percent, of their income on housing costs. A severely cost burdened household is one whose housing costs exceed 50 percent of their income. In the Unincorporated Area, approximately 21.5 percent of renters and 16.0 percent of owners are cost burdened, and 29.0 percent of renters and 12.4 percent of owners are severely cost burdened (**Table A-37A**). White and American Indian or Alaska Native homeowners report the lowest rate of cost burden among all racial groups, though it is worth noting that 142 homeowners identify as American Indian or Alaska Native compared to 12,625 White residents. There are no homeowners that identify as Pacific Islander, resulting in the 0 percent cost burden population for this group. Among homeowners, Asian and American Indian or Alaska Native residents report the lowest rate of severe cost burden, while 11.9 percent of White residents are severely cost burdened.

American Indian or Alaska Native residents also report the lowest rate of cost burden and severe cost burden among renters. In contrast, 36.9 percent of Asian renters are severely cost burdened. There does not appear to be a disproportionate rate of cost burden among minority households, but rather a large share of residents in the Unincorporated Area, regardless of racial or ethnic group, are burdened by housing costs.

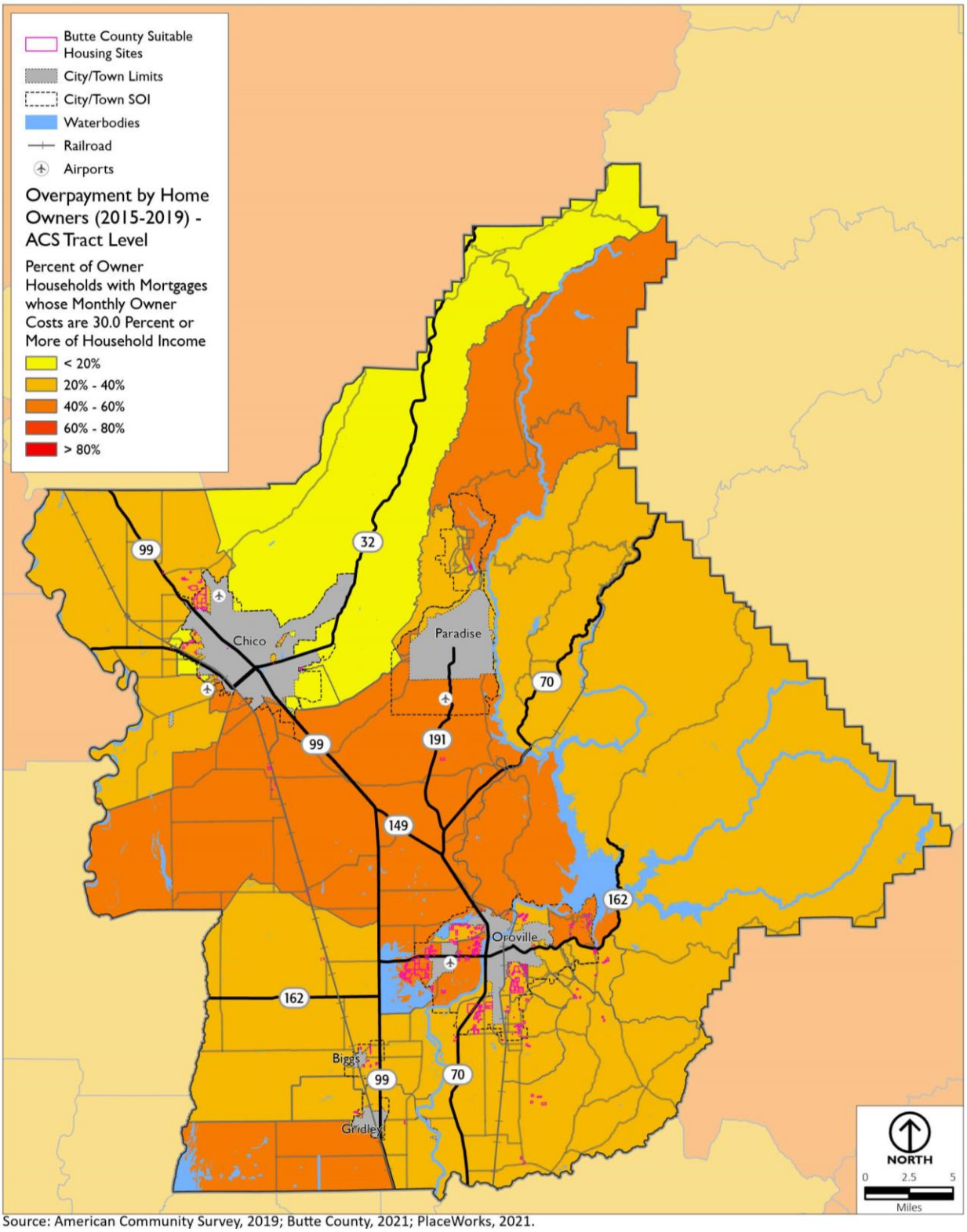
TABLE A-37A: COST BURDEN BY RACIAL AND ETHNIC GROUP

	White	Black or African American	Asian	American Indian or Alaska Native	Pacific Islander	Hispanic	Other	Total
Cost Burdened >30% to 50%								
Owner-Occupied Households	16.2%	29.4%	27.7%	16.2%	0.0%	13.8%	8.8%	16.0%
Renter-Occupied Households	21.5%	100.0%	16.2%	8.3%	100.0%	23.6%	23.2%	21.5%
Total Households	17.3%	35.5%	21.5%	12.6%	100.0%	17.3%	14.0%	17.3%
Cost Burden >50%								
Owner-Occupied Households	11.9%	0.0%	8.4%	8.5%	0.0%	17.9%	16.9%	12.4%
Renter-Occupied Households	28.9%	0.0%	36.9%	20.0%	0.0%	27.6%	29.4%	29.0%
Total Households	15.4%	0.0%	23.9%	13.7%	0.0%	21.3%	21.4%	16.4%

Source: HUD CHAS 2014-2018

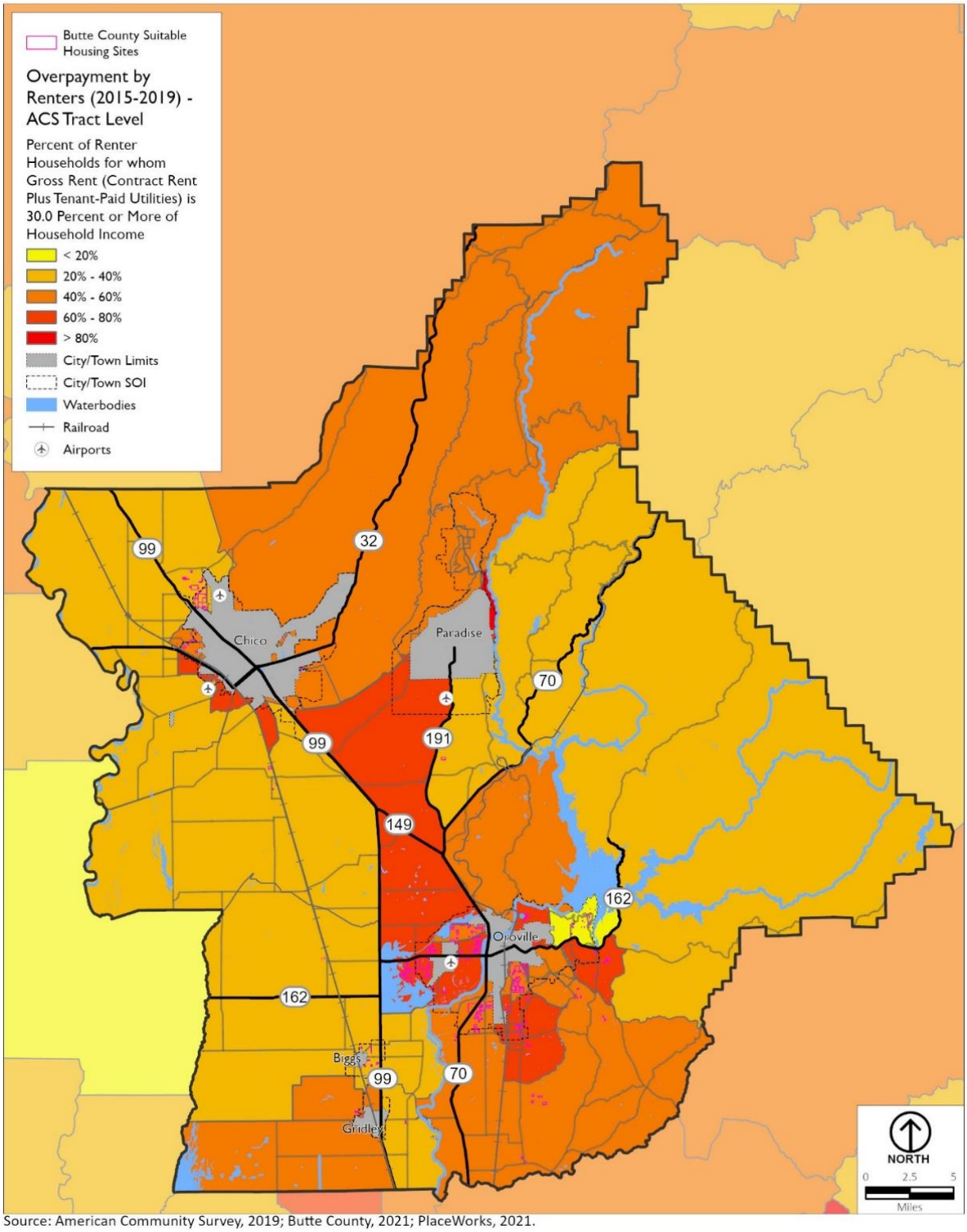
As seen in **Figures A-14** and **A-15**, and demonstrated by **Table A-37A**, overpayment on housing costs is a chronic problem across the county and the region. However, renters experience much higher rates of overpayment throughout the county, while owner overpayment is primarily, though not exclusively, in the central and northeast portions of the county. Since 2014, the rate of overpayment among both homeowners and renters has increased in the Thermalito area and other communities in the valley, while it has decreased in many eastern communities. This is likely in part due to a greater demand for housing in the valley by households displaced by wildfires. The high rates of overpayment along the Interstate 70 and Highway 99 corridors reflects patterns found in Yuba County and other more urbanized areas of the surrounding region. Throughout the Butte County region, overpayment is pervasive among both renters and homeowners, though a more significant barrier for renters. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. To address displacement risks due to overpayment, the County will provide incentives to encourage affordable development and will develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities within the county (**Program H-A2.6**).

FIGURE A-14
RATE OF COST-BURDENED HOMEOWNERS, UNINCORPORATED AREA



Source: American Community Survey, 2019; Butte County, 2021; PlaceWorks, 2021.

FIGURE A-15
RATE OF COST-BURDENED RENTERS, UNINCORPORATED AREA



Source: American Community Survey, 2019; Butte County, 2021; PlaceWorks, 2021.

c. Substandard Housing

Housing condition presents another issue in Butte County that may increase displacement risk for residents. Approximately 71 percent of housing in the unincorporated areas of the county are older than 30 years, which is typically the age at which housing units begin to need repairs or rehabilitation to meet current standards or fix features that have begun to degrade. Additionally, 25 percent of the housing stock in Butte County is mobile or manufactured homes, which often need more frequent maintenance to remain in good condition or may be unpermitted and in substandard condition. Often, income is an indicator of a household's ability to complete ongoing maintenance. As presented in **Table A-9** of the Demographic and Economic Trends section, the median income in Butte County in 2019 was $52,537, which falls in the lower-income category according to HCD. While not all residents of the Unincorporated Area are lower-income, the median income represents a general inability to address home repair needs.

This is supported by feedback from several stakeholders, including the Housing Authority of the County of Butte, Community Housing Improvement Program (CHIP), Butte County Behavioral Health, and Habitat for Humanity Butte County. Stakeholders remarked on the age of the housing stock and high rates of poverty resulting in a need for extensive rehabilitation assistance, the challenges for people with mental illness securing safe housing, and a shortage of permanently habitable spaces in general. Multiple stakeholders emphasized the displacement risk for persons with mental illness as landlords discriminate against this vulnerable population due to behavioral concerns, as well as the negative living conditions that can result from overcrowding, such as overloaded septic systems. Stakeholders saw an increase in habitation issues after the Camp Fire in 2018, and again after the North Complex Fire in 2020, as residents began to occupy structures not meant for permanent habitation, such as tents, trailers, and overcrowded households. Additionally, the repair costs for units that were not fully destroyed but are no longer habitable are preventative for many lower-income households. Stakeholders remarked that, while assistance is available, the allocation does not meet the extent of the need for improved housing conditions.

To better understand the types of substandard living conditions residents experience, and identify strategies to address the issues, the County will complete a survey of existing living conditions and needs (**Program H-A3.2**). Given the state of existing housing, especially for lower-income households, the County is committed to providing safe housing for persons experiencing homelessness and living in substandard structures, as well as targeting rehabilitation of dwelling units in areas of high need (**Programs H-A3.1** and **H-A3.2**). When funding is available, the County will provide relocation assistance for occupants displaced due to rehabilitation work (**Program H-A3.2**).

d. Wildfire Risk

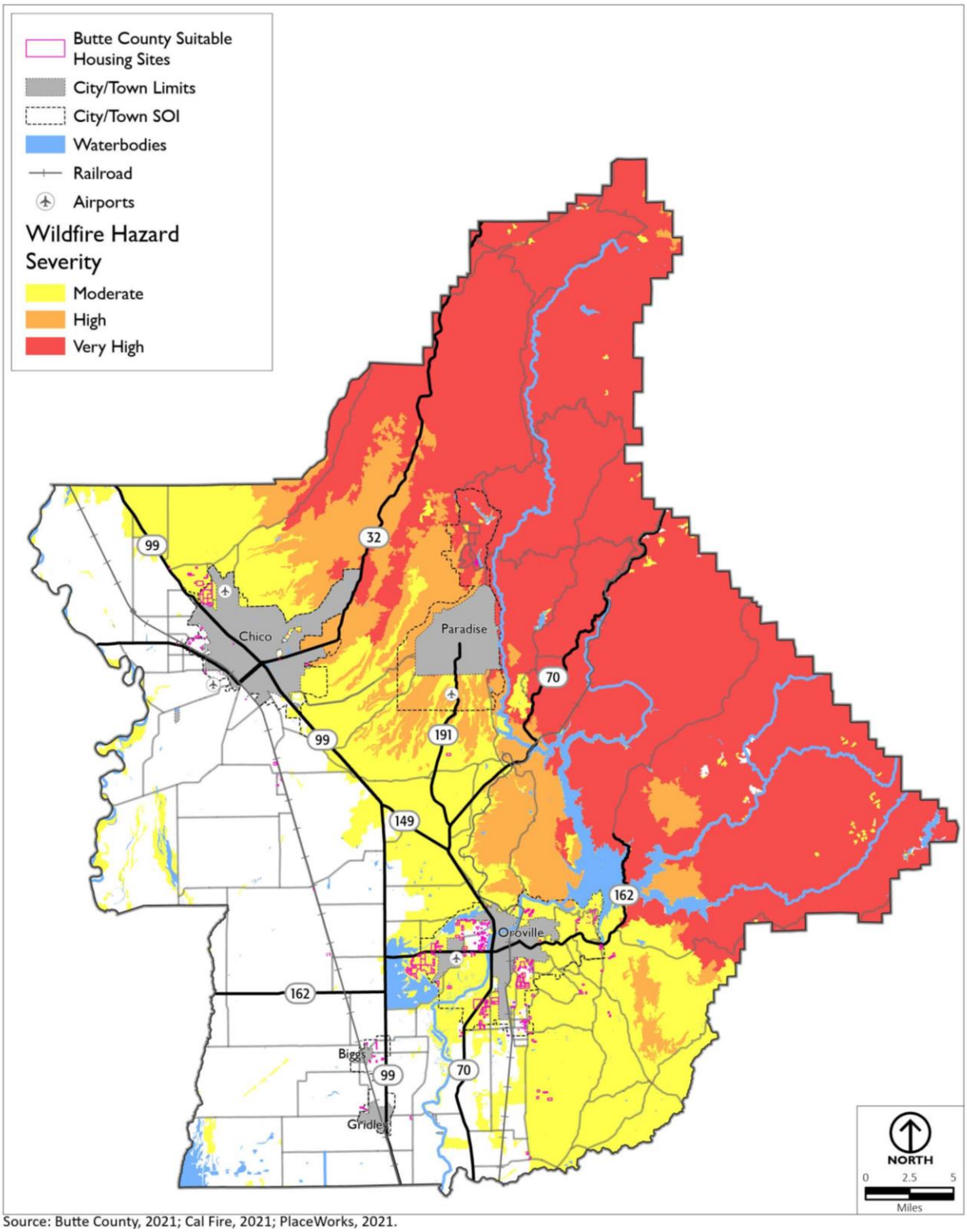
As shown in **Figure A-16**, most of the Unincorporated Area east of Highway 99 is considered a moderate, high, or very high fire hazard severity zone, with increasing severity from west to east, according to CalFire. Wildfire risk has proven a substantial issue for residents of these areas of Butte County, including both incorporated and unincorporated communities. The Butte County District Attorney reported that the 2018 Camp Fire resulted in the complete loss of 4,569 structures in the Unincorporated Area, including single-family homes, mobile and motor homes, and multifamily structures. In total (including the Town of Paradise), the Camp Fire directly and indirectly caused 87 fatalities. The North Complex Fire of 2020 burned 318,935 acres, damaged or destroyed 2,455 structures, including destroying the communities of Berry Creek and Feather Falls, and caused 16 fatalities.

According to the Housing Authority of the County of Butte, many of the communities in the high and very high fire hazard severity zones have a low-median income and large populations of seniors and persons with disabilities. These populations are particularly susceptible to displacement as they often rely on a fixed source of income, such as Social Security, and have limited resources to relocate if their home is destroyed by a wildfire. Renter households, across the board, face a similar challenge as they typically do not have control over fire-prevention methods at their residence, such as vegetation management, and, following a disaster, do not control when, and if, their housing is rebuilt. While wildfires present a displacement risk for all households, a loss of multifamily units and mobile homes due to a wildfire disaster disproportionately affect renters, seniors, and persons with disabilities who already faced more limited housing options and have fewer financial resources post-disaster than homeowners do.

As temperatures increase and the wildland-urban interface expands as a result of development, displacement risk due to fires likely increases in Butte County and the surrounding region. Not only do residents face potential damage or destruction of their homes, those residents that do not lose their home still experience negative impacts, including loss of home value, loss of community, and loss of resources and services, as described by community members from the Upper Ridge. To reduce and mitigate the impacts of fire on vulnerable communities in the Unincorporated Area, the County has identified the following programs:

- **Program H-A5.1**: Promote a variety of housing types to meet a range of needs, including alternative housing types such as 3-D printed homes and housing types that are typically affordable, such as mobile homes.
- **Program H-A5.2**: Provide information on assistance programs for purchase of generators to allow residents to remain in their homes during Public Safety Power Shutoff (PSPS) events and other power outages.
- **Program H-A5.3**: Assist landowners to reduce fire risk through vegetation management and information on available assistance programs.

FIGURE A-16
WILDFIRE HAZARD SEVERITY ZONES, UNINCORPORATED AREA



Source: Butte County, 2021; Cal Fire, 2021; PlaceWorks, 2021.

e. Homelessness

Persons experiencing homelessness, or at risk of becoming homeless, are typically extremely low-income and are displaced from housing due to inability to pay or other issues. As identified in **Table A-32**, the 2022 point-in-time data for the Butte, Chico, and Paradise Continuum of Care identified 1,156 homeless persons living in Butte County, 588 of whom were unsheltered and 36 of whom reported residing in the Unincorporated Area or Paradise, representing approximately 3.1 percent of the total homeless population in the county, indicating that homelessness is a more significant problem in incorporated jurisdictions than in the Unincorporated Area. This was confirmed by stakeholders that expressed that, due to a lack of services for homeless persons outside of incorporated municipalities, most homeless persons sleep in the cities of Chico and Oroville. While the homeless population in the Unincorporated Area is small, those that do reside there still require services. Therefore, the County has included **Program H-A4.1** to allow construction of low-barrier navigation centers for homelessness services and **Program H-A4.4** to expand the capacity of service providers.

Of the 36 homeless residents residing in the Unincorporated Area or Paradise, approximately:

- 8.3 percent identified as Hispanic or Latino,
- 2.8 percent identified as Black or African American,
- 8.3 percent identified as American Indian or Alaska Native,
- 25.0 percent of homeless residents were aged 62 years and over,
- 5.6 percent of the homeless population were veterans,
- No homeless residents reported struggling with serious mental illness, and
- 13.9 percent of the homeless population were survivors of domestic violence.

As shown in **Table A-32**, approximately 66.8 percent of the unsheltered population and 86.6 percent of the sheltered population were counted in Chico, followed by 23.5 percent and 13.4 percent, respectively, in Oroville. The Housing Authority of the County of Butte confirmed that in many cases, particularly for those residents displaced by wildfire, unincorporated residents are forced to relocate to incorporated areas when they become homeless to have better access to services. However, by community size, there is a larger percentage of people in The Ridge Area that are homeless, which is assumed to be as a result of the 2018 Camp Fire and subsequent challenges in rebuilding or securing housing in this area. Therefore, there is a proportionally greater need for homeless supportive services in this area.

Multiple stakeholders emphasized the extent of homelessness, and shortage of services, in Butte County. The issue does not follow jurisdictional boundaries and stakeholders expressed that a regional approach to homelessness is needed. Some of the specific issues that stakeholders identified related to homelessness included:

- A shortage of boarding options for persons with mental illnesses that struggle to stay in traditional housing.
- As the senior population grows, there are limited support facilities to deal with medical issues and seniors unable to remain in their home without assistance.
- There is limited staff capacity to provide mobile crisis support services, especially as need increased post-disaster.
- Chronic under production of housing has resulted in a low vacancy rate that was exacerbated by the loss of housing in the Camp Fire and North Complex Fire, increasing displacement.

Stakeholders identified a need for multi-jurisdictional and long-range plans to address the housing shortage and homelessness in Butte County, in addition to short-term solutions for providing services. In response to this feedback, and the extent of homelessness in The Ridge Area, the County has identified the following programs:

- **Program H-A4.1**: Allow low-barrier navigation centers as a by-right use in zones that allow for mixed-use and multifamily uses.
- **Program H-A4.3:** Make accessibility improvements to rental units to enable seniors to remain in their homes.
- **Program H-A4.4**: Work with the Greater Chico Homeless Task Force and other service providers to expand availability of services in the Unincorporated Area, with an emphasis on the Magalia area.
- **Program H-A4.10:** Reduce barriers to housing for persons with mental illnesses.

f. Displacement Risk

The annual rate of increase in average home value or rental prices compared with annual changes in the average income in the county may also indicate an increased risk of displacement due to housing costs outpacing wage increase, a trend that is felt throughout the region, state, and nation. According to the Zillow Home Value Index, there has been a 22-percent increase in home prices in Butte County since December 2018, with an annual increase of approximately 7.4 percent, from a median sales price of $340,000 in December 2018 to $415,000 in January 2022. During this time period, the housing market in Butte County has shifted from a "buyer's market" to a "seller's market," meaning that there are now more people looking to buy a home than there are homes available. The rapid increase in home prices and the market shift is, in part, due to inflating home prices in California, but is likely also largely influenced by the loss of housing in the Camp Fire resulting in increased demand for a smaller housing stock. Current median list and sales prices in Butte County are affordable only to above moderate-income households, those earning more than $84,850 annually. Similar data regarding rents in the Unincorporated Area is unavailable, however it can be assumed that rents also increased during this time period.

While housing costs have increased rapidly, wages have not kept pace. The median income has changed at varying rates throughout the Unincorporated Area. For example, in Clipper Mills, Honcut, Nord, and Thermalito, the ACS reports a negative change in the median income between 2010 and 2019. For others for which data is available, the average change in the median income during this period has ranged from approximately 0.2 percent in East Oroville to 3.7 percent in Yankee Hills. Many unincorporated communities have small populations, meaning that a change of just a few households across a period of time can drastically influence the community's median income negatively or positively. Across Butte County, the median income has increased by approximately 2.4 percent annually from $43,170 in 2010 to $52,537 in 2019. However, despite the range in changes of median income, the average annual increase in home value has outpaced the annual increase in median income, becoming increasingly unaffordable for many residents of Butte County. To address affordability challenges, the County will encourage and incentivize development of affordable housing units, particularly in high opportunity areas and will develop a program to connect lower-income residents with affordable housing opportunities (see **Table A-38B**).

As seen in **Figure A-14**, homeowner overpayment is greatest in the valley, adjacent to the cities of Oroville and Chico, and in the Magalia area. These areas have the closest proximity to services and resources, which may result in higher home values that lead to overpayment. **Figure A-37B** presents how changes in median home prices in recent years correlate with indicators of displacement risk, such as income. In each community, there is a combination of factors that can result in displacement. For example, in Kelly Ridge, there has been a small average annual increase in home prices compared to other unincorporated communities, however the low median household incomes likely contribute to the high rate of homeowner overpayment. In contrast, Durham has experienced a decrease in median home price in recent years, but overpayment rates remain high, suggesting that there are additional factors contributing to displacement risk. Homeowners in Durham may have higher costs associated with utilities, more repair needs, or other situations that would reduce a households' ability to afford housing costs. According to the Urban Displacement Project, despite high rates of overpayment in many communities, displacement risk for all households in the Unincorporated Area is relatively low compared to other areas of the state. The only areas with the designation "At Risk of Displacement" for extremely low- and very low-income households are within the cities of Oroville and Chico. This designation extends into South Oroville and towards Durham, past Chico city limits, for low-income households, but the remainder of the Unincorporated Area receives a "Lower Displacement Risk" designation. As housing prices are expected to continue to increase, however, displacement risk is expected to rise as well. Paired with fire insurance costs and wildfire risk, power and emergency energy source costs, and other costs associated with residing in the Unincorporated Area, residents may face future displacement risk. In order to mitigate these, the County has included **Program H-A3.2** to assist lower-income households to rehabilitate units as needed to reduce the need to relocate, **Program H-A5.2** to provide information on assistance programs for purchase of generators to allow residents to remain in their homes, and **Program H-A5.1** promote a variety of housing types to meet a range of needs, including alternative housing types such as 3-D printed homes

and housing types that are typically affordable such as mobile homes, among others identified in **Table A-38B**.

TABLE A-37B: MEDIAN HOME PRICES AND COST BURDEN IN THE UNINCORPORATED AREA, 2018-2022

Select Unincorporated Communities	Median Home Price		Average Annual Change	Poverty Rate	Median Income	Homeowner Overpayment Rate
	2019	2022				
Bangor	$315,000	$539,900	23.8%	17.7%	$41,203	39.4%
Butte Creek Canyon	$735,000	$1,200,000	21.1%	9.0%	$92,671	18.3%
Berry Creek	$259,950	$374,000	14.6%	18.8%	$34,375	15.7%
Clipper Mills	$175,000	$210,000	6.7%	18.8%	$55,364	39.2%
Cohasset	$475,000	$449,000	-1.8%	9.0%	$110,000	18.3%
Durham	$749,500	$529,000	-9.8%	10.0%	$84,894 - $111,250	47.9%
Kelly Ridge	$309,900	$349,000	4.2%	10.5%	$42,426	52.0%
Magalia	$245,000	$367,000	16.6%	17.8%	$50,208	32.8%
Oroville East	$337,000	$390,000	5.2%	10.2%	$46,066 - $87,543	52.0%
Palermo	$385,000	$396,800	1.0%	23.5%	$31,875	32.1%
Thermalito	$249,900	$315,000	8.7%	17.3% - 31.8%	$23,120 - $44,917	12.0% - 42.0%
South Oroville	$197,000	$279,000	13.9%	38.2%	$46,964 - $49,896	31.0%

Sources: Realtor.com, accessed October 2022; 2015-2019 ACS; HCD AFFH Data Viewer
Note: Median home values are not available for all unincorporated communities in Butte County.

Displacement risk increases when a household is paying more for housing than their income can support, their housing condition is unstable or unsafe, and when the household is overcrowded. Each of these presents a barrier to stable housing for the occupants. In Butte County, is not necessarily linked to areas with a lower median income. However, in areas of concentrated poverty, such as the Thermalito and Palermo areas, there are significantly high rates of renter overpayment. The County has included **Programs H-A1.4**, **H-A2.6,** and **H-A2.8** to encourage flexibility in lot subdivision and development, provide financial assistance and other incentives for construction of lower-income rental and ownership opportunities, and promote ADU construction in high resource areas.

4. Other Relevant Factors and Local Knowledge

a. Loan Denial Rates

Data related to home loan applications is made available annually through the Consumer Financial Protection Bureau, through the Home Mortgage Disclosure Act (HMDA). The Consumer Financial Protection Bureau provides mortgage data specific to census tracts as opposed to jurisdiction

boundaries. While census tracts that are entirely within incorporated jurisdictions of Butte County were removed for this analysis, those that were primarily in unincorporated areas and extended slightly into incorporated areas were retained to account for those unincorporated residents.

In 2020, White applicants accounted for 41.2 percent of all mortgage loan applications for home purchase and 66.4 percent of all originated loans in Butte County. While Hispanic residents make up approximately 12.5 percent of the ethnic composition in the Unincorporated Area, Hispanic and Latino applicants made up 4.6 percent of loan applications and 7.5 percent of originated loans. Black applicants represented less than 1 percent of loan applications and 1.2 percent originated loans and Asian applicants represented 3.3 percent of loan applications and 5.3 percent of originated loans, reflecting a similar representation in Butte County's population.

In 2020, applicants applied for three types of loans for home purchase: conventional, Federal Housing Administration (FHA), and Veterans Administration (VA) loan. Black applicants had the lowest denial rates for conventional loans and FHA loans and VA loans and tied with Hispanic and Latino applicants for the lowest denial rates for United States Department of Agriculture (USDA) loans. However, it is notable that only four applicants for conventional loans, five for Federal Housing Administration (FHA) loans, and three for VA loans were Black. White applicants had the highest participation in each of the loan types and had denial rates of 8.8 percent for conventional loans, 2.8 percent for FHA loans, 6.1 precent for VA loans, and 4.0 percent for USDA loans. Denial rates do not indicate that minority populations had greater challenges securing loans than White residents. However, the low participation rate by residents of minority groups may suggest difficulty building capital necessary to pursue home ownership and presenting a barrier to economic mobility.

To address the disparities in access to financial resources for underrepresented populations, Butte County has included **Program H-A2.6** to assist lower-income households in identifying affordable home ownership opportunities and **Program H-A6.3** to contract Legal Services of Northern California (LSNC) to provide educational workshops for housing providers and mortgage lenders on fair housing laws.

b. Investment Patterns

Public and private investment typically includes construction, maintenance, and improvements to public facilities, including infrastructure; acquisition of land; and major equipment. Historically, investment in Butte County has been prioritized based on need and available funding, which has prevented disinvestment in any particular area of the county. County facilities and infrastructure in remote areas typically experience less "wear and tear" in remote areas due to less frequent usage; however, any infrastructure or facilities in need of improvement are identified for investment in the County's 10-year Capital Improvement Plan (CIP). The CIP is funded from a variety of sources that can each be used for specific purposes. These sources include, but are not limited to:

- Development Impact Fees
- Facility Reserve
- General Fund Discretionary Fund (i.e., property taxes)
- Neal Road Recycling and Waste Facilities Fees
- Road Fund
- Social Services Fun

These funds are allocated to improve roadways and other transportation infrastructure, expand waste facilities, and expand service capacity, amongst other projects.

Following the Camp Fire and North Complex Fire, many investment needs in impacted communities exceeded traditional funding. Therefore, the County secured additional funding through state and federal grants, as described in Section IV.A.6, Wildfire Devastation, in this Housing Element. This funding has been used to assist with home repair and replacement, expedite cleanup efforts, repair and replace septic systems, and more. Securing additional funding to aid in these efforts allows investment to continue to occur in other areas of the county.

c. Land Use and Zoning Codes

Given the topography of Butte County, development has historically been largely concentrated in and near the incorporated municipalities of Biggs, Chico, Gridley, Oroville, and Paradise, with most high density housing near Chico, Oroville, and Paradise. In most unincorporated communities, residential densities range from 1 unit per acre, to 1 unit per 40 acres, depending on the availability of water, capacity to accommodate a septic system, and other geographic constraints. The high fire hazard severity designation in western Butte County has also contributed to lower-density development in many unincorporated communities, to reduce traffic burdens, particularly during evacuations, on rural roads, thus protecting public safety. The land use and zoning in Butte County has historically supported efforts to concentrate higher intensity uses in incorporated areas.

Typically, allowed density is linked to affordability, with higher density residential products often resulting in more affordable housing. However, given the low price of land in Butte County, this is not necessarily the case (see **Table A-48**). While low density land use designations and zones dominant most of the Unincorporated Area, these residential uses can still be affordable for lower- and moderate-income households. According to the California Department of Finance, approximately 25.6 percent of housing units in the Unincorporated Area are mobile or manufactured homes which, as discussed in section IV.B Housing Market Conditions of this Housing Element, are affordable to extremely low- to low-income households in Butte County. Land use and zoning does not prohibit the construction of these units anywhere in the county, thus ensuring there are no barriers to affordable opportunities in unincorporated communities, even in low density zones.

d. Post Camp Fire Conditions

In 2020, BCAG prepared the Post Camp Fire Regional Population and Transportation Study to analyze the difference in population, housing, employment, and traffic patterns before and after the Camp Fire. The study found, in addition to the loss of housing, there was a reduction of 1,800 jobs in Butte County following the Camp Fire. This, paired with approximately a 25 percent increase in home value after the Camp Fire, has resulted in further displacement of residents from their communities.

Not surprisingly, following the Camp Fire, there was a 43 percent decrease in traffic volume in the Town of Paradise and community of Magalia area, including other fire-impacted unincorporated communities. In contrast, there was a 15 percent increase in the Thermalito and Oroville area, 11 percent increase in Chico, 17 percent in Gridley, and 10 percent in Biggs. The areas that experienced increases may attribute some of this traffic volume to displaced households from the Ridge area. Throughout the County, survey respondents for the Post Camp Fire study identified a lack of sidewalks, bike lanes, and other pedestrian and bicyclist infrastructure as a barrier to alternative modes of travel.

The study estimates that approximately 38,000 families, encompassing approximately 42,000 residents, left the County between 2018 and 2019. The greatest out-migration occurred from incorporated municipalities in Butte County, though 8 percent of residents that left the County were from Magalia. Overall, homeownership rates in Butte County decreased and renter rates increased, likely as a result of the loss of homes in the Paradise and Magalia area, displacing residents who in turn sought housing opportunities elsewhere that were predominantly renterships.

e. Disaster Assessments

Butte County Local Hazard Mitigation Plan (LHMP), adopted in 2019 after the Camp Fire, assessed the risk of several potential disasters, including dam and levee failure, flooding, earthquakes and liquefaction, wildfire, and more. The highest risk disasters were deemed to be dam and levee failure, flooding, and wildfire, while only wildfires, of these three highly significant disasters, is considered to be highly likely to occur in the future and to be catastrophic in magnitude. The LHMP identifies most of Butte County, both incorporated and unincorporated as a wildland urban interface (WUI), where fires are often the most damaging given the challenges of defending sprawling communities. Approximately 41.7 percent of the total acreage in the Unincorporated Area falls into Very High Fire Hazard Severity Zones, as defined by Cal Fire, and 13.7 percent in High Fire Hazard Severity Zones, for a total of approximately 55.4 percent of the Unincorporated Area. Of this land, approximately 32.2 percent is improved, meaning that there are residential, agricultural, commercial, or other human uses on the land at risk of fire damage or destruction.

While wildfires are projected to be the most prevalent and catastrophic disaster in the future in Butte County, the after affects of wildfires pose additional risks, notably landslides and debris flow occurring in burn scar areas following heavy rains. The probability of a landslide or debris flow depends on the

severity of the burn scare and the sediment retention basin, but in areas with increased risk, this disaster poses additional risk to residents who remain after a wildfire.

Since 1950, there have been 10 federally declared wildfire disasters, 7 of which occurred since 2017, and 8 state declared wildfire disasters, 3 of which have occurred since 2017. There have also been several fires in the Unincorporated Area that have not reached the severity of being declared a state or federal disaster, but have impacted residential communities.

From May to October of each year, Butte County faces a serious wildland fire threat. While generally limited to the less populated, forested areas in the eastern portion of the County, fires will likely continue to occur on an annual basis. The threat of wildfire and potential losses are constantly increasing as human development and population increase and the wildland urban interface areas expand. Given the assessed risk associated with wildfire, and other related disasters (e.g., landslides, flooding, etc.), the County has prioritized encouraging new development in the Valley, where Fire Hazard Severity Zones are moderate or lower.

5. Enforcement and Outreach Capacity

The County enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of County policies and code for compliance with State law and referring fair housing complaints to appropriate agencies.

The County has a procedure in place to refer fair housing complaints are referred to the Housing Authority of the County of Butte, and has included **Program H-A6.3** to revise this procedure to refer cases to LSNC, which also provides landlord-tenant counseling services and educational workshops. According to County records, no complaints have been made to the County to be referred to fair housing organizations and agencies. All fair housing complaints have been received directly by LSNC, the California Department of Fair Employment and Housing (DFEH), or the HUD Office of Fair Housing and Equal Opportunity (FHEO).

LSNC is a non-profit organization that provides free legal services for vulnerable populations, including lower-income persons. Through litigation, legislation, and community development work, LSNC advocates for their clients in the areas of affordable housing, public benefits, health, education, and civil rights. Services are available to residents in 23 counties in California, including residents of Butte County. The Butte Regional office is based out of Chico and serves Butte, Colusa, Glenn, and Plumas Counties and provides community fair housing trainings and legal updates for property owners and tenants in addition to advising and representing low-income persons experiencing discrimination. LSNC reported in March 2022 that the most common fair housing issues reported to the Butte Regional office are regarding disability and source-of-income discrimination. According to LSNC, people with lower incomes have disproportionately high rates of disabilities and experience illegal rejection of Section 8 vouchers and failure to provide reasonable accommodations. Opportunities to address the fair housing issues reported to LSNC include increased funding for housing for persons with disabilities and encouraging or incentivizing property owners to take advantage of new state

legislation to construct second units that are ground-level, which are often more accessible for persons with disabilities. LSNC expressed a need to ensure that new development is not concentrated in a few areas of the county, and to encourage ADU production throughout the Unincorporated Area. Additionally, the loss of mobile homes after the Camp Fire presents another barrier to affordable housing for many residents, as these accounted for 42 percent of units lost to the Camp Fire. Many lower-income residents are able to afford to purchase mobile homes in the Unincorporated Area, and the loss of these units reduces buying power. Given relatively low-density zoning in many unincorporated communities, mobile homes present one of the only opportunities for affordable housing as multifamily housing is not permitted. LSNC expressed a need to consider increasing density and promoting a range of densities and increasing public transportation access as priorities to further fair housing access in the Unincorporated Area.

In addition to local organizations and agencies, the DFEH and the HUD FHEO provide legal services and support for discrimination complaint cases. In its *2020 Annual Report*, the DFEH reported that it received four housing complaints from residents of all of Butte County, not just unincorporated areas. This made up less than 1 percent of the total housing cases in California that year (880). When a case is filed with DFEH, the agency conducts an initial assessment of facts to determine whether to accept the case for further investigation. If accepted, a full investigation is conducted before attempting to resolve the dispute or take legal action. Due to confidentiality, DFEH does not report the specific origin of cases within the county. However, as part of the Fair Housing Assistance Program (FHAP), some DFEH cases are dual-filed with HUD's Region IX FHEO in San Francisco, which does identify the specific jurisdiction or community from which a complaint originates. HUD reported that, between 2013 and 2021, only one case was filed from a community in the Unincorporated Area of Butte County (Clipper Mills). The complainant alleged that a housing provider refused to rent to them on the basis of sex; however, after further investigation, HUD determined that there was no cause. During this period, nine inquiries were made by residents of Butte County in undisclosed communities. Three of these inquiries were made against public agencies but resulted in findings of no valid issue for two inquiries and in the third the claimant failed to respond to follow-up by HUD. The remaining six inquiries resulted in closure for one no valid issue, four failures to respond by claimant, and one determination that it was a disposition other than fair housing. LSNC, DFEH, and HUD did not report any fair housing lawsuits, settlements, or judgements made against the County or public housing providers in the Unincorporated Area.

Program H-A6.3 has been included in this Housing Element to work with LSNC to provide biannual training to landlords on fair housing laws, promote the availability of fair housing legal services, and distribute information to landlords and property managers on state and federal fair housing laws. Additionally, the County will meet biannually with staff from LSNC and the Housing Authority to identify strategies to address any ongoing or new fair housing issues.

In addition to coordination with fair housing providers, the County demonstrates compliance or intention to comply with fair housing laws through the following:

- The County demonstrates compliance with Density Bonus Law (Government Code, Section 65915.) through its density bonus ordinance, which currently allows for an increase of 35 percent over the maximum allowable residential density. ABs 2753, 2372, 1763, 1227, and 2345 were passed in 2018, 2019, and 2020 and revised density bonus law to provide additional benefits for qualifying projects. The County has included **Program H-A2.7** to update the density bonus ordinance to be consistent with recent State law.
- The County intends to comply with No-Net-Loss (Government Code Section 65863) through identifying a surplus of sites available to meet the County's Reginal Housing Needs Allocation (RHNA) allocation. In total, the County's surplus unit capacity is 4,562 composed of 687 lower-income units, 1,214 moderate-income units, and 2,661 above moderate-income units.
- The County complies with the Housing Accountability Act (Government Code, Section 65589.5) by allowing emergency shelters by right in the Light Industrial and Sports and Entertainment zones.
- The County will comply with SB 35 (Government Code Section 65913.4) by establishing a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects by 2022 (**Program H-A2.1**).
- The County complies with SB 330 (Government Code Section 65589.5) with an established pre-application process for development projects.
- The County complies with the California Fair Employment and Housing Act (FEHA) and Federal Fair Housing Act by referring fair housing complaints and inquiries to the Housing Authority of the County of Butte and LSNC Butte Regional Office, and has included **Program H-A6.3** to provide biannual training to landlords on fair housing rights and responsibilities with the intent of reducing, or eliminating, discrimination.
- The County complies with Government Code Section 65008 by providing review of affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment, including, but not limited to, sites subject to AB 1397.
- The County has completed this Assessment of Fair Housing and identified programs to address identified fair housing issues in **Table A-38**, in compliance with Government Code Section 8899.50.
- The County currently offers translation services for public meetings and materials and intends to further comply with Government Code Section 11135 et seq. by making all public outreach materials and services accessible for all persons by May 2023 (**Program H-A6.3**) and continuing to ensure that all state-funded programs and activities are accessible to all Butte County residents.

C. Sites Inventory

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 and AB 1304 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity. **Figures A-17** through **A-27** show the distribution of projected units by income category of the following indicators compared to countywide patterns to understand how the projected locations of units will affirmatively further fair housing: TCAC opportunity areas, median income, predominant population, disability rates, educational score, environmental health, and overpayment. The following sites inventory discussion includes an analysis of the number of projected units by income category, total RHNA capacity, and county acreage by income category to further assess the potential impacts of the sites inventory to affirmatively further fair housing.

Butte County is unique in that its RHNA includes a standard allocation ("base allocation") and a fire rebuild allocation. The sites identified to meet the rebuild allocation are exclusively sites that previously had housing units that were damaged or destroyed by either the Camp Fire or North Complex Fire, and as such are located in the communities that were impacted by these fires. The rebuild units are not included in this analysis of the sites inventory because the sites identified to meet the rebuild allocation are in remote areas of the Unincorporated Area with the intent of rehousing people who lost their homes to wildfire and rebuilding communities. Most communities impacted by the fires have low median incomes, limited access to services and opportunities, and displacement risk due to fire. As such, these sites do not meet the standard definition of affirmatively further fair housing. However, in this unique case, these sites will affirmatively further fair housing by achieving creating housing opportunities in impacted communities, including construction of lower-income units.

The remainder of the sites, those identified to meet the base allocation, are located primarily in the greater Thermalito and Oroville area, north of the City of Chico, and a few sites adjacent to the cities of Biggs and Gridley. These sites were identified for their reduced environmental risks, including fire hazard, and proximity to infrastructure and existing services. While there is development potential outside of these areas, clustering non-rebuild sites to meet the RHNA near Chico and Oroville promotes public health and safety, and improved access to opportunity, by locating housing in areas with water and sewer capacity, near transit and other services, and outside of very high and high fire hazard severity zones.

Table A-38A presents the RHNA capacity based on census tract in the County, and the existing conditions of each tract as they relate to indicators of fair housing. This does not account for all census tracts in the county, but those with development potential, adequate services to develop new housing, and no environmental constraints such as fire or flood risk. As mentioned previously, the sites discussed in this analysis do not include those identified to meet the rebuild RHNA, as those sites are located in fire-risk areas with the primary intent of enabling residents to move back to their

communities. **Figures A-17** through **A-26** compare the total RHNA capacity to countywide indicators of fair housing for a comprehensive comparison of how increased residential capacity and approved projects will influence existing patterns.

Given the rural nature of most of the Unincorporated Area, the communities most suited for higher density development on land appropriately zoned to support affordable housing are generally located in the valley, in areas surrounding Chico and Oroville. As a result, approximately 31.6 percent of the lower-income capacity has been identified in census tract 14 near Chico, and 49.7 percent in tract 33, which includes South Oroville and Honcut, in the specific plan areas. These tracts both have median incomes in the lower-income category, though both have relatively low rates of poverty compared to other tracts with identified sites. Tract 14 is also considered to be a highest resource area in Butte County, indicating that, in addition to new services and amenities developed as part of the North Chico Specific Plan, lower-income residents will have strong access to existing services. This is reflected in a relatively high jobs proximity index score, low environmental score, and relatively low rate of overcrowding. In contrast, tract 33 is considered to be a low resource area, which is likely in part due to low jobs proximity, poor environmental conditions, and high existing rates of renter overpayment. Inclusion of 655 lower-income units will help to alleviate renter overpayment through an increase in the housing stock and additional housing mobility opportunities within the existing community. However, other fair housing concerns in this area resulting from existing conditions highlight the need for targeted investment and assistance. This area has been identified in **Table A-38B** for a range of targeted programs to work toward improving conditions for current and future residents of tract 33.

To facilitate housing mobility opportunities and reduce displacement risk for lower-income residents elsewhere in the Unincorporated Area, the County has identified capacity for 66 lower-income units west of Chico in tract 5.01, 64 lower-income units in Magalia to support displaced residents, and 73 lower-income units in East Oroville. While tract 5.01 has a high median income, approximately one-quarter of residents are experiencing poverty. This may indicate the presence of a mixed-income neighborhood, though with a large portion of the population on each end of income ranges. As 61.6 percent of renters in this area are overpaying, compared to just 15.7 percent of homeowners, it is likely that the lower-income population in tract 5.01 is primarily renters. The inclusion of 66 lower-income units will help to reduce displacement risk as a result of this high rate of overpayment, and facilitate housing in a highest resource area.

Above moderate-income capacity is generally dispersed relatively evenly across the tracts with identified capacity, with the exception of tract 30.02, which includes South Oroville. In this tract, approximately 47.5 percent of above moderate-income capacity and 24.6 percent of moderate-income capacity has been identified across 78 sites. This tract currently has a low median income, high rates of poverty and low-to-moderate income households, a high disability rate, and relatively poor environmental conditions. These are some of the factors that likely resulted in the High Segregation & Poverty designation. Moderate- and above moderate-income capacity has been identified in this

area to reduce the concentration of poverty through income-integration. By identifying the capacity across multiple parcels, rather than a few large subdivisions, the County intends to combat potential of islands of affluence within this tract and instead disperse housing opportunities. To reduce the risk of gentrification that could result from development of market-rate housing, the County has included **Program H-A3.2** to assist lower-income households rehabilitate and remain in their units, **Program H-A2.8** to incentivize construction of ADUs to provide alternative affordable housing options, and **Program H-A2.9** to promote the availability of first-time homebuyer and Mortgage Credit Certificate programs to aid in the purchasing power for lower-income households.

Table A-38A presents how the distribution of sites by income will help to combat existing fair housing issues in the Unincorporated Area through facilitation of mixed-income communities, reducing concentrations of affluence and poverty, and providing additional housing opportunities in high resource areas and areas that will reduce the displacement risk resulting from overpayment and overcrowding.

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TABLE A-38A: RHNA CAPACITY BY AREA AND AFFH INDICATORS

Census Tract	General Area	Existing Households	RHNA Capacity			AFFH Indicators										
						Segregation/Integration					Access to Opportunity			Displacement Risk		
			Low	Mod.	Above Mod.	Median Income	Poverty Rate	Low-to-Moderate Income Population	Non-White Population	Disability Rate	Resource Designation	Jobs Proximity Index	CalEnviroScreen Score	Overcrowding Rate	Renter Overpayment Rate	Homeowner Overpayment Rate
4.01	Chico	523	0	0	3	$76,321	14.3%	56.1%	33.5%	9.2%	Highest	60	24.2	7.8%	48.3%	19.5%
4.02	Chico	3,022	0	0	23	$109,077	8.8%	27.3%	15.7%	13.4%	Highest	58	11.0	3.2%	43.7%	29.3%
5.01	Chico	1,363	66	0	5	$116,406 - $128,942	24.7%	34.7%	17.2%	11.3%	Highest	35-44	23.4	2.9%	61.6%	15.7%
5.02	Chico	1,636	0	0	2	$20,511-$65,000	49.3%	71.6%	23.8%-37.7%	15.4%	High	43-69	56.2	4.3%	76.6%	38.9%
7*	Chico	1,686	20	0	0	$32,375	31.4%	55.3%	33.8%	14.3%	Missing/Insufficient Data	73	45.7	2.6%	58.4%	38.7%
9.03	Chico	2,601	16	0	0	$40,208 - $52,143	19.2%	46.9%	32.5%-46.4%	15.3%	Highest	90	47.6	2.9%	50.2%	30.8%
11	Chico	1,546	0	0	1	$26,277-$48,750	42.8%	64.7%	20.8%-35.6%	12.0%	High-Highest	65-89	62.8	2.1%	74.2%	45.2%
14	Chico	2,125	416	1,859	81	$30,694	5.0%	14.0%	16.1%	11.3%	Highest	89	13.8	4.9%	34.8%	30.0%
15	Chico	1,979	0	7	19	$70,461-$111,250	10.0%	21.5%	11.2%-32.6%	11.7%	Moderate-Highest	47-93	39.9	0.8%	32.8%	47.9%
16	Chico	2,099	0	0	3	$92,671-$110,000	9.0%	21.5%	9.7%-13.7%	13.4%	Highest	0-64	9.7	0.0%	48.9%	18.3%
17	Magalia	1,175	64	0	0	$52,875	6.2%	32.0%	16.3	20.4%	Moderate	3	17.9	2.7%	55.0%	35.6%
23	Paradise	2,390	0	0	1	No Data	12.4%	44.0%	18.3%	24.1%	Low	17	30.4	1.8%	32.5%	48.0%
25	Berry Creek	1,495	0	0	6	$65,766	29.9%	56.7%	34.2%	13.7%	High Segregation & Poverty	13	58.2	4.4%	46.0%	43.8%
26.01	East Oroville	1,095	73	0	33	$51,111-$90,694	10.2%	22.6%	17.2%-22.0%	26.0%	Moderate-High	5-8	25.6	1.0%	61.9%	38.4%
26.02	East Oroville	1,611	0	0	69	$46,066-$87,543	10.5%	28.2%	17.4%-17.9%	24.0%	Low-Moderate	5-12	34.4	3.0%	14.2%	52.0%
27	East Oroville	209	0	0	129	$61,563	19.3%	39.6%	23.6%	21.8%	Low	28	45.2	3.3%	61.7%	33.4%
29	Thermalito	752	0	0	302	$44,917 - $48,971	17.3%	49.8%	47.3% - 48.1%	17.7%	Low	13-16	48.2	17.4%	58.0%	30.8%
30.02	South Oroville	1,151	8	658	1,250	$26,806 - $49,896	38.2%	64.0%	33.6% - 53.1%	27.5%	High Segregation & Poverty	35-95	67.8	9.8%	49.2%	31.0%
32	Palermo	1,396	0	0	61	$28,229 - $47,459	23.5%	48.9%	39.0%-49.0%	25.7%	Low	9-34	54.4	5.0%	37.3%	32.1%
33	South Oroville/ Honcut	1,497	655	4	65	$33,295 - $68,569	17.7%	35.4%	20.7%-40.5%	21.3%	Low	7-30	63.6	8.0%	53.2%	39.4%
34	Gridley	985	0	0	3	$50,179 - $89,135	10.3%	54.0%	35.6% - 58.9%	3.7%	Low-Moderate	28-64	65.4	8.0%	26.0%	20.8%
35.01	Biggs/Gridley	1,013	0	0	9	$122,750	11.9%	44.5%	31.7%	19.8%	High	14	50.5	1.1%	45.6%	28.7%
36	Biggs	1,157	0	0	27	$48,472 - $84,659	13.0%	32.6%	27.1% - 42.5%	18.8%	Low-Moderate	29-97	59.9	6.9%	32.2%	34.2%
37	Thermalito/ Oroville	1,685	0	150	539	$34,125	31.8%	61.5%	33.3%	27.5%	Missing/Insufficient Data	56	78.1	8.4%	68.8%	42.0%

Sources: 2015-2019 ACS; Esri, 2018; TCAC/HCD 2021; HUD, 2020; OEHHA, 2021; CHHS, 2022

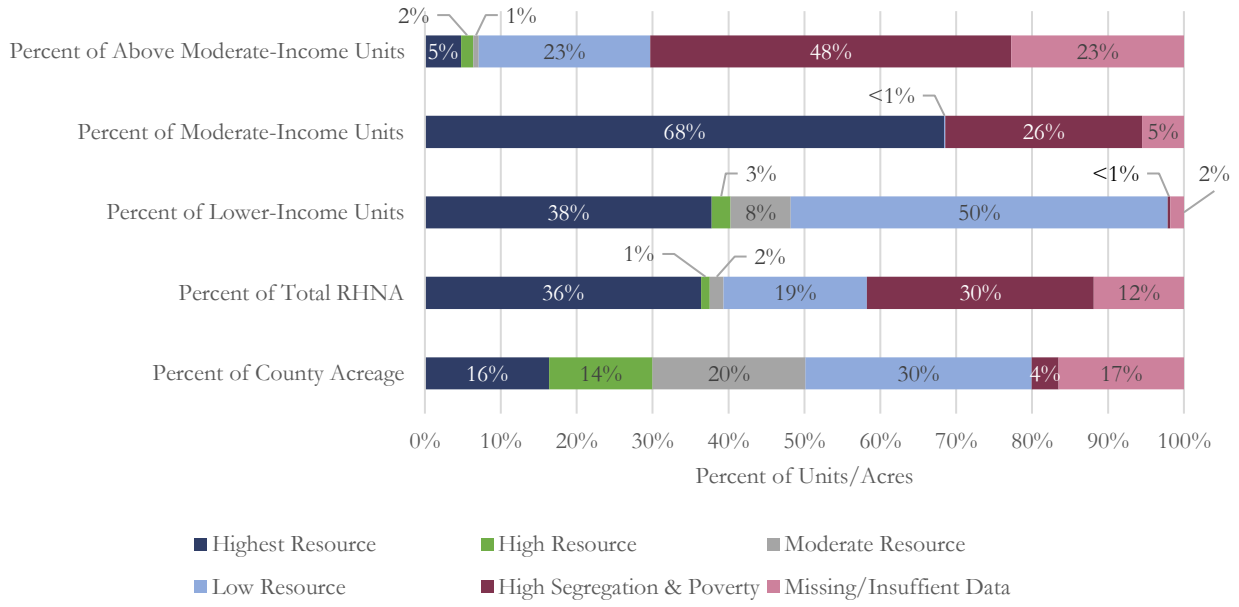
**Includes the Everhart Village project for extremely low-income households, located within Chico city limits on County-owned land.*

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1. Potential Effects on Patterns of Integration and Segregation

The County's available sites are almost entirely in the valley of the county near the cities of Chico, Oroville, Biggs, and Gridley, in areas that span from the high segregation and poverty designation to highest resource. The only exception to this is the Lakeridge Circle pipeline project that will be located in Magalia. **Figure A-17** presents the breakdown of unit capacity in Butte County by resource area designation and income category. Approximately 30 percent of the total unit capacity identified to meet the RHNA is in areas of high segregation and poverty, while these areas account for approximately 4 percent of the land area in the Unincorporated Area. This designation largely includes portions of the Thermalito area and areas north of the City of Oroville, where there are high rates of poverty. To combat this and facilitate mixed-income communities and integration, the portion of the total units identified in this area include 48 percent of above moderate-income units and 26 percent of moderate-income units. Fewer than 1 percent of lower-income units have been identified here, to further combat income segregation. While 50 percent of lower-income units are identified in low resource areas, this area encompasses the North Chico Specific Plan, where development of a mixed-income neighborhood and new services and amenities are included in the development plan for the area. Therefore, locating these units here is not expected to negatively concentrate lower-income residents in areas with limited access to resources.

FIGURE A-17
UNITS AND ACRES BY TCAC OPPORTUNITY AREA DESIGNATION

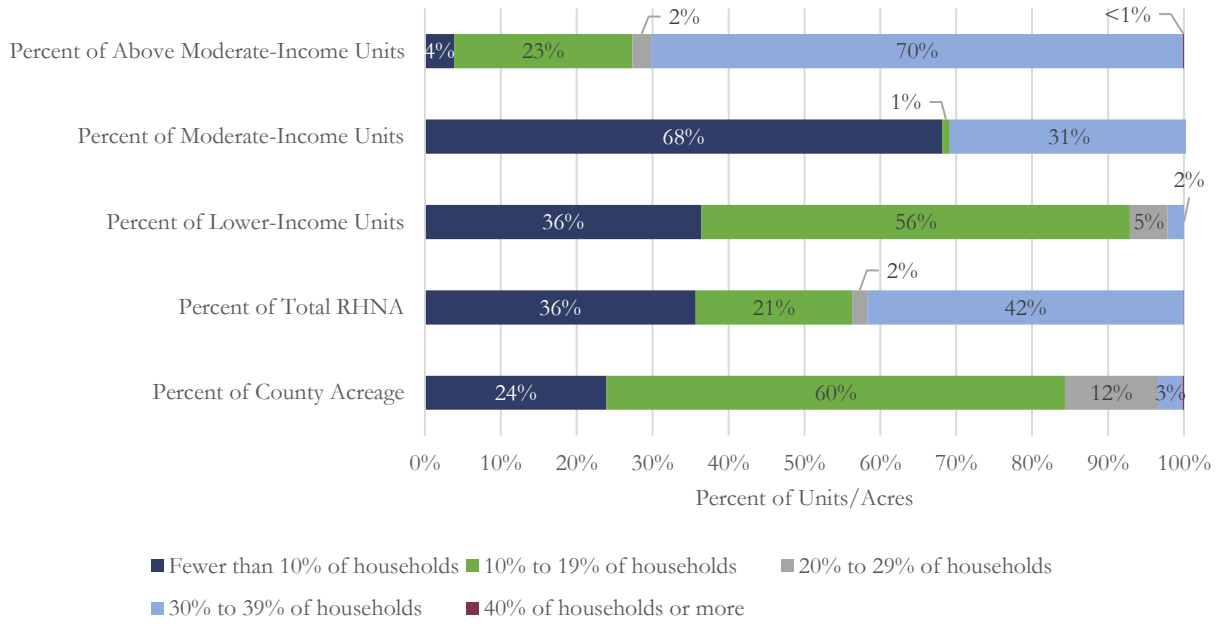


Source: TCAC/HCD, 2021; Butte County, 2022

a. Income

Figure A-3 identifies that the poverty rate in the Unincorporated Area and where opportunity sites are located in comparison. Those sites identified north of the City of Chico, including the North Chico Specific Plan, are in areas with the lowest rate of poverty, indicating an opportunity to promote mixed-income housing development and housing opportunities for lower-income households in an area that may currently have limited accessibility for this population. In contrast, poverty rates in the Thermalito, South Oroville, and Palermo areas are some of the highest in the county. As shown in **Figure A-18**, approximately 15 percent of the Unincorporated Area has a poverty rate greater than 20 percent. Comparatively, 44 percent of units identified to meet the RHNA are in these areas. While at first glance it appears that sites are overly concentrated, it is important to note two things: first, while only a small portion of the Unincorporated Area has a high rate of poverty, much of the Unincorporated Area is either not populated at all, or sparsely populated, meaning the land near the City of Oroville may comprise a higher percentage of the populated areas and more closely reflect the RHNA distribution; second, Thermalito, South Oroville, and Palermo are outside of areas with environmental hazard risk and near services, thus increasing access to opportunity regardless of current income distributions. According to stakeholders, many lower-income households are currently concentrated in the Thermalito area due to low housing costs, but not necessarily good housing conditions. The identification of the lower-income unit capacity in the area north of Chico will provide housing mobility opportunities in high resource areas and areas with higher median incomes to promote, rather than concentrating affordable housing in Thermalito, Palermo, and South Oroville. In contrast, the inclusion of moderate- and above moderate-income households in the greater Oroville area will reduce the concentration of affluence near Chico. The County has identified several programs to improve housing conditions and preserve existing affordability, particularly as higher-income development occurs in the Thermalito area (see **Table A-38**).

FIGURE A-18
UNITS AND ACRES BY PERCENT OF HOUSEHOLDS LIVING BELOW THE POVERTY LINE



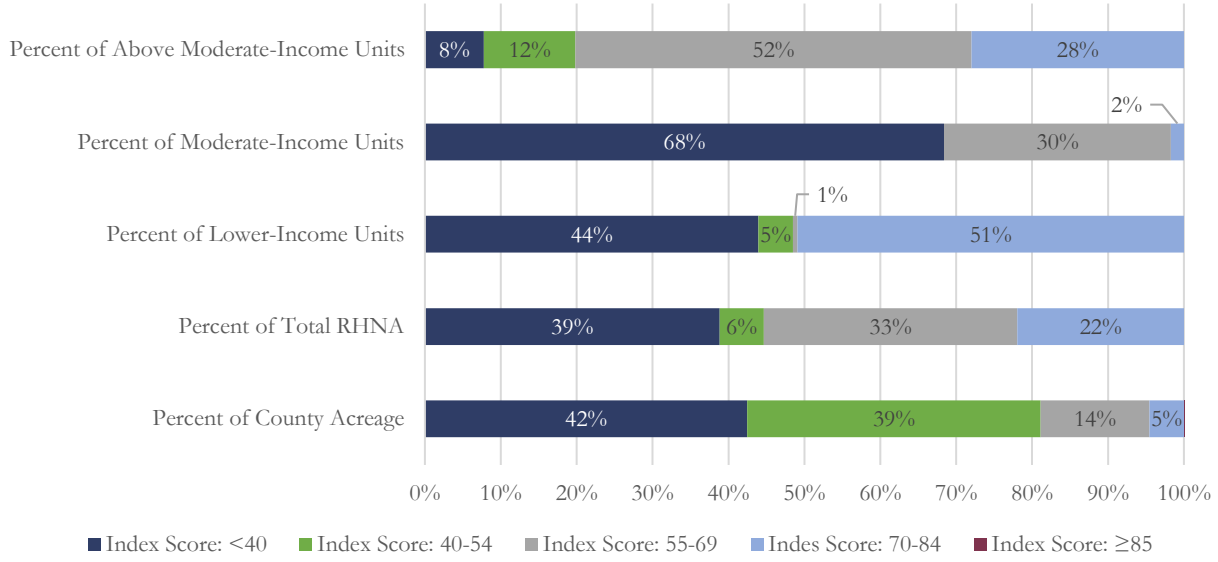
Source: 2015-2019 ACS; Butte County, 2022
Note: There are no areas in the Unincorporated Area in which more than 39 percent of households are below the poverty line.

b. Race and Ethnicity

As discussed previously, most of the Unincorporated Area is predominantly White. However, there are areas in which there is greater diversity, meaning while the largest share of the population identifies as White, the remainder of the population has a closer balance among other races and ethnicities. Greater diversity results in a higher diversity index score, according to an analysis conducted by Esri of ACS data. A higher diversity index score suggests greater diversity. As shown in **Figure A-19**, approximately 39 percent of land in the Unincorporated Area has a diversity index score of less than 40, 34 percent has a score between 40 and 54, and 27 percent scores above 70. Approximately 39 percent of the units identified to meet the whole RHNA are identified in areas that scored below 40, closely reflecting land patterns. However, almost all remaining units are in the areas of highest diversity. Diversity in Butte County is highest in and adjacent to incorporated municipalities. As almost all sites are in the spheres of influence or adjacent communities to Chico and Oroville where diversity scores are higher than in more remote areas of the county. Stakeholders identified that many minority households are also lower income and in need of affordable housing options. The inclusion of 56 percent of lower-income units in areas of increased diversity will alleviate this need while enabling residents to remain in their community, while the 44 percent of lower-income units and 68 percent of moderate-income units in areas of lower diversity will promote housing mobility opportunities that

may help to increase diversity in areas of greater affluence. The inclusion of above moderate-income units in areas of high diversity may achieve a similar goal by reducing the concentration of minority and lower-income households through mixed-income neighborhoods.

FIGURE A-19
UNITS AND ACRES BY DIVERSITY INDEX SCORE

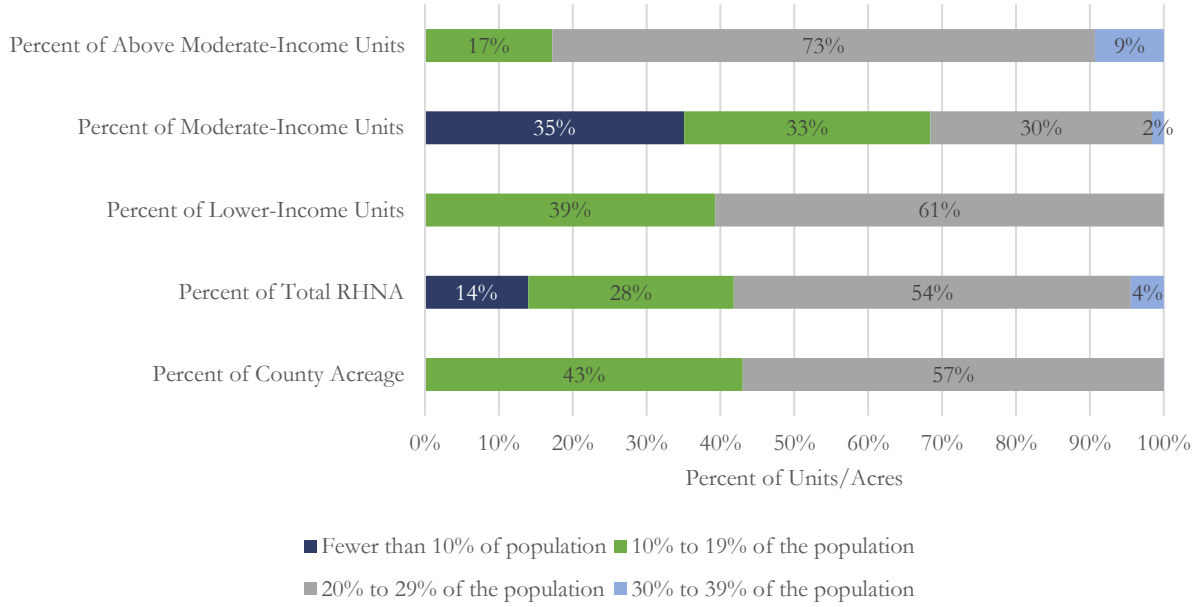


Source: HUD, 2018; Butte County, 2022
Note: There are no areas in the Unincorporated Area in which the diversity index score exceeds 84.

c. Disability

Approximately 21 percent of the population in the Unincorporated Area lives with at least one disability. Stakeholders interviewed during outreach efforts emphasized the importance of increasing the supply of affordable and accessible housing units to meet the extreme demand in Butte County. Wildfires, high housing costs, and a shortage of permanent supportive housing and accessible units has increased displacement risk for the population with disabilities in Butte County. As shown in **Figure A-20**, approximately 57 percent of the land area in the Unincorporated Area has a population disability rate between 20 and 29 percent, reflecting this need for accessible housing. The allocation of lower-income units to meet the RHNA closely reflects the pattern of disability rates by acreage in the county, with the intent of meeting need where residents are located to reduce displacement risk from their communities. The rebuild capacity, though not shown in **Figure A-20**, also aims to increase the supply of smaller, accessible units in impacted communities to allow residents to return. Further, the sites to meet the base allocation are near incorporated jurisdictions, thus facilitating improved access to transit, services, and amenities for persons with disabilities.

FIGURE A-20
UNITS AND ACRES BY PERCENTAGE OF THE POPULATION WITH A DISABILITY



Source: 2015-2019 ACS; Butte County, 2022
Note: The acres in the Unincorporated Area in which the disability rate is less than 10 percent or greater than 30 percent are each less than 1 percent of the total county acreage. The area with a disability rate less than 10 percent is adjacent to the City of Chico, to the northwest, and the area with a disability rate greater than 30 percent is in South Oroville.

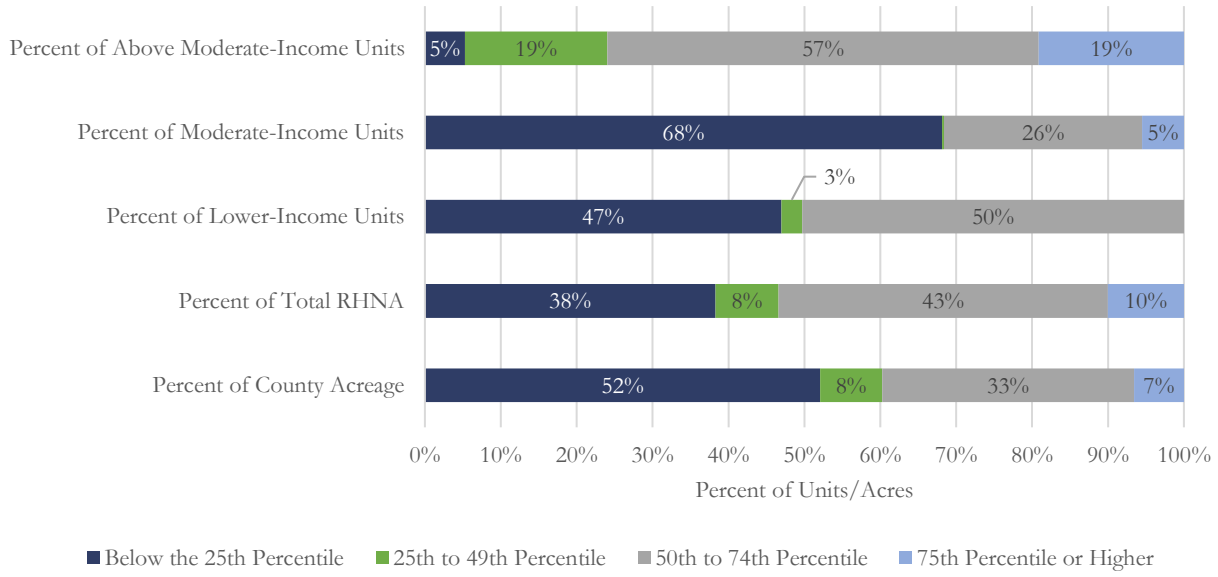
2. Potential Effects on Access to Opportunities

a. Environmental Health

As described previously, the disadvantaged community designation of Thermalito and the surrounding areas is largely based on population characteristics rather than environmental pollution. Environmental health in this area is similar to other areas of the county. Rather, the concentration of poverty and residents experiencing poor health conditions (i.e., asthma, cardiovascular disease, etc.) in these areas indicated a need for improved access to healthy food options, medical services, affordable housing options, and transit to access necessary services. As shown in **Figure A-21**, approximately 10 percent of total units to meet the RHNA are in this disadvantaged community. Given Butte County's rural nature, environmental health as it relates to natural resources is not as great a concern as providing access to these resources, according to stakeholders and public comment. Increasing access to parks, open space, and healthy food, such as through community gardens, can help to alleviate negative population characteristics that result in the disadvantaged community status. Locating affordable housing here addresses part of this issue. To improve access to healthy food and recreational opportunities, both here and in other parts of the Unincorporated Area, the County has identified the following actions under **Program H-A6.1**:

- Support Butte Regional Transit to expand transit availability in the Unincorporated Area to access services, including medical services.
- Remove barriers to creation of community gardens as a source of fresh food in unincorporated communities.
- Support medical providers to expand service capacity in unincorporated communities.

FIGURE A-21
UNITS AND ACRES BY CALENVIROSCREEN PERCENTILE SCORE



Source: CalEnviroScreen 4.0, 2021; Butte County, 2022

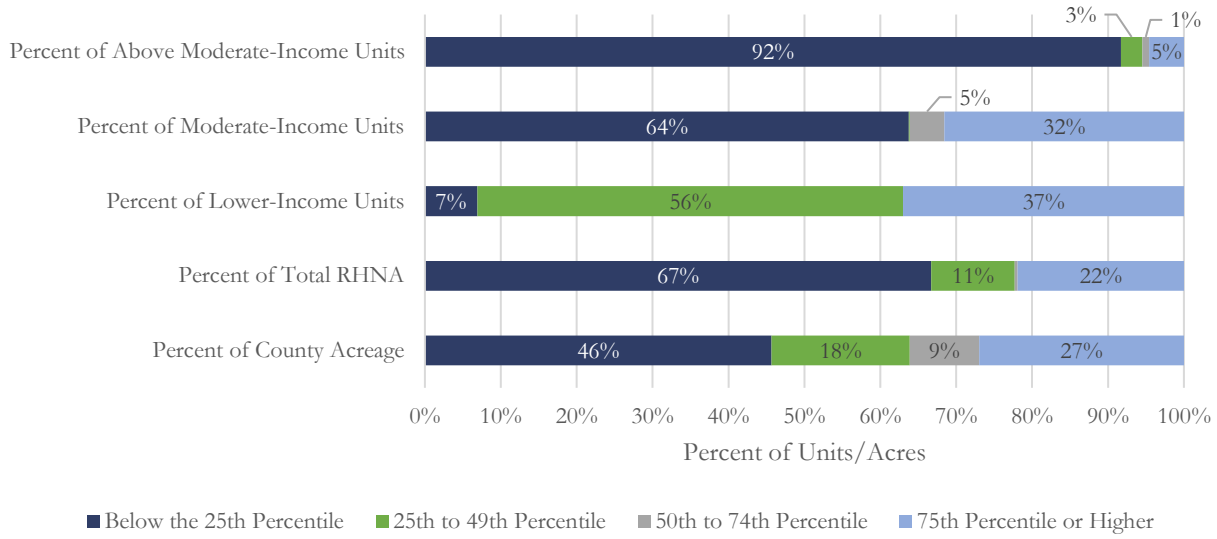
b. Educational Opportunities

Approximately 46 percent of the Unincorporated Area has an educational outcome score below the 25th percentile (**Figure A-22**). This includes the Thermalito, South Oroville, and Palermo areas, where approximately two-thirds of the unit capacity is located. To facilitate improved access to moderate and high-performing schools, 37 percent of lower-income units are in areas with the highest-performing schools. Therefore, the sites are expected to improve access to strong educational opportunities for lower-income households.

As discussed in the assessment of access to educational opportunities, areas with higher median incomes typically have higher performing schools. Approximately 92 percent of above moderate-income units are in areas with the lowest-performing schools, which is expected to increase the median income and increase the tax base for schools due to the property values of these above moderate-income units. Therefore, locating these units in lower-performing areas may improve school quality

through mixed-income neighborhood development. However, to ensure that all residents have access to quality schools as development patterns evolve, the County has identified several programs to assist with improving school quality (see **Table A-38**).

FIGURE A-22
UNITS AND ACRES BY TCAC EDUCATIONAL OUTCOME SCORES



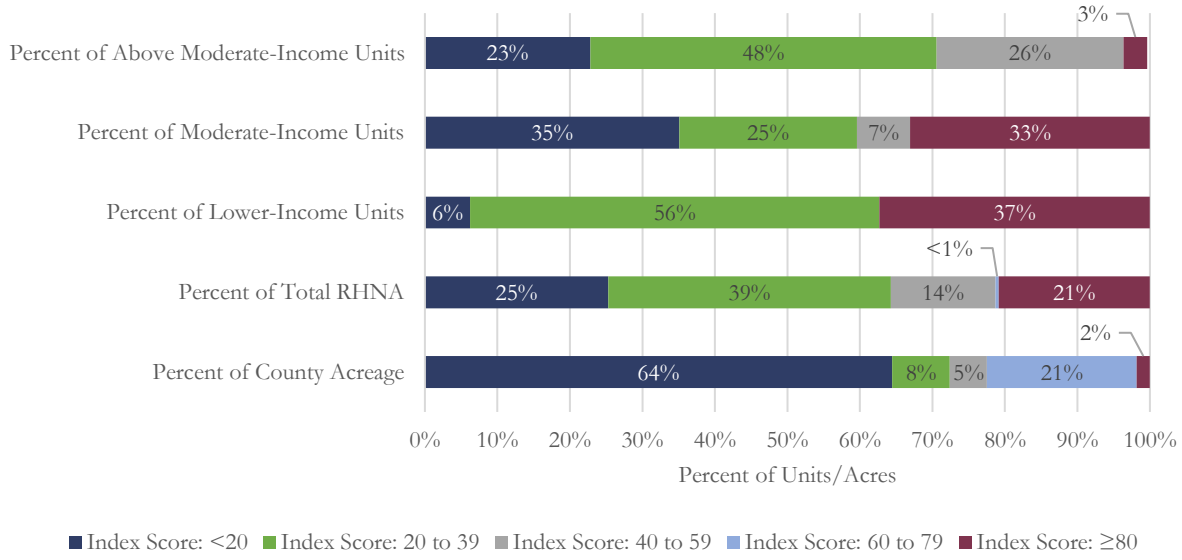
Source: TCAC/HCD, 2021; Butte County, 2022

c. Jobs and Transit Proximity

Due to the predominantly rural nature of unincorporated Butte County, many households in the Unincorporated Area tend to have relatively longer distances between housing and jobs or schools compared to households in incorporated jurisdictions. As shown in **Figures A-10** and **A-12**, transit and employment opportunities are concentrated in and adjacent to incorporated jurisdictions, where all sites to meet the base RHNA allocation are located. This is further supported by **Figure A-23**, which demonstrates that approximately 35 percent of units are in the areas where jobs proximity index scores greater than 60. This includes 37 percent of lower-income units and 40 percent of moderate-income units. Lower- and moderate-income households are more likely to rely on transit to access employment due to vehicle costs, but often have to live further from employment centers due to housing costs. Locating more than a third of each of these units in the areas with the closest proximity jobs ensures housing opportunities that will provide access to economic opportunities as well, thus affirmatively furthering fair housing. Above moderate-income households, in contrast, are less likely to be reliant on transit to access employment, so locating a smaller proportion of these units in close proximity to jobs is not expected to reduce economic opportunities for these households. Further,

almost all sites are near B-Line fixed routes or within paratransit service areas, ensuring access to transit regardless of socioeconomic status.

FIGURE A-23
UNITS AND ACRES BY JOBS PROXIMITY INDEX SCORE

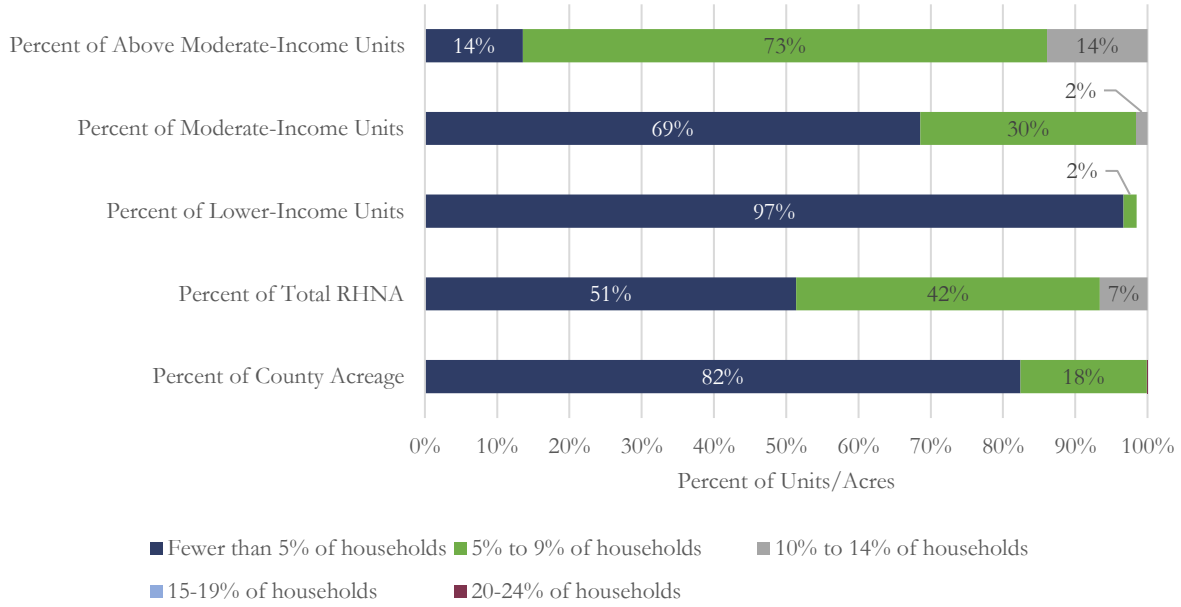


Source: 2014-2017 HUD; Butte County, 2022

d. Housing Mobility

Concentration of HCV holders often correspond with concentrations of poverty. As shown in **Figure A-11**, voucher holders are concentrated in Thermalito and north of the City of Oroville, and in two pockets west of the City of Chico. To combat patterns of income segregation and increase housing mobility opportunities for lower-income households, 97 percent of lower-income units and 69 percent of moderate-income units have been identified in areas with the lowest rates of voucher holders (**Figure A-24**). While moderate-income units are not affordable to lower-income households without overpaying, with the addition of an HCV subsidy, some of these units may be within reach of lower-income households. To combat existing concentrations, the integration of the remaining moderate-income units and approximately 87 percent of above moderate-income units will help to facilitate mixed-income communities and encourage revitalization in these neighborhoods. To further reduce concentrations of HCV holders and expand opportunities for lower- and moderate-income households, the County will coordinate with the Housing Authority of the County of Butte to provide a workshop training for housing providers on requirements to accept vouchers and the benefits of marketing units to voucher holders (**Program H-A6.2**).

FIGURE A-24
UNITS AND ACRES BY PERCENT OF HCV HOLDERS



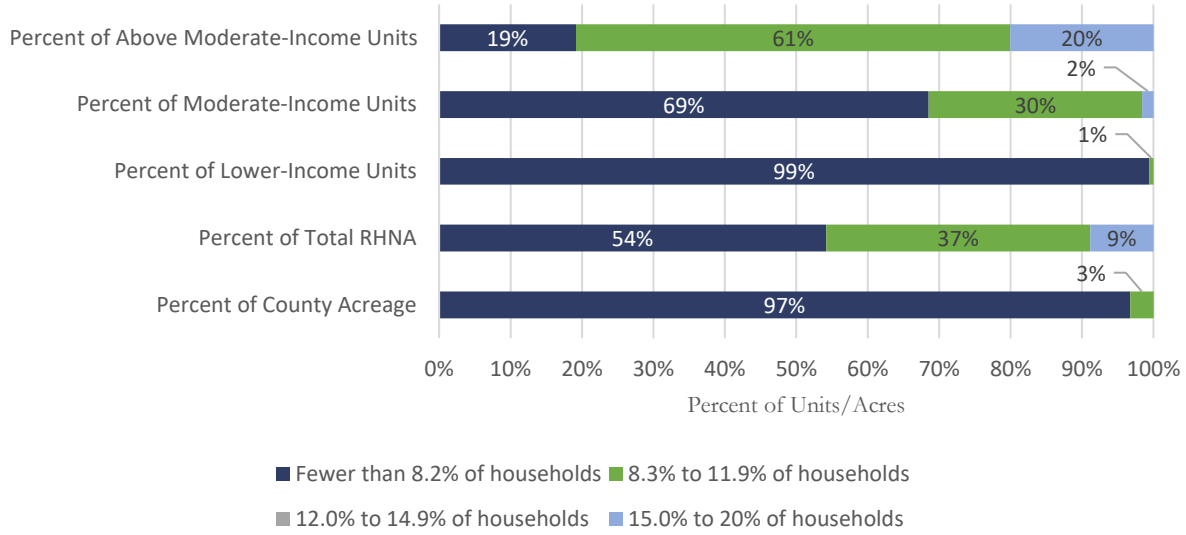
Source: 2015-2019 ACS; Butte County, 2022
Note: There are no areas in the Unincorporated Area in which more than 15 percent of households use a Housing Choice Voucher to subsidize housing costs.

3. Potential Effects on Disproportionate Housing Need and Displacement Risk

a. Overcrowding

As discussed previously, overcrowding is not a significant problem in most of the Unincorporated Area, though there is an increased incidence in the Thermalito tract (**Figure A-13**). Stakeholders identified that this may be a result of a shortage of affordable housing and some households that survived the fires being forced to double up or live in too-small units. Approximately 32 percent of moderate-income units and 1 percent of lower-income units are in areas with higher rates of overcrowding to help to alleviate this issue by increasing the housing supply, while the remainder of the lower- and moderate-income capacity will facilitate housing mobility opportunities in areas of the county with lower overcrowding rates and near services and resources adjacent to incorporated areas. Additionally, the above moderate-income sites will ease pressure on the housing stock, thus potentially reducing displacement risk and overcrowding for these households as well as more units become available.

FIGURE A-25
UNITS AND ACRES BY PERCENTAGE OF OVERCROWDED HOUSEHOLDS

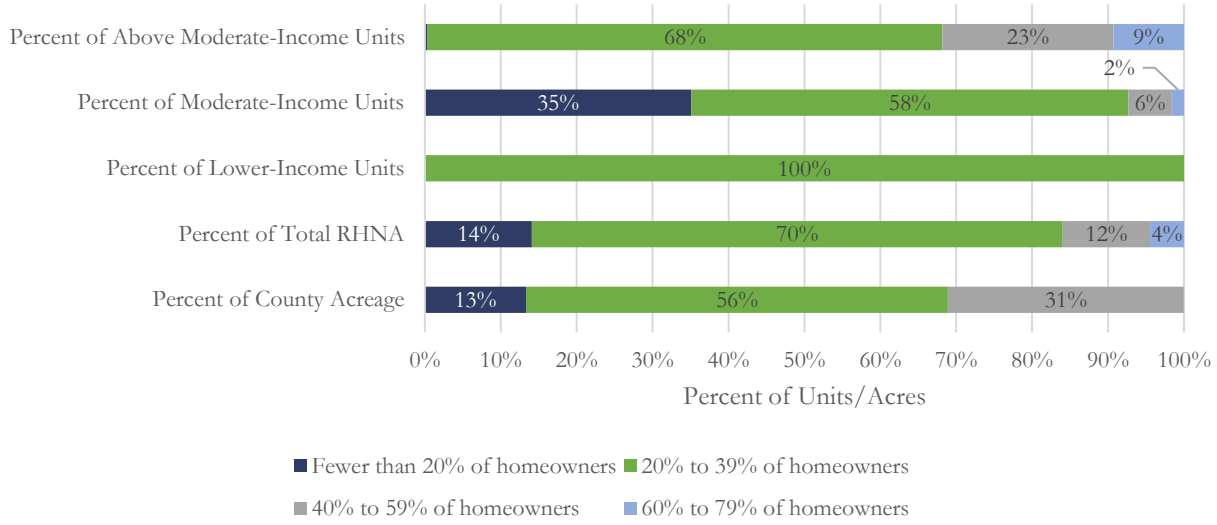


Source: CHHS, 2020; Butte County, 2022
Note: The areas in the Unincorporated Area in which more than 11.9 percent of households are overcrowded comprise less than 1 percent of the County's acreage and are in the Thermalito area.

b. Overpayment

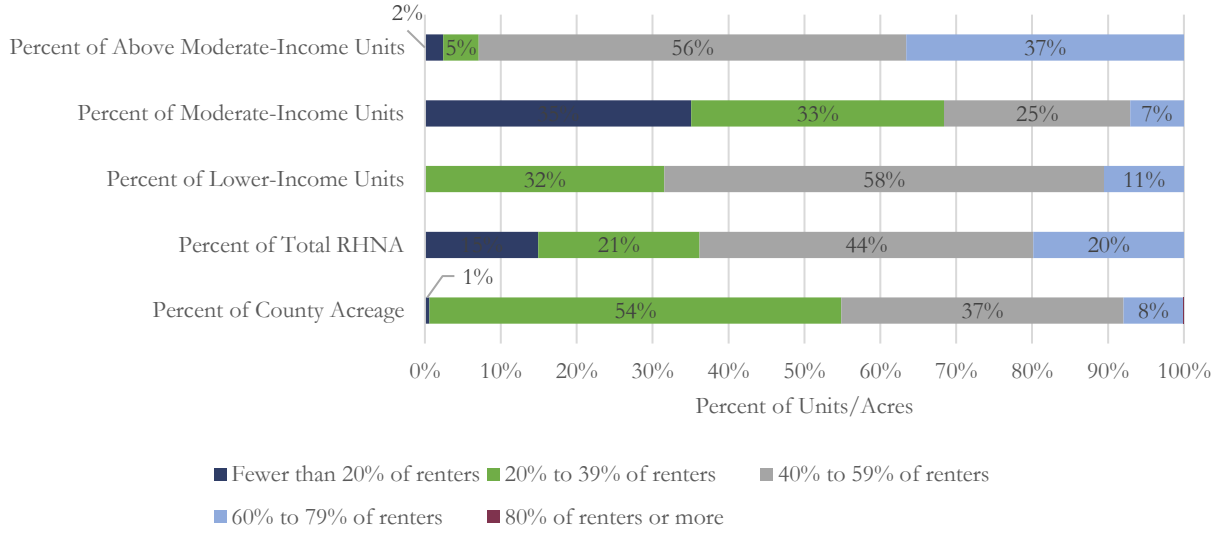
Many homeowners and renters throughout Butte County and the region are experiencing overpayment as a result of rapidly increasing housing costs and a diminished housing supply post-fire. An increase in the supply of lower- and moderate-income units in those areas impacted by overpayment, particularly in the greater Oroville area, will help to alleviate conditions that contribute to overpayment by reducing the gap between supply and demand for these housing types. All lower-income units are in areas of moderate homeowner overpayment (**Figure A-26**), while 67 percent of lower-income units are in areas with extremely high rates of renter overpayment (**Figure A-27**). Locating lower-income housing in these areas will help reduce displacement risk for households experiencing overpayment by providing affordable housing where there is greatest demand for these options. Typically, above moderate-income units are unaffordable to cost-burdened households, while lower- and moderate-income housing units can help alleviate overpayment. Sites for new units have been identified across a range of overpayment rates for both owners and renters with the intent of increasing the supply of affordable housing for all income categories, thus reducing risk of displacement due to overpayment for all Butte County residents.

FIGURE A-26
UNITS AND ACRES BY PERCENTAGE OF COST-BURDENED HOMEOWNERS



Source: 2015-2019 ACS; Butte County, 2022
Note: The areas in the Unincorporated Area in which more than 59 percent of homeowners are cost burdened comprises less than 1 percent of the acres in the county and is in South Oroville.

FIGURE A-27
UNITS AND ACRES BY PERCENTAGE OF COST-BURDENED RENTERS



Source: 2015-2019 ACS; Butte County, 2022
Note: There are no areas in the Unincorporated Area in which more than 79 percent of renters are cost burdened.

c. Wildfire Risk

Figure A-16 shows that all units, regardless of projected affordability, on sites identified to meet the base allocation are in areas of low or moderate fire hazard risk, according to CalFire. Therefore, these units are expected to not only increase displacement risk for occupants, they are also expected to reduce overall displacement risk due to fire hazards in Butte County by increasing the supply of housing in low hazard areas, encouraging residents to reside in fire-safe areas. While the units identified to meet the rebuild allocation are located in high fire hazard risk areas, the intent of these is to rebuild communities that have been displaced. To reduce the risk present in these areas as rebuild occurs, the County has committed to the following programs in the Housing Element:

- **Program H-A5.1**: Promote a variety of housing types to meet a range of needs, including alternative housing types such as 3-D printed homes and housing types that are typically affordable such as mobile homes.
- **Program H-A5.2**: Provide information on assistance programs for purchase of generators to allow residents to remain in their homes during Public Safety Power Shutoff (PSPS) events and other power outages.
- **Program H-A5.3**: Assist landowners to reduce fire risk through vegetation management and information on available assistance programs.

D. Contributing Factors

Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the County identified factors that contribute to fair housing issues in the Unincorporated Area, as shown in **Table A-38B**. While there are several strategies identified to address the fair housing issues, the most pressing issues are the displacement risk of lower-income households due to housing loss and overpayment and a shortage of services in the Unincorporated Area. The areas with the greatest concentration of fair housing issues are those adjacent to the City of Oroville, including the communities of Thermalito, South Oroville, and Palermo. The combination of these factors and concentrations of poverty in these communities presents a barrier to housing for many lower- and moderate-income households to secure housing or remain in their homes. Prioritized contributing factors are **bolded** in Table A-37 and associated actions to meaningfully affirmatively further fair housing related to these factors are ***bold and italicized***. Additional programs to affirmatively further fair housing are included in Section VIII, Goals, Policies, and Programs.

TABLE A-38B: FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES

AFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
Displacement of residents resulting in homelessness and relocation to cities	**Wildfire risk** **Insufficient homeless services in the Unincorporated Area** Limited rebuilding of medium-density and lower-income housing options **Loss of mobile homes due to fire**	***Support expanded capacity of homeless services in the Unincorporated Area, particularly in the Magalia area (Program H-A4.4)*** ***Promote a range of alternative housing types in fire-impacted communities, including 3-D printed and mobile homes (Program H-A5.1)*** ***Identify suitable land for medium density residential uses in the Unincorporated Area (Program H-A5.1)*** Provide information on generator rebate and assistance programs (Program H-A5.2) Provide assistance with vegetation management (Program H-A5.3)
Displacement risk for lower-income households due to housing conditions	**Older housing units tend to be most affordable** **Absentee landlords due to high demand regardless of unit quality** Shortage of affordable housing resulting in overcrowding	Work with developers to increase the supply of affordable housing (Program H-A2.6) ***Enforce code to address substandard conditions and assist with removal of dilapidated units (Program H-A3.1)*** ***Conduct a housing conditions survey (Program H-A3.2)*** ***Provide financial assistance to lower-income property owners to rehabilitate units (Program H-A3.2)*** Provide fair housing training for housing providers, including requirements regarding maintaining rental units (Program H-A6.1)

AFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
Disadvantaged community designation in the Thermalito area	**Concentration of Housing Choice Voucher holders**	***Incentivize and encourage affordable development in high resource areas and throughout the County (Program H-A2.6)***
	Concentration of affordable housing options	Work with medical providers to expand capacity in unincorporated areas (Program HA-6.1)
	High rates of health issues (i.e., asthma)	Meet with Butte Regional Transit to assess the need to improve transit access to services, including medical, from unincorporated communities (Program H-A6.1)
	Limited access to affordable medical options	***Coordinate with the Housing Authority to incentivize more housing providers to market their units to HCV holders, particularly in high resource areas (Program H-A6.2)***
Limited access to services in much of the Unincorporated Area	Concentration of high-performing schools in and adjacent to incorporated areas	***Facilitate rebuilding efforts in fire-impacted communities to support reentry of services (Program A-5.1)***
	Limited transit availability in the Unincorporated Area	***Meet with Butte Regional Transit to assess the need to improve transit access to services from unincorporated communities (Program H-A6.1)***
	Limited healthy food options in Unincorporated Area	Meet with school districts to address barriers to access to quality educational opportunities (Program H-A6.1)
	Loss of community services in areas impacted by wildfires	Identify and remove barriers to creation of community gardens (Program H-A6.1)
Displacement risk for persons with disabilities	**Loss of smaller, accessible units in the Camp Fire**	***Fund accessibility improvements for rental units for seniors and persons with disabilities (Program H-A4.3)***
	Shortage of permanently supportive housing	Encourage multifamily developers to designate accessible and/or adaptable units in new construction (Program H-A4.10)
	Limited capacity of service providers due to geographic scope and funding	Identify sites for affordable and smaller units in unincorporated communities (Program A-5.1)
		Provide rebuild assistance to owners of mobile homes and mobile home parks destroyed by wildfires (Program A-5.1)
		Work with Butte Regional Transit to expand transit availability to connect unincorporated residents to services (Program H-A6.1)

VI. GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS

Constraints on the development of housing are divided into governmental constraints and non-governmental constraints. Governmental constraints include land use controls, on- and off-site improvement standards, fees and exactions, processing and permit procedures, regulations on housing for persons with disabilities, and government codes and enforcement. Non-governmental constraints include the availability of financing, price of land, and cost of construction.

A. Governmental Constraints

1. General Plan

The residential General Plan land use designations include Very High-Density Residential (20 to 30 units per acre), High-Density Residential (HDR, 14 to 20 units per acre), Medium High-Density Residential (MHDR, up to 14 units per acre), Medium-Density Residential (MDR, up to 6 units per acre), Low-Density Residential (LDR, up to 3 units per acre), and Very Low-Density Residential (VHDR, 0.2 to 1 unit per acre).[11] Residential development is also permitted in the Agriculture, Timber Mountain, Resource Conservation, Foothill Residential, Rural Residential, land use designations at rural densities and the Mixed-Use and Community Commercial land use designations at urban densities.

2. Land Use Controls

The Butte County General Plan 2030 Land Use Element, updated concurrently with this Housing Element, establishes 18 different land use designations, of which, 12 allow residential uses at a range of densities (see **Table A-39**). The General Plan also establishes policies that guide residential development. Second dwelling units, or accessory dwelling units (ADUs), as defined under State law, are not included in the overall densities calculated for each land use designation.

Residential policies identified in the General Plan, along with zoning regulations, control the amount and distribution of land allocated to a variety of uses in the county. Housing supply and costs are affected by the amount of land designated for residential use, the density at which residential development is permitted, and the standards that govern the character of development.

[11] Butte County Zoning Ordinance (Ch. 24 of County Code).

TABLE A-39: GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS

Designation	Allowable Range of Residential Density
Agriculture	1 unit per 20 to 160 acres
Timber Mountain	1 unit per 160 acres
Resource Conservation	1 unit per 40 acres
Foothill Residential	1 unit per 1 to 40 acres
Rural Residential	1 unit per 5 to 10 acres
Very Low-Density Residential	Up to 1 unit per acre
Low-Density Residential	Up to 3 units per acre
Medium-Density Residential	Up to 6 units per acre
Medium High-Density Residential	Up to 14 units per acre
High-Density Residential	14 to 20 units per acre
Very High-Density Residential	20 to 30 units per acre
Mixed-Use	4 to 20 units per acre

Source: Butte County 2030 General Plan Land Use Element

3. Residential Zone Development Standards

Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as to implement the policies of the 2030 General Plan Land Use Element and preserve the character and integrity of existing neighborhoods. **Table A-40** examines the site development requirements for residential zones. The minimum lot width and minimum yard setbacks deviate little between the residential zones. The minimum parcel area varies, with the largest minimum parcel area associated with the FR-40 designation at 40 acres per parcel and the smallest minimum parcel area for MHDR, HDR, and VHDR at 3,500 square feet per parcel. All primary structures are limited to a maximum of 35 feet for all residential zones. Consistent with transparency requirements, (Government Code Section 65940.1 subdivision (a)(1)(B)), the County's development standards and fees are available on the County's website.

TABLE A-40: BUTTE COUNTY RESIDENTIAL SITE DEVELOPMENT REGULATIONS BY ZONING DISTRICT

	FR/ FCR	RR/ RCR	VLDR, VLDCR	LDR	MDR	MHDR	HDR	VHDR
Maximum Density (Units)	1 unit/acre to 1 unit/40 acres	1 unit/5 acres to 1 unit/10 acres	1 unit/acre to 1 unit/2.5 acres	3 units/acre	6 units/acre	14 units/acre	14–20 units/acre	20–30 units/acre
Minimum Parcel Area (a, b)	1 acre – 40 acres (d)	5 acres – 10 acres (e)	1 acre – 2.5 acres (f)	13,500 sq. ft.	6,000 sq. ft.	3,500 sq. ft.	3,500 sq. ft.	3,500 sq. ft.
Minimum Parcel Width (a, c)	65 ft.	65 ft.	65 ft.	50 ft.	50 ft.	35 ft.	35 ft.	35 ft.
Primary Structure Height (Max, feet)(g)	35	35	35	35	35	35	35	35
Minimum Yard Setback for Primary Structure (Feet)								
Front	20	20	20	20	20	20	10	10
Interior Side	10	10	5(h)	5	5	5	5	5
Street Side	10	10	10	10	10	10	10	10
Rear	10	10	10(i)	10	10	5	5	5
Lot Coverage(j)	-	-	-	-	-	-	-	-

(a) Applies only to the creation of new parcels through the subdivision process.
(b) Corner parcels may exceed maximum permitted parcel area by up to 10 percent.
(c) A minimum 40-foot parcel width is permitted for cul-de-sac parcels.
(d) Minimum parcel area ranges from 1 acre for FR-1 to 40 acres for FR-40.
(e) Minimum parcel area ranges from 5 acres for RR-5 to 10 acres for RR-10/RCR-10.
(f) Minimum parcel area ranges from 1 acre for VLDR to 2.5 acres for VLDR-2.5
(g) The height limit does not restrict the number of stories permitted in a structure; a 35-foot limits accommodates a typical three-story structure.
(h) Interior side-yard setbacks range from 20 feet for parcels greater than 1 acre in size to 5 feet for parcels less than a quarter acre in size.
(i) Rear-yard setbacks range from 20 feet for parcels greater than 1 acre in size to 10 feet for parcels less than a quarter acre in size.
(j) In the North Chico Specific Plan, there is a 10% lot coverage limit in SR-3, 15% in SR-1, 50% in R-1, 55% in R-2, and 60% in R-3. In the Butte Creek Canyon Overlay Zone, impervious surface maximums range from 15% on parcels an acre in size, to 65% on 5,000 square foot parcels. In the Magalia Watershed Protection Zone, impervious surfaces may not exceed 50 percent of the total site area.

4. Typical Densities for Development

Butte County encompasses 1,636 square miles of land with a population of 202,669 residents. Of the 202,669, 59,414 live within unincorporated areas. The majority of Butte County residents live in one of the five incorporated towns or cities: Biggs, Chico, Gridley, Oroville, or Paradise. Butte County is accessible by Highway 99 and Highway 70 with areas of the county just 20 minutes from Interstate 5 (I-5). There were two significant subdivisions in the previous Housing Element cycle, one of which created 172 lots for single family and one created 118 lots for single family as well as 14 duplex lots. Typical single-family residential lots in the FR, RR, VLDR, VLDCR, and LDR zones can range from 1 to 40 acres in size (approximately 1,742,400 square feet). Typical single-family densities are one to two homes per acreage minimum with one ADU per parcel. Multifamily densities in the MDR, MHDR, HDR, and VHDR range from 6 to 30 units per acre. In the HDR, VHDR, MU-2, and MU-3 zones, the County has required minimum densities. Should a developer wish to develop below this density, they would be required to apply for a zoning map amendment. There are not minimum density requirements for other residential zones or non-residential zones that permit residential uses. In the previous planning period, no sites identified to accommodate the lower-income Regional Housing Needs Allocation (RHNA) in the inventory were developed below the minimum allowable density of the zone in which the site is located. The County has not received any development proposals that request to develop at densities below the minimum requirements in those zones where a minimum is established. Further, for those sites identified in the 5th cycle that developed, the resulting densities were not substantially different those densities projected. The Oroville Heights project, the only recent multifamily development within the Unincorporated Area, was constructed at 93 percent of the maximum allowable density.

5. Parking Requirements

Parking requirements for single-family homes and duplexes required two parking spaces per dwelling unit. Multifamily developments are required to provide parking dependent on the size of units: 1 space per studio unit, 1.5 spaces per one-bedroom unit, and 2 spaces per two-bedroom unit. The parking space requirement for ADUs is one space per unit. **Table A-41** provides parking standards by housing type.

Parking standards do not overburden developers and constrain development of most residential units. However, the County has included **Program H-A4.4** to review and revise the Zoning Ordinance parking requirements for emergency shelters to ensure enough parking is available for all staff in compliance with Government Code Section 65583(a)(4)(A)(ii)).

TABLE A-41: ON-SITE PARKING REQUIREMENTS

Housing Type	Number of Required Parking Spaces
Single-Family Homes	2 per dwelling
Duplex Homes	2 per dwelling
Multiple-Family Dwellings	Studio units: 1 per dwelling One-bedroom units: 1.5 per dwelling Two-or-more bedroom units: 2 per dwelling
Second Units and Accessory Dwelling Units	1 per dwelling
Mobile Home Parks	1 per dwelling plus 1 guest space for every 5 dwellings and 1 recreational vehicle parking space for every 5 dwellings
Live/Work Units	1 per unit
Residential Care Homes	1 per 4 beds plus 1 per 300 sq. ft. of office and other nonresidential areas
Agricultural Worker Housing Centers	Group Quarters: 1 per 4 beds Dwelling Units: 2 per dwelling
Caretaker Quarters	1 per dwelling
Emergency Shelters[1]	1 per 8 beds plus 1 per 300 sq. ft. of office or other non-residential area

Source: Butte County Zoning Ordinance (Ch. 24 of County Code), Part 3
Notes:

1. *The County has included **Program H-A4.4** to amend the Zoning Ordinance to allow sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii)).*

6. Density Bonus

Under current state law (California Government Code Section 65915), towns, cities, and counties must provide a density increase of up to 80 percent over the otherwise maximum allowable residential density under the County Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with 100 percent of units affordable to low- or very low-income households. Butte County allows a density of up to 35 percent for projects with 11 percent of units dedicated for low-income households, 20 percent of units dedicated for low-income households, or 40 percent of units dedicated for moderate-income households. The County has included **Program H-A2.7** to comply with current density bonus law, as defined in California Government Code Section 65915.

7. Zoning for a Variety of Housing Types

The Zoning Ordinance that became effective on November 6, 2012, and subsequently amended, allows for a variety of housing types across residential and nonresidential categories and Mixed Use (MU) zoning districts. **Table A-42** shows housing types in residential zoning districts. "P" notes permitted uses; "M" notes uses that require a Minor Use Permit; and "C" notes uses that require a Conditional Use Permit.

TABLE A-42: HOUSING TYPES PERMITTED BY ZONE

Land Use	FR	FCR	RR	RCR	VLDR	VLDCR	LDR	MDR	MHDR	HDR	VHDR	MU	LI
Agricultural Worker Housing Center [a]													
Caretaker Quarters [b]													
Duplex Homes									P	P	P	P	
Emergency Shelters [c]												C	P
Mobile/Manufactured Home	P	P	P	P	P	P	P	P	P	P	P	P	
Mobile Home Park									C	C	C		
Multiple-Family Dwelling [d]									P	P	P	P	
Residential Care Homes, Large (7 or more persons) [e,f]					M		M	M	M	M	M	C	
Residential Care Homes, Small (6 or fewer persons) [e,f]	P	P	P	P	P	P	P	P	P	P	P	P	
Second Units and Accessory Dwelling Units [g]	P	P	P	P	P	P	P	P	P	P	P		
Single-Family Home	P	P	P	P	P	P	P	P	P	P	P	P	
Single-Room Occupancy Units [e]									P	P	P	P	
Transitional Housing [h]													
Supportive Housing [h]													

*(a) Permitted in AG zoning districts as an accessory use. The County has included **Program H-A4.1** to amend the Zoning Ordinance to treat employee/farm labor housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. Additionally, the County will amend the Zoning Ordinance to treat employee/farm labor housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).*

(b) Permitted in AS zoning districts as an accessory use subject to an Administrative Use Permit.

*(c) Also permitted in GC, NC, and CC zoning districts. The County will amend the Zoning Ordinance to allow low-barrier navigation centers for the homeless by-right in zones that allow for mixed-use and non-residential zones permitting multifamily uses, per California Government Code Section 65662 (**Program H-A4.1**).*

(d) The Zoning Code defines single-occupancy units as a type of multiple-family use, but single-occupancy units are also presented separately in this table for reference (see Zoning Code Part 7, Article 42).

(e) Residential care homes include supportive housing and transitional housing, including orphanages, rehabilitation centers, and self-help group homes.

(f) Supportive and transitional housing are defined as types of residential care home use (see Zoning Code Part 7, Article 42). Supportive and transitional housing for six or fewer persons is permitted as small residential care homes in all residential zoning districts; supportive and transitional housing for seven or more persons is permitted subject to a Minor Use Permit in the VLDR, LDR, MDR, MHDR, HDR, and VHDR districts as a large residential care home.

*(g) The County has included **Program H-A2.8** to amend the Zoning Ordinance to allow Accessory Dwelling Units (ADUs) in all residential and non-residential zones that permit single-family or multifamily uses, in accordance with California Government Code Section 65852.150.*

*(h) The County will amend the Zoning Ordinance to allow transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone and to allow supportive housing as a permitted use without discretionary review in zones where multifamily and mixed-use developments are permitted, including non-residential zones permitting multifamily uses, in compliance with California Government Code Section 65583(c)(3) (**Program H-A4.1**).*

a. Emergency Shelter

The California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay."

California Government Code Section 65583(a)(4)(A) requires the County to allow emergency shelters in at least one zone with adequate vacant land in the Unincorporated Area without a Conditional-Use Permit. The County currently allows emergency shelters by right, or ministerially, in the Light Industrial zone. Emergency shelters are also allowed with a Conditional-Use Permit in several Commercial and Mixed-Use zones: GC, NC, CC, REC, and MU. County staff previously determined that the LI zone provides adequate vacant land for emergency shelters. County staff estimates that there are approximately 115 acres on 5 vacant parcels within the Light Industrial zone, all of which is along major highways and transportation corridors that would allow access to transit, and adjacent to the City of Chico so clients would have access to services. These parcels include four ranging in size from 1.08 acres to 6.55 acres, and one that is approximately 100 acres. Based on size, the four smaller parcels, which are located adjacent to city boundaries on the southern edge of the City of Chico, are the most suitable for an emergency shelter. The Light Industrial zone is an appropriate location to allow emergency shelters by right, since the zone is compatible with the operation of emergency shelters, whose clients may arrive and leave at various hours of the day and night on a transient basis. Additionally, the other uses allowable within the Light Industrial zone are limited such that their operations would be compatible with the operation of emergency shelters. While the County does not have record of any existing vacant or underutilized warehouse structures, these provide a potential opportunity for redevelopment and reuse into emergency shelter facilities. These buildings offer potential for developers to reduce construction costs and provide services in the area with the greatest need. The County has included **Program H-A4.4** to assist developers interested in building an emergency shelter in the Unincorporated Area to assess whether there are any vacant structures in appropriate locations available for reuse.

Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter. In compliance with State law, the County has identified the following objective development and management standards:

- **Applicability.** The standards in this section apply to emergency shelters as defined in Article VII, Division 1 (Glossary).
- **Number of beds.** The number of beds in an emergency shelter shall not exceed 60.
- **Proximity to other emergency shelters.** No emergency shelter may be located within three hundred (300) feet of another emergency shelter.

- **Length of stay.** Temporary shelter may be provided for no more than six (6) months per calendar year for each resident.
- **Management Plan.** The shelter operator shall prepare and submit to County staff a written management plan describing provisions for staff training, neighborhood outreach, security, screening of residents to ensure compatibility with services provided at the facility, and for training, counseling, and treatment programs, and a 24-hour on-site caretaker for residents.
- **Services.** Staff and services shall be provided to assist residents to obtain permanent shelter.
- **Laundry facilities.** Emergency shelters shall provide laundry facilities or services for residents.
- **Lighting.** All exterior lighting associated with an emergency shelter shall be located, adequately shielded, and directed such that no direct light falls outside the property perimeter, or into the public right-of-way.

i. Low-Barrier Navigation Centers

Government Code Section 65662 requires that the development of Low-Barrier Navigation Centers be developed as a use by right in zones where mixed uses are allowed or in non-residential zones that permit multifamily housing. For a navigation center to be considered "low barrier," its operation should incorporate best practices to reduce barriers to entry, which may include, but is not limited to, the following:

- ♦ Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth;
- ♦ Allowing pets;
- ♦ Ability to store possessions; or
- ♦ Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds.

Program H-A4.1 has been included to amend the Zoning Ordinance to comply with State law.

b. Transitional and Supportive Housing

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms, such as group housing and multifamily units and may include supportive services to allow individuals to gain necessary life skills in support of independent living. California Government Code Section 65583(c)(3) requires that jurisdictions consider transitional housing a residential use and only require the same restrictions as those applied to other residential dwellings of the same type in the same zone.

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and occupied by a target population, as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement. State law (California Government Code Section 65583(c)(3)) requires supportive housing be "considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone;" additionally, supportive housing must be permitted by right in all residential and non-residential zones where multifamily and mixed uses are permitted.

The Butte County Zoning Ordinance currently defines residential care home facilities, regardless of size, as inclusive of transitional and supportive housing needs.[11] These housing types may include children's homes, transitional houses, orphanages, rehabilitation centers, and self-help group homes either by right or with a Conditional-Use Permit. Residential care home facilities with six or fewer persons (small residential care homes) are allowed by right in all residential districts, whereas residential care homes of seven or more persons (large residential care homes) are permitted in VLDR, LDR, MDR, MHDR, HDR, and VHDR zoning districts. The County has included **Program H-A4.1** to amend the zoning regulations to conform to state law and define transitional and supportive housing as independent uses and permit them as a residential use that will be treated the same as other similar residential uses in the same zone, with no additional regulatory requirements. Supportive housing will also be a permitted use without discretionary review in zones where multifamily and mixed-use developments are permitted, including non-residential zones permitting multifamily uses, in compliance with California Government Code Section 65583(c)(3).

c. Extremely Low-Income Households

Extremely low-income households typically comprise persons with special housing needs, including, but not limited to, persons experiencing homelessness or at risk of homelessness, persons with substance abuse problems, and farmworkers. AB 2634 (Lieber 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Housing Elements must also identify zoning to encourage and facilitate supportive housing and single-room (SRO) occupancy units.

The County allows SRO residential dwelling units as a multiple-family dwelling unit in the MHDR, HDR, VHDR, and MU zones by right, based on the definitions of the Zoning Ordinance. These provisions conform to state law and allow SRO units where multifamily units are allowed, subject to the same standards as other multifamily units in the same zone.

d. Manufactured Housing and Mobile Homes

California Government Code Section 65852.3(a) requires that local jurisdictions "allow the installation of manufactured homes certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 USC Section 5401 et seq.) on a foundation system, pursuant to Section 18551 of the Health and Safety Code, on lots zoned for conventional single-family residential dwellings."[12] Subsequently, manufactured dwellings, certified by this 1974 act, and the lots on which they are situated, cannot be subject to development standards, like lot setback requirements, parking standards or minimum lot size requirements, different from those required for regular residential development. However, additional standards may be set for architectural features such as roof overhangs and siding or roofing materials.

The Butte County Zoning Code currently complies with Section 65862.3(a) of the Government Code by defining manufactured housing as a single-family residential dwelling, permitted in the same way as a stick-built single-family home.

e. Accessory Dwelling Units

ADUs provide opportunities for affordable units. Government Code Section 65852.2 requires that ADUs be permitted ministerially in any residential zone or non-residential zone that permits residential uses. In Butte County, second units and ADUs both require independent living facilities for occupants, including living, sleeping, eating, cooking, and sanitation. ADUs and second units are currently permitted by right in all residential zones and the AG zone.

The County's ADUs and junior accessory dwelling units (JADUs) ordinance permits ADUs and JADUs wherever a single-family or multi-family dwelling is allowed and municipal water and sewer service are available, in compliance with Government Code Section 65852.2(a)(6). One or more ADUs and JADUs are allowed as internal conversions within the non-livable space of an existing multifamily structure and two detached ADUs are allowed on a lot with an existing multifamily structure.

Development standards for second units require a maximum of one parking space per detached ADU, in addition to those for the primary residence. An ADU shall comply with all development and design standards of the Zoning Ordinance that are applicable to the primary dwelling, including, but not limited to, building setbacks, parcel coverage, and building height; however, no setback shall be required for an existing garage that is converted to an ADU, and a setback of no more than five feet from the side and rear lot lines shall be required for an ADU that is constructed above a garage. A deed restriction must be executed stating the second unit cannot be sold separately, and that the property owner shall reside in either the primary or secondary unit, and that these restrictions shall be binding on successors in ownership.

[12] California Government Code Section 65854.3(a). Accessed September 5, 2008. https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV&sectionNum=65852.3

f. Farmworker Housing

California Government Code Section 17021.5 requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. No Conditional-Use Permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of a family dwelling of the same type in the same zone. Section 17021.6 generally requires that employee housing consisting of no more than 36 beds in group quarters (or 12 units or less) designed for use by a single family or household to be treated as an agricultural use. No Conditional-Use Permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone.

Currently, the AG zoning district allows agricultural worker housing centers as an accessory use with approval of a Conditional-Use Permit. Agricultural worker housing centers are defined as "housing for agricultural employees, consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household subject to a permit from the State."[13] The County has included **Program H-A4.1** to amend the Zoning Ordinance to add employee housing for six or fewer persons as a permitted use in all zones that allow single-family housing.

g. Housing for Persons with Disabilities

According to State law (California Government Code Section 65583 (a)(4)), the Housing Element must analyze constraints upon the development, maintenance, and improvement of housing for persons with disabilities. Health and Safety Code Section 1568.0831 requires residential care facilities for six or fewer persons be considered a residential use of property and be permitted in the same manner as other single-family structures of the same type within the same zone. Additionally, State law defines a family as "one or more persons living together in a dwelling unit," which, under fair housing law, means that residential care facilities for seven or more persons must be treated as a residential use and a jurisdiction cannot regulate how many unrelated persons live together.

Residential care home facilities with six or fewer persons (small residential care homes) are allowed by right in all residential districts in the Unincorporated Area, whereas residential care homes of seven or more persons (large residential care homes) are permitted with a minor use permit in VLDR, LDR, MDR, MHDR, HDR, and VHDR zoning districts and a Conditional-Use Permit in the MU zoning district. The County has included **Program H-A4.1** to amend the Zoning Ordinance to allow residential care facilities for seven or more persons with a valid license issued by the California Department of Social Services (CDSS) in the same manner in accordance with the State's definition of family.

[13] Butte County Zoning Code, Part 7, Section 24-304. Accessed December 2013. http://www.buttecounty.net/dds/Planning/Zoning.aspx.

i. Reasonable Accommodations

California Government Code Section 65583 requires that the Housing Element analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities (California Government Code Section 65583(a)(4)). As part of the required constraints program, the element must include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities (California Government Code Section 65583(c)(3)).

The County's reasonable accommodation procedures are included in the Zoning Ordinance, Article 33. Article 33 describes procedures to facilitate requests for variations in the enforcement of development standards to accommodate special requirements resulting from a disability. In compliance with SB 520, a complete evaluation of the County's zoning laws, practices, and policies was done as part of the Housing Element update process. **Program H-A4.11** has been incorporated into the Housing Element to review and revise the County's reasonable accommodation and group home requirements as necessary to remove constraints and ensure compliance with State law.

- **Reasonable accommodations** – Article 33 includes a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act. The existing findings to approve, deny, or approve with conditions a reasonable accommodation request are as follows:
  - Whether the housing that is the subject of the request will be used by an individual defined as disabled under the Americans with Disabilities Act;
  - Whether the request for Reasonable Accommodation is necessary to make specific housing available to an individual with a disability under the Americans with Disabilities Act;
  - Whether the requested Reasonable Accommodation would impose an undue financial or administrative burden on the County;
  - Whether the requested Reasonable Accommodation would require a fundamental alteration in the nature of a County program or law, including, but not limited to, land use and zoning;
  - Potential impact on surrounding uses;
  - Physical attributes of the property and structures; and
  - Other Reasonable Accommodations that may provide an equivalent level of benefit.
- **Separation requirements** – The County's Zoning Ordinance does not impose any separation requirements between supportive housing or residential care facilities.
- **Site planning requirements** –The site planning requirements for group homes and residential care facilities are no different than for other residential uses in the same zone.

- **Definition of family** – The County's definition of family in the Zoning Ordinance states: "Groups of residents living together as a household unit and residents of group homes, community care facilities, emergency or transitional housing, residential care facilities, or other special needs housing."

While the County did not receive any reasonable accommodation requests during the previous planning period, **Program H-A4.10** has been included to review and revise the findings of approval for reasonable accommodation requests to ensure they do not present a barrier to housing, including revising findings related to impacts on surrounding uses and physical attributes of the property and structures.

8. Site Improvements

Site improvement costs include the cost of providing access to the site, clearing the site, and grading the pad area. In the case of a subdivision, such costs may also include major improvements such as building roads and installing sewer, water, and other utilities. As with land costs, several variables affect costs, including site topography and proximity to established roads, sewers, and water lines. Engineering and other technical assistance costs are usually included with site improvements because these services are required to ensure that development is constructed according to established codes and standards.

a. Drainage

The Butte County Improvement Standards, updated in 2020, state that all development projects, residential and nonresidential, "shall be protected from inundation, flood hazard, sheet overflow and ponding of local storm water, springs, and other surface waters. The design of improvements shall be such that water accumulating within the project will be carried away from the project without injury to any adjacent improvements, residential sites, or residences to be installed on sites within the project, or to adjoining areas…Drainage design within the project shall accommodate anticipated future development within the drainage area."[14] Development projects within the Thermalito Drainage Area and within the Chico Storm Drainage Master Plan Area that involve the construction of a new enclosed building, a 50-percent expansion of an existing building, a subdivision map or parcel map, or a change or expansion of a use that results in an increase in the storm drainage generated by the existing use are subject to drainage impact fees. The fees are determined based on the estimated costs of the necessary facilities to provide drainage for these areas.

b. Chico Urban Area Nitrate Compliance Program

Within the Chico Urban Area, there are restrictions on development that would be served by individual septic systems, due to nitrate contamination in the soil from a proliferation of septic systems. Central Valley Regional Water Quality Control Board Prohibition Order No. 90-126 was

[14] Butte County Improvement Standards. Accessed October 11, 2021. https://www.buttecounty.net/Portals/22/downloads/IS-06/ImprovementStd2006.pdf?ver=2020-02-19-124024-510

issued in 1990, and it prohibits waste discharges from individual septic systems within the Chico Urban Area. The standards, as established in the Nitrate Compliance Plan, allow for conventional septic systems only in narrowly defined circumstances. The plan calls for the elimination of existing systems in most of the Chico Urban Area and identifies a financing mechanism to do this. Effectively, this necessitates that new housing in the Chico Urban Area be served by community wastewater treatment systems.

c. Parking Requirements

On- and off-street parking requirements for residential development directly impact the amount of land available for the development of residential units and can greatly influence the cost of a project. The Zoning Code currently requires two parking spaces per single-family home. For multifamily dwellings, the County requires a minimum of 1 space per studio unit, 1.5 spaces per each one-bedroom unit, and 2 spaces per each two-or-more bedroom unit (see **Table A-41**).[15]

Minimum surfacing guidelines require a dust minimizing treatment or installation of paved asphalt, concrete or permeable paving materials such as porous concrete/asphalt, open-jointed pavers, and turf/gravel grids as permitted surface material. Parking lots adjacent to a public private street or with a main drive aisle that functions as a street require a 10-foot landscaped strip between the parking area and the street or drive aisle. Parking lots adjacent to a residential zone shall provide an eight-foot landscaped strip between the parking area and the street, drive aisle, or residential property. Additionally, all parking lots shall be landscaped as required by Table 24-95-2 of Division 9 of the Zoning Code, with a minimum landscaping requirement that ranges from 5 to 15 percent of the total project site area, depending on the size of the project.

d. Street Widths

For subdivisions, a minimum of 60 feet is required for public right-of-way improvements, while only 50 feet is required for local access roads, short through streets, and cul-de-sacs.[16] Where necessary, easements may be provided in urban areas for access to residential parcels. Access easements can serve only one single-family unit, must be no longer than 200 feet, and require a "building-free turning area." Minimum width is 20 feet, including 16 feet of gravel and 4 feet that is reserved for the installation of necessary utilities.[17]

[15] Butte County Zoning Code, Article 3, Division 9, Section 24-95. Accessed February 2022. https://library.municode.com/ca/butte_county/codes/code_of_ordinances?nodeId=CH24ZO_ARTIIIGERE_DIV9PALO_24-95PADEST.

[16] Butte County Code Chapter 20.134. Accessed February 10, 2022. https://library.municode.com/ca/butte_county/.

[17] Butte County Code Chapter 20.136. Accessed February 10, 2022, https://library.municode.com/ca/butte_county/.

e. Street Lighting

Street lighting is required only for subdivisions with an average lot frontage between 125 and 200 feet. Single-family subdivisions with lot frontages less than 125 feet, or greater than 200 feet, do not require street lighting, except along public street frontages outside the subdivision. In cases where lighting is required, the system is to be installed by the developer.[18]

f. Pedestrian and Bicycle Paths

Depending on the size of the project, developers may be required to include land for use as pedestrian and bicycle paths. Such paths are required to be a minimum of 10 feet in width and are intended to connect dead-end streets and provide ease of access for local residents to public parks, schools, and nearby destinations. Pedestrian paths may only be required for subdivisions of 50 or more parcels, while subdivisions with 200 or more parcels may also require bicycle paths.[19]

g. Park Dedications

Dedication of public open space is required to conform to the Recreation Element of the General Plan for residential projects that submit a tentative subdivision map and have "lots averaging two acres or less."[20] For lots with 50 or more units, the required land dedication is calculated by multiplying the total number of dwelling units, in the case of single-family residential development, or the maximum allowed density for multifamily projects, by a factor of 0.008 for single-family or 0.005 for multifamily units. This is aimed at providing between 2 and 2.5 acres of dedicated land per 1,000 residents. In the case that the dedication is less than 1 acre, an in-lieu fee is substituted. For projects with fewer than 50 lots and when land for dedication cannot be within the project, the developer may be required to pay an in-lieu fee calculated by multiplying the total acres required for land dedication by the "full cash value per acre of the property to be subdivided."[21] If the developer chooses to provide privately owned open space or local recreation facilities, the equivalent acres or in-lieu fee may be subtracted from the total amount required by the County.

9. Watershed Protection Overlay Zone

As noted in the Butte County Zoning Code, the Watershed Protection Overlay zoning designation provides additional development standards and requirements in Butte County's unique watershed areas. These additional requirements are designed to maintain and improve water quality in sensitive watershed areas. This is done through additional regulation of land uses, vegetative buffers, septic system regulations, and measures for erosion control and timber harvesting.

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[18] Butte County Code Chapter 20.152. Accessed February 10, 2022. https://library.municode.com/ca/butte_county/.

[19] Butte County Code Chapter 20.140 and Chapter 20.141. Accessed February 10, 2022. https://library.municode.com/ca/butte_county/.

[20] Butte County Code Chapter 20.74. Accessed February 18, 2014. http://library.municode.com/index.aspx?clientid=16065.

[21] Butte County Code Chapter 20.79. Accessed February 10, 2022. https://library.municode.com/ca/butte_county/codes/code_of_ordinances?nodeId=CH20SU_ARTIVSUMA.

10. Site Development Regulations

Table A-40 reports site development regulations for all residential zoning designations. Multifamily and high-density residential development is permitted by right in MHDR, HDR, VHDR, and MU. The lowest density is the FR-40 zone with a maximum density of one unit per 40 acres. The highest density is in the VHDR zone with maximum density of 30 units per acre. Both the HDR and VHDR zones are the only two zones with minimum residential densities, at 14 units and 20 units per acre, respectively. For new developments in the Chico Urban Area of the county, maximum densities are limited to one residence due to septic tank limitations.

11. Fees and Exactions

Residential permit fees offset the cost to various Butte County departments to process development projects. In addition, development impact fees cover new development's fair share of necessary community infrastructure, facilities, and other capital improvements, to ensure adequate services as the community grows.

Tables A-43 and **A-44** calculate the total fees on both a per-unit and per-square-foot basis for single-family detached homes and multifamily or mobile home units in Butte County and in areas covered by the North Chico Specific Plan. Planning and Building fees are part of the County's master fee schedule that is updated annually, while development impact fees are adopted by the Board of Supervisors in past years that may vary depending on the fee. Development impact fees are determined based on impact fee area: Chico Urban Area, El Medio Fire District, North Chico Specific Plan, and county areas that fall outside of these areas. For single-family detached homes in the Unincorporated Area, the lowest fees apply to the El Medio Fire District area, with fees of approximately $6,803 per unit, or $4.54 per square foot. The highest fees for single-family detached homes are within the Chico Urban Area, which includes unincorporated areas, with fees of approximately $10,704 per unit, or $7.14 per square foot. Development Services fees that apply to new residential construction building permits and sheriff fees are among the highest categories of fees for all areas within the county. Other types of impact fees also present among the highest permit costs, but the applicability of impact fees varies by area. For instance, the average single-family detached development with 20 units is subject to a transportation of fee of $21,400 if within the county area or El Medio Fire District, whereas the same development in the Chico Urban Area is subject instead to additional fees of $85,820 for trails, roads/bridges, and other services. The amount of fees for a single-family detached home in the Chico Urban Area, the area with the highest single-family costs in the county, represents approximately 3 percent of the median home value for single-family units in Butte County ($381,000). Impact fees are slightly higher for single-family detached units within the North Chico Specific Plan boundaries because additional trails, storm drain, and parks fees apply. Within the North Chico Specific Plan, fees equal $10,002 per unit, or $6.67 per square foot.

Multifamily developments have a lower per-unit cost than single-family detached units, largely because of lower impact fee costs per unit across all impact fee categories. Like the areas with the lowest and highest single-family development fees, the lowest fees for multifamily or mobile home units fall

within the El Medio Fire District at approximately $5,158 per unit, or $5.73 per square foot, with the highest fees within the Chico Urban Area at $7,768 per unit or $8.63 per square foot.

Tables A-43 and **A-44** include additional fees applicable under special circumstances. These additional fees include planning and administration fees for variance, use permits, and Zoning Ordinance amendments, as well as fees for new subdivisions. While these additional fees do not apply to every residential project, **Tables A-43** and **A-44** contain a complete list of these additional fees. These additional fees are either a predetermined flat rate or are calculated on an hourly basis, with a varying hour retainer.

TABLE A-43: GOVERNMENT FEES FOR SINGLE-FAMILY DEVELOPMENT, BUTTE COUNTY, EFFECTIVE JANUARY 1, 2022

General Applicable Fees	Single-Family Detached Subdivision *County* [a]	Single-Family Detached Subdivision *Chico Urban Area* [a]	Single-Family Detached Subdivision *El Medio Fire District* [a]	Single-Family Detached Subdivision *North Chico Specific Plan* [a, b]
Planning and Administration Fees				
Pre-Application Meeting [c]	$575	$575	$575	$575
Zoning Clearance [d]	$94	$94	$94	$94
Planning/Processing Fee	$435	$435	$435	$435
Subdivision Fees				
Parcel Map [e]	$4,420	$4,420	$4,420	$4,420
Construction Fees				
Development Services Fee [f]	$53,940	$53,940	$53,940	$53,940
Impact Fees [g]				
Criminal Justice	$6,000	$6,000	$6,000	$6,000
Fire	$13,600	$13,600	n.a.	n.a.
General Government, County-Wide (GC)	$11,600	$11,600	$11,600	$11,600
General Government, Unincorporated Area (GU)	$10,800	$10,800	$10,800	$10,800
Health and Social Services	$2,200	$2,200	$2,200	$2,200
Library	$4,600	$4,600	$4,600	$4,600
Sheriff	$20,000	$20,000	$20,000	$20,000
Transportation	$21,400	n.a.	$21,400	n.a.
Chico Urban Area Fees [h]	n.a.	$85,820	n.a.	$85,820
Total Fees	**$149,664**	**$214,084**	**$136,064**	**$200,049**
Total Fees per Square Foot	**$4.99**	**$7.14**	**$4.54**	**$6.67**
Total Fees per Unit	**$7,483**	**$10,704**	**$6,803**	**$10,002**

General Applicable Fees	Single-Family Detached Subdivision *County* [a]	Single-Family Detached Subdivision *Chico Urban Area* [a]	Single-Family Detached Subdivision *El Medio Fire District* [a]	Single-Family Detached Subdivision *North Chico Specific Plan* [a, b]
Additional Applicable Fees in Special Circumstances				
Planning and Administration Fees				
Minor Variances (i)	$2,470 ($190/hour)			
Variances (j)	$1,728			
Use Permit (k)	$1,921 (categorically exempt) or $5,573 (Environmental Review)			
Zoning Ordinance Amendment (l)	$3,420 ($190/hour)			
Planned Unit Development (m)	$11,020 ($190/hour)			
Specific Plan (n)	$16,340 ($190/hour)			
Development Agreement (o)	$160/hour			
Development Agreement Minor Amendment (p)	$160/hour			
Subdivision Fees				
Subdivision Map[q]	$5,320 ($190/hour)			
Final Map Checking Fees [r]	$383			

Notes:
(a) Assumes a 20-unit development with each unit 1,500 square feet.
(b) Fees for residential developments within the North Chico Specific Plan area, part of which lies outside of the City of Chico boundaries. These fees represent the fees applied to areas with R-1 Zoning. There are slightly different impact fee schedules for SR-1, SR-3, SR-1/PD, R-1 and R-3 zoned areas. The example here is of R-1 because it has the highest per unit impact fees of all the zoning designations in the North Chico Specific Plan area.
(c) Fee is charged at a flat rate.
(d) An additional 5% General Plan Maintenance Fee and 2% Technology Investment Fee applies.
(e) Fee is charged at a flat rate.
(f) Development Services Fee for 20 new residential units up to 1,500 sq. ft. that have been "mastered."
(g) Each impact fee assumes a 20-unit development.
(h) Includes fees for trails, roads/bridges, storm drainage, fire, and parks.
(i) Minor variance fee of $190 per hour. Assumes 13-hour retainer.
(j) Variance fee is not charged by the hour.
(k) Use permit fee is a flat fee, not charged by the hour.
(l) Zoning Ordinance Amendment fee of $190 per hour. Assumes 18-hour retainer.
(m) Planned Unit Development fee of $190 per hour. Assumes 58-hour retainer.
(n) Specific Plan fee of $190 per hour. Assumes 86-hour retainer.
(o) Development agreement fee of $160 per hour, with $480 deposit.
(p) Development agreement minor amendment fee of $160 per hour, with $160 deposit.
(q) Subdivision Map fee of $190 per hour. Assumes 28-hour retainer.
(r) Final Map Checking Fees are a flat rate.

Sources: Butte County Department of Development Services. 2022. Master Fee Schedule. Accessed February 2022. https://www.buttecounty.net/Portals/1/Finance/Master_Fee_Schedule.pdf; Butte County Chief Administrative Office. 2022. Consolidated Development Impact Fee Report FY 2020-2021. Accessed February 2022. https://www.buttecounty.net/Portals/1/Impact%20Fee%20Reports/2020-21ConsolidatedDevelopmentImpactFeeReport.pdf?ver=2021-12-27-160908-740&timestamp=1640650170246.

TABLE A-44: GOVERNMENT FEES FOR MULTIPLE-FAMILY OR MOBILE HOME DEVELOPMENT, BUTTE COUNTY, EFFECTIVE JANUARY 1, 2022

General Applicable Fees	Multiple-Family or Mobile Home Complex	Multiple-Family or Mobile Home Complex	Multiple-Family or Mobile Home Complex	Multiple-Family or Mobile Home Complex
	County (a)	Chico Urban Area (a)	El Medio Fire District (a)	North Chico Specific Plan (a ,b)
Planning and Administration Fees				
Pre-Application Meeting [c]	$575	$575	$575	$575
Zoning Clearance [d]	$94	$94	$94	$94
Planning/Processing Fee	$435	$435	$435	$435
Subdivision Fees				
Parcel Map [e]	$4,420	$4,420	$4,420	$4,420
Construction Fees				
Development Services Fee [f]	$39,630	$39,630	$39,630	$39,630
Impact Fees [g]				
Criminal Justice	$4,600	$4,600	$4,600	$4,600
Fire Facilities	$10,800	$10,800	n.a.	n.a.
General Government, County-Wide (GC)	$9,200	$9,200	$9,200	$9,200
General Government, Unincorporated Area (GU)	$8,400	$8,400	$8,400	$8,400
Health and Social Services	$1,600	$1,600	$1,600	$1,600
Library	$3,600	$3,600	$3,600	$3,600
Sheriff	$15,800	$15,800	$15,800	$15,800
Transportation	$14,800	n.a.	$14,800	n.a.
Chico Urban Area Fees [h]	n.a.	$56,200	n.a.	$56,200
Total Fees	**$113,954**	**$155,354**	**$103,154**	**$144,119**
Total Fees per Square Foot	**$6.33**	**$8.63**	**$5.73**	**$8.01**
Total Fees per Unit	**$5,698**	**$7,768**	**$5,158**	**$7,206**

General Applicable Fees	Multiple-Family or Mobile Home Complex	Multiple-Family or Mobile Home Complex	Multiple-Family or Mobile Home Complex	Multiple-Family or Mobile Home Complex
	County (a)	Chico Urban Area (a)	El Medio Fire District (a)	North Chico Specific Plan (a ,b)
Additional Applicable Fees in Special Circumstances				
Planning and Administration Fees				
Minor Variances (i)	$2,470 ($190/hour)			
Variances (i)	$1,728			
Use Permit (k)	$1,921 (categorically exempt) or $5,573 (Environmental Review)			
Zoning Ordinance Amendment (l)	$3,420 ($190/hour)			
Planned Unit Development (m)	$11,020 ($190/hour)			
Specific Plan (n)	$16,340 ($190/hour)			
Development Agreement (o)	$160/hour			
Development Agreement Minor Amendment (p)	$160/hour			
Subdivision Fees				
Subdivision Map(q)	$5,320 ($190/hour)			
Final Map Checking Fees (r)	$383			

(a) Assumes one building with 20 units with each unit 900 square feet.
(b) Fees for residential developments within the North Chico Specific Plan area, part of which lies outside of the City of Chico boundaries. Presents fees for North Chico Specific Plan R-3 designation because R-3 zoning allows for multifamily development.
(c) Fee is charged at a flat rate.
(d) An additional 5% General Plan Maintenance Fee and 2% Technology Investment Fee applies.
(e) Fee is charged at a flat rate.
(f) Development Services Fee for new multi-family development. Assumes a counter permit is pulled for 20 units.
(g) Each impact fee assumes a 20-unit development
(h) Includes fees for trails, roads/bridges, storm drainage, fire, and parks.
(i) Minor variance fee of $190 per hour. Assumes 13-hour retainer.
(j) Variance fee is not charged by the hour.
(k) Use permit fee is a flat fee, not charged by the hour.
(l) Zoning Ordinance Amendment fee of $190 per hour. Assumes 18-hour retainer.
(m) Planned Unit Development fee of $190 per hour. Assumes 58-hour retainer.
(n) Specific Plan fee of $190 per hour. Assumes 86-hour retainer.
(o) Development agreement fee of $160 per hour, with $480 deposit.
(p) Development agreement minor amendment fee of $160 per hour, with $160 deposit.
(q) Subdivision Map fee of $190 per hour. Assumes 28-hour retainer.
(r) Final Map Checking Fees are a flat rate.

Sources: Butte County Department of Development Services. 2022. Master Fee Schedule. Accessed February 2022. https://www.buttecounty.net/Portals/1/Finance/Master_Fee_Schedule.pdf; Butte County Chief Administrative Office. 2022. Consolidated Development Impact Fee Report FY 2020-2021. Accessed February 2022. https://www.buttecounty.net/Portals/1/Impact%20Fee%20Reports/2020-21ConsolidatedDevelopmentImpactFeeReport.pdf?ver=2021-12-27-160908-740&timestamp=1640650170246.

12. Processing and Permit Procedures

Table A-45 provides estimates of the time it takes for Butte County to process and approve new residential projects in Butte County. Not all of the listed procedures are required for every development, so the time it takes for the approval of a residential project depends on the necessary procedures.

Since single-family developments are permitted by right in all of the zoning districts except for some Commercial and Industrial zones, only a building permit is required and the development is not subject to the processing and permitting procedures listed in **Table A-45**. The same holds true for multifamily dwellings that are permitted by right in HDR and VHDR zones. Therefore, given the prevalence of land that already allows single-family and multifamily development by right, the long processing times for zoning and General Plan requirements do not represent an undue constraint on developers' abilities to build housing in the Unincorporated Area.

Since 2010, three Tentative Subdivision Maps (TSM) have been approved with an average processing time of 13.5 months. Eight Tentative Parcel Maps (TPM) have been approved with an average processing time of 8.4 months. The combined (TPM and TSM) processing time averaged 9.8 months. The date on which an application is "complete" is difficult to determine, so these estimates are based on the time from application date to date of approval.

Single-family dwelling plan reviews average two to three weeks for the initial review and approximately one to two weeks for any subsequent reviews. The County has not had any multifamily projects submitted in the last few years, but the time frames would be close to the same.

TABLE A-45: SCHEDULE OF RESIDENTIAL PROCESSING TIMES, BUTTE COUNTY

Residential Approval	Approximate Processing Time
Rezoning	15 months
Use Permits Requiring Public Hearing	10 months
Planned Unit Residential Development	24 months
Amendment to the Butte County Zoning Code, Specific Plan, or General Plan	24 months
Tentative parcel maps	8.7 months
Subdivision maps	13.5 months
Variance	6 months
Appeals to Board of Supervisors	30–90 days
Environmental Documentation	Varies from 180 to 365 days

Sources: Butte County 2021

After the County issues planning approval for a project, it becomes the applicant's responsibility to initiate the steps to secure building permits and construct the project. These steps include obtaining additional County clearances and paying fees as outlined in a project's conditions of approval. Other

necessary actions include completing construction drawings, recording final subdivision maps, retaining contractors, and obtaining utility approvals and/or required easements and rights of entry. Construction drawings require County review prior to issuance of a building permit that allows the applicant the ability to build the project. **Table A-46** lists the County's processing procedure and typical review time by project type. The table also includes the timeframe estimate for planning approvals. It is important to note, the length of time between a project's approval and building permit issuance is determined by the applicant in many cases.

TABLE A-46: PROCESSING PROCEDURES BY PROJECT TYPE, BUTTE COUNTY

Process	Single-Family Unit	Subdivision	Multifamily
Step 1: Planning Approval	4 weeks	4 weeks	4 weeks
Step 2A: Building Permit - Single	2-3 weeks	2-3 weeks	2-3 weeks
Step 2B: Building Permit - Complex	2-3 weeks	2-3 weeks	2-3 weeks
Step 3: Approved Final Grading Plan	N/A	1 week	1-2 weeks
Estimated Total Processing Time[1]	**5 Weeks**	**5-6 weeks**	**5-6 Weeks**

Source: Butte County 2022

1. *Each step in the process occurs concurrently to reduce the time for applicants. This estimate accounts for the time between approval and building permit issuance. The final length of time between a project's approval and building permit issuance is determined by the applicant. However, typical time between application and issuance of a building permit is less than 2 months for all residential projects. If corrections are necessary after the County's initial review, the applicant will need to complete the corrections and the timing for addressing the corrections varies. Subsequent reviews by the County for Civil Plans and Building Permits takes 1 to 3 weeks.*

Butte County does not have a design review process. Therefore, typical housing projects for single-family and multifamily housing meeting zoning and General Plan are approved ministerially. Generally, a typical single-family project is processed in approximately 3 weeks, and 5 weeks for a complex project (see **Table A-46**), and a typical multifamily project is processed in approximately 3 months, neither of which require public hearings. Proposals for multifamily housing are very rare in the Unincorporated Area; only one, Oroville Heights, was received and processed during the previous planning period. In the case of master plans, subdivision maps, and other large-scale projects, only one public hearing with the Planning Commission is required, unless appealed to the Board of Supervisors.

In making its determination to approve or disapprove the maps, the Planning Commission shall:

1) Determine whether the design and improvements shown on the map conform to the requirements of the Subdivision Map Act, Article IV of the Butte County Code, county ordinances, improvement standards set forth by resolution of the board of supervisors, the general plan, specific plans of the county and adopted community plans.

2) Determine whether the discharge of waste from the proposed subdivision into an existing community sewer system would result in violations of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to division 7 (commencing with section 13000) of the Water Code.

3) Determine whether the proposed subdivision is a land project as defined in Section 11000.5 of the Business and Professions Code; and if the project is determined to be a large project:

    a) If a Specific Plan or Community Plan for the area has been adopted, the advisory agency shall determine whether the proposed design and improvement of the subdivision is consistent with such plan.

    b) The advisory agency shall consider the response of the State office of Intergovernmental Management now known as the Office of Permit Assistance, if received.

The approval process has been streamlined for all project types and has not been found to constrain the development of housing.

a. Senate Bill 330 Procedure

Butte County's permitting process is consistent with Senate Bill 330, the Housing Crisis Act of 2019. Consistent with SB 330, the County allows developers to apply for a pre-application meeting. Development Services schedules an interdepartmental review meeting that includes the applicant and/or applicant's representative as well as representatives from the Development Services Department, Environmental Health Division, Public Works Department, County Fire Department, and any other agency with applicable interest in the proposed development site. The purpose of the meeting is to inform the applicant of local, state, and/or federal requirements that may apply to their project; provide an overview of County review process; discuss possible alternatives or modifications; and identify information and materials required for a formal application submittal, including any necessary studies or information. This process allows the applicant an advanced opportunity to incorporate those requirements into the design of the project. Housing developments for which a preliminary application is submitted that complies with applicable General Plan and zoning standards are subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted.

b. Senate Bill 35 Approvals

Senate Bill 35 requires jurisdictions that have failed to meet their RHNA to provide streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. The County has included **Program H-A2.1** to establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects.

c. Approval to Building Permit

After the County approves a project, such as at Planning Commission or Board of Supervisors hearing, it becomes the applicant's responsibility to initiate the steps to secure building permits and construct the project. These steps include obtaining additional County clearances and paying fees as outlined in a project's conditions of approval. Other necessary actions include:

- Completing construction drawings
- Recording subdivision (final) maps (applies to ownership projects)
- Retaining contractors
- Obtaining utility approvals, required easements, and rights of entry.

A few of the bulleted items, such as the construction drawings, require county review prior to issuance of a building permit.

The length of time between a project's approval and building permit issuance in many cases is determined by the applicant. The County's initial review for both civil plan and building permit approval is typically two to four weeks with a subsequent review, if corrections are necessary, to be completed within one to three weeks. The time the applicant takes to make corrections between these reviews varies; however, once a project begins the construction plan review process, the following general timelines can typically be achieved with responsive applicants:

- Civil plan approval (e.g., grading, water, sewer, streets): 3-6 months
- Building permit approval: 1-3 months

13. Building Permits

The building permit process in Butte County remains relatively unchanged since 2004. Initial review of building permits and civil plans for a new single-family or multifamily unit takes about two to four weeks. If the plans have to be altered, the process can take longer, but the standard process allows for a quick turnaround in the Building Division and is not an undue burden.

14. Codes and Enforcement

As of January 1, 2020, Butte County enforces the 2019 editions of the California Building, Residential, Electrical, Mechanical, and Plumbing Codes, in addition to the 2019 California Energy Standards, 2019 California Fire Code, and 2019 California Green Building Standards.[22] The County has not made any local amendments to the Building Code.

[22] Butte County Department of Development Services. Accessed February 15, 2022. "Building Design Criteria." July 6, 2021.

Butte County maintains a Code Enforcement Division within its Development Service Department. Butte County Code Enforcement is concerned with complaints pertaining to Planning and Building codes and ordinances in the unincorporated areas of Butte County. Code Enforcement also addresses complaints for the Medical Marijuana Ordinance, the Noise Control Ordinance, and the Abandoned Vehicle Abatement (AVA) program, as well as for nuisance abatement cleanup and removals as they occur. The goal of the Code Enforcement Division is always to achieve voluntary compliance. However, if voluntary compliance is not possible, the ordinance clearly outlines the enforcement process.

15. Review of Local Ordinances

The County does not have any locally adopted ordinances that hinder the development of housing.

B. Non-Governmental Constraints

The production and availability of housing is constrained by government regulations and by non-governmental factors, such as the costs of construction and interest rates on home mortgages. Non-governmental constraints are primarily market-driven and generally outside of direct governmental control. By understanding these market forces, however, local governments can try to influence and offset the negative impacts upon the maintenance, improvement, or development of housing for all income levels through responsive and effective programs and policies. In response to non-governmental constraints identified here, the County has included programs to offset the constraints through mechanisms within the governments' controls such as identifying surplus county-owned land suitable for affordable development to eliminate land costs (**Program H-A2.4**), providing funding to support affordable development to mitigate land and construction costs (**Program H-A2.6**), and providing assistance with energy conservation and weatherization (**Program H-A7.2**).

1. Availability of Financing

Butte County is affected by the conditions in the national credit market. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse has been true when interest rates increase. The recent economic downturn had a significant impact on the housing market and housing financing. In the years following the downturn, financing has become more difficult to obtain, especially for low- and middle-income households. This could be a constraint to homeownership for lower-income families. At the same time, post-economic downturn interest rates have been historically low. These historically low rates could provide opportunity for low- and middle-income families to experience homeownership. Quality credit scores, documentable income, and a significant down payment are now crucial to obtaining a home loan, thereby limiting the number of households able to obtain financing to purchase homes. This will exclude certain households that previously could have qualified to buy homes, forcing them into the rental market. This decrease in the availability of credit indicates that Butte County may have to

facilitate an increase in the number of rental units available, to provide these households displaced from the for-sale market with adequate rental housing options.

The fixed interest rate mortgage remains the preferred type of loan, especially during the periods of low, stable interest rates that are currently occurring. **Table A-47** illustrates interest rates as of December 2021. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money that is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

TABLE A-47: INTEREST RATES, DECEMBER 2021

Loan Type	Interest Rate	APR
Conforming and Government Loans		
30-Year Fixed Rate	3.125%	3.234%
30-Year Fixed Rate VA	2.500%	2.738%
15-Year Fixed Rate	2.375%	2.588%
Jumbo		
30-Year Fixed Rate	2.875%	2.940%
15-Year Fixed Rate	2.750%	2.851%

Source: wellsfargo.com, accessed December 17, 2021

2. Price of Land

The cost of developable land creates a direct impact on the cost for a new home and is considered a non-governmental constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain county approvals for the largest number of lots allowable on a parcel of land. This allows the developer to distribute the costs for infrastructure improvements (e.g., streets, sewer lines, water lines) over the maximum number of homes. In August 2021, there were a limited number of vacant parcels listed for sale throughout the Unincorporated Area of Butte County. Based on listings available on www.trulia.com, the range of prices was drastic, from a low of about $2,114 per acre for 118 acres in the Bangor area to a high of around $639,535 per acre for 0.43 acres in the area adjacent to the City of Chico. The average cost per acre is in **Table A-48**. The price of land in the Unincorporated Area does not appear to hinder the development of housing.

TABLE A-48: LAND PRICES IN UNINCORPORATED BUTTE COUNTY, OCTOBER 2021

Community	Average Cost per Acre	Number of Sites Surveyed
Bangor	$30,686.72	13
Berry Creek	$33,602.19	37
Biggs-Adjacent*	$131,617.65	2
Butte Creek Canyon	$37,780.34	5
Butte Meadows*	$12,000.00	1
Cherokee	$28,152.55	2
Chico-Adjacent	$175,689	8
Concow*	$55,956	2
Durham*	$29,821	1
Feather Falls	$18,962	19
Forbestown*	$7,027	1
Forest Ranch	$62,862	10
Gridley-Adjacent*	$11,731	1
Hurleton	$32,185	6
Magalia	$78,063	22
Oroville-Adjacent	$60,115	18
Palermo	$50,941	8
Paradise-Adjacent	$46,522	8
Park Hill	$27,402	7
Richardson Springs*	$13,274	4
Robinsons Corner*	$39,000	1
Thermalito	$45,990	10

Source: trulia.com, accessed October 22, 2021

**Due to the shortage of available, listed land in these communities the cost per acre may not be representative.*

3. Cost of Construction

The cost of construction in Butte County remains reasonable for both single-family and multifamily housing developments. If labor or material costs increased substantially, the cost of construction could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing.

a. Single-Family Market-Rate Housing

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. An Internet source of construction cost data (www.building-cost.net), provided by the Craftsman Book Company, estimates the per-square-foot cost of a single-family home in the unincorporated county, in 2022, to be approximately $143 per square foot.[23] This cost estimate is based on a 2,000-square-foot, wood-framed, single-story, four-cornered home, of good quality construction and including a two-car garage and forced-air heating cooling in Butte County. The total construction costs excluding land costs for the home described are estimated at $287,006.

b. Multifamily Market-Rate Housing

Similar factors that apply for the construction of single-family homes affect the cost of building multifamily housing, including the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. Craftsman Book Company estimates the per-square-foot cost of multifamily housing in the unincorporated county, in 2022, to be approximately $140 per square foot.[24] The total construction costs excluding land costs for a two-story building in Butte County with 20 units and an average unit size of 800 square feet are estimated at $2,249,865, or approximately $112,493 per unit.

4. Environmental Constraints

Environmental conditions, including flooding and dam inundation, seismic and geological issues, and wildfires can limit where it is appropriate to locate housing. The following discussion examines the environmental constraints in the county and how these constraints are mitigated.

a. Flooding and Dam Inundation

Butte County has historically been subject to flooding from various rivers and creeks, most particularly from the Feather and Sacramento Rivers. Approximately 489,421 acres, or 35 percent, of the unincorporated area of Butte County is in a flood-hazard area.[25] In addition to these streams, flooding in Rock Creek and Keefer Slough, north of Chico, occurred on several occasions in the 1980s, 1990s, and 2000s, inundating State Routes 99 and 32 and several county roadways, as well as impacting extensive residential and agricultural areas in and around the North Chico area and the unincorporated community of Nord. In addition, Dry Creek-Cherokee Canal poses a flood risk to the Richvale area, including rice research grounds, rice storage, and chemical storage facilities. Flooding was much more prevalent and more of a risk prior to various state and federal flood-control projects, as well as various development restrictions enforced by Butte County. However, many flood-management facilities need

[23] 2022 National Building Cost Manual and 2022 959-14,16,17,26,28,73,30,38,41,42,48,54,65,66,68,69,74,78 zip code modifiers, Craftsman Book Company.

[24] 2022 National Building Cost Manual and 2022 959-14,16,17,26,28,73,30,38,41,42,48,54,65,66,68,69,74,78 zip code modifiers, Craftsman Book Company.

[25] Butte County. 2019. Butte County Local Hazard Mitigation Plan, Chapter 4: Risk Assessment.

improvements and flooding remains an issue that Butte County regulatory agencies are seeking to address, in part through mapping flood hazard areas and studying flood hazards. To help mitigate flooding, the County has incorporated measures from the Central Valley Flood Protection Plan into the Zoning Code. These measures include requiring the use of construction materials that will minimize flood damage and require buildings to be designed or anchored to prevent flotation, collapse, or lateral movement due to flooding.

As of 2021, there are 24 dams in Butte County under the jurisdiction of the California Department of Water Resources Division of Safety of Dams, with inundation areas in the county. An additional 16 dams in Plumas County and Shasta County have dam failure inundation zones that reach Butte County. The failure of a dam may affect the dam site, downstream areas, floodwater routing, or all three. Of the 24 dams within Butte County, 21 have a satisfactory condition assessment, 1 has a fair conditions assessment (Oroville Dam), and 2 have a poor condition assessment (Grizzly Creek and Magalia Dams). Oroville Dam has an extremely high downstream hazard, Grizzly Creek Dam has a significant downstream hazard, and Magalia Dam has a high downstream hazard. In February 2017, a heavy rainstorm caused flooding that damaged the main spillway of Oroville Dam. To help mitigate dam failure, the County's Local Hazard Mitigation Plan established the Dam Failure Mitigation Actions that contains a description of dam failure hazards, a risk assessment, plans and programs to address the hazards, and mitigation goals and strategies for each jurisdiction in Butte County. The County has confirmed the sites included in the Sites Inventory of this Housing Element are not located in 100- and 500-year floodplains.

b. Wildfires

As the devastating BTU Lightning Complex Fire of 2008, Camp Fire of 2018, and North Complex Fire of 2020 revealed, most areas of Butte County face some level of threat from wildland fire. There are several communities or areas within the county that are in the wildland-urban interface (WUI), including the foothill communities of Kelly Ridge, Bangor, Cohasset, Forest Ranch, Concow, Yankee Hill, Berry Creek, Forbestown, and Upper Ridge. The threat of wildfires in Butte County presents a constraint on housing development, particularly affordable housing, due to the cost of fire insurance rates. As wildfires present a larger and more frequent issue in California, homeowners in WUIs across the state face increasing fire insurance rates. While insurance premiums can vary significantly based on several factors, including home size, building material, and location, the Insurance Information Institute reports that annual premiums have spiked by as much as 190 percent in some areas in recent years. The lack of affordable insurance rates can present a barrier to affordable housing, especially for homeowners. The County has confirmed the sites included in the Sites Inventory of this Housing Element are not in High or Very High Fire Hazard Zones, as identified by CalFire. The County has included additional discussion on the housing needs resulting from recent wildfires in section IV.A.6. Wildfire Devastation and in the Wildfire Risk analysis of the Assessment of Fair Housing in this Housing Element.

c. Earthquakes

Seismic and geologic hazards in Butte County include those related to earthquakes, steep slopes and landslides, erosion, and subsidence. The Cleveland Hills fault is the only fault in Butte County that has been identified as an active earthquake fault pursuant to the Alquist-Priolo Earthquake Fault Zones Act. This fault was responsible for the 1975 Oroville earthquake, which had a Richter magnitude of 5.7 and produced surface displacement along approximately 2.2 miles of the fault. Butte County's Local Hazard Mitigation Plan includes a risk assessment, plans, and programs to address hazards and mitigation goals connected with earthquakes for each jurisdiction in Butte County and the General Plan Update 2040 includes policies and actions that help mitigate or address impacts from earthquakes and other geological hazards.

5. Energy Conservation

Although Butte County implements various housing programs, affordable housing is not less expensive to live in merely because the development costs are minimized. Ongoing expenses related to housing are also a factor of affordability.

The cost of housing includes not only the rent, but also utility costs. Higher utility expenses reduce affordability. Building "affordable" homes is not the same as making homes affordable to live in. Cheaply built homes invite callbacks, complaints, discomfort, and waste energy. Therefore, additional first costs to improve energy efficiency do not make housing less affordable in the long run. Energy efficiency in affordable housing, more than any other building sector, makes a critical impact on the lives of tenants. According to the United States Department of Housing and Urban Development, "utility bills burden the poor and can cause homelessness." The County supports energy conservation in new and existing housing through application of California residential building standards that establish energy performance criteria for new residential buildings (Title 24 of the California Building Code) and through appropriate land use policies and development standards that reduce energy consumption.

The Community Action Agency of Butte County, Inc. offers two major weatherization assistance programs. They are provided at no charge to Butte County residents that meet the program income criteria. The Community Action Agency also offers utility assistance for qualified households in the county. The assistance can cover electric, propane, natural gas, heating oil, cord wood, or wood pellets. There are also specific emergency services for clients that have received shut-off notices. Pacific Gas and Electric Company offers an Energy Savings Assistance Program for households that meet the income criteria of the program and a Low-Income Home Energy Assistance Program for utility bill payments, energy-related crises, and home weatherization.

6. Opportunities for Energy Conservation

Although Butte County implements various housing and energy-efficiency programs, affordable housing is not less expensive to live in merely because the development costs are minimized. Ongoing expenses related to housing are also a factor of affordability.

The cost of housing includes not only the rent or mortgage, but also utility costs. Higher utility expenses reduce affordability. Building "affordable" homes is not the same as making homes affordable to live in. Cheaply built homes invite callbacks, complaints, and discomfort and waste energy. Therefore, additional first costs to improve energy efficiency do not make housing less affordable in the long run. Energy efficiency in affordable housing, more than any other building sector, makes a critical impact on the lives of tenants. According to the United States Department of Housing and Urban Development (HUD), "utility bills burden the poor and can cause homelessness."

In 1978, Title 24, Part 6 of the California Code of Regulations established the *Energy Efficiency Standards for Residential and Nonresidential Buildings* to reduce California's energy consumption.[26] Title 24 is continually updated in response to new technologies, with Butte County enforcing the 2019 version of the California Green Building Standards Code (CALGreen).[27] In addition, the Butte County Department of Development Services, Building Division, makes the Title 24 compliance forms readily available on its website. Through adherence to the Title 24 standards, the County will reduce the electricity and natural gas costs in its new residential buildings.

In December 2021, Butte County adopted an updated Climate Action Plan (CAP) that identifies numerous actions to reduce greenhouse gas (GHG) emissions through energy efficiency in addition to renewable energy, land use, transportation, agriculture, waste reductions, and agricultural practices. The CAP presents several recommended energy strategies, or reduction measures, that will promote energy efficiency in new and existing housing:

- Strategy 1: Continue efforts to promote energy conservation and efficiency opportunities for all residents, building/property owners, and renters in the unincorporated county, including support and promotion of programs for lower-income and disadvantaged communities.
  - Action 1b: Work with the California Department of Housing and Community Development to provide increased awareness of weatherization, and other energy-efficiency and conservation incentive programs, for those living in low-income housing stock, including mobile home park owners and renting tenants, through direct outreach to property owners, direct mailings to residents, and booths at community events, among other such outreach activities.
  - Action 1f: Engage with tenants and owners of multifamily homes through mailers and the County website to promote energy-efficiency upgrades and to discuss available incentives and rebates.

[26] California Energy Commission. Accessed March 1, 2022. http://www.energy.ca.gov/title24/.

[27] A Codification of the General Codes of Butte County. Accessed March 1, 20222. http://municipalcodes.lexisnexis.com/codes/butteco/.

- Action 1g: Create an inventory of multifamily buildings in the unincorporated county that were constructed prior to 1980 and engage with the owners of the buildings to promote energy-efficiency upgrades.

- Strategy 3: Work with property owners and property management groups to increase overall building electrification and adoption of modern, efficient appliances in residential rental properties.
  - Action 3b: Provide incentives for installation of all-electric appliances in new residential construction and remodels through partnerships with existing and future community partners.
  - Action 3f: Promote and support opportunities for residents to test electric equipment, such as portable induction cooktops, to encourage transitioning from gas to electric appliances.
- Strategy 4: Support efforts to increase renewable and carbon-free energy generation, including wind, solar, and biomass, and to ensure customer access to such renewable energy.
  - Action 4c: Conduct community outreach and education to increase awareness of the benefits of installing solar, including direct outreach through mailers and electronic communication, or passive outreach such as flyers and billboards.
  - Action 4g: Encourage all new discretionary multifamily, mixed-use, and residential projects to achieve zero net energy using on-site renewable energy and high-efficiency construction.
  - Action 4i: Encourage all new discretionary multifamily developments to offer solar options or provide off-site power purchase agreements, following the Homebuyer Solar Program.

The CAP outlines a work plan for County staff to implement and monitor progress implementing these measures. The County will integrate CAP measures and actions into existing policies and programs, including revising other local and regional plans, developing new programs, and initiating new activities. Strategies and actions in the CAP identify amendments to existing codes, policies, and documents or programs. As the County moves forward with Zoning Ordinance updates, Specific Plans, and other planning documents, staff will ensure that these documents support and are consistent with the CAP. Existing regional partnerships and collaborations can also support implementation. County staff will maintain these existing networks and support programs and resources that reduce emissions and support energy efficiency in housing throughout Butte County.

VII. HOUSING SITES INVENTORY AND ANALYSIS

This section discusses the amount of land available for the development of housing in the Unincorporated Area for the County to meet its Regional Housing Need Allocation (RHNA), as determined by the Regional Housing Needs Plan (RHNP).

A. Regional Housing Needs Allocation

The California Department of Housing and Community Development (HCD) identifies the supply of housing necessary to meet the existing and projected growth in population and households in California. Each of the 38 councils of governments (COG) in the state receives an RHNA from HCD that specifies the number of units, by affordability level, that the COG region must plan to accommodate during its Housing Element planning period. Each COG then distributes the allocations throughout the towns, cities, and counties pursuant to Article 65584 of the California Government Code. The Butte County Association of Governments (BCAG) allocates housing production goals for towns, cities, and counties based on their projected share of the region's household growth, the state of the local housing market and vacancies, and the jurisdiction's housing replacement needs.

1. Regional Housing Needs Allocation, 2022-2030

The 2020 RHNP was prepared by BCAG and approved by the BCAG Board of Directors on December 10, 2020. Butte County's share of the 2022 to 2030 RHNA planning period is 3,788 units for the unincorporated areas, which includes 1,966 units allocated for rebuild efforts. The fire rebuild allocation does not represent the full estimate of units lost during the Camp Fire, only those expected to be rebuilt during the projection period. The allocation was determined by using data from the Department of Finance to determine the type of housing units that were lost and proportionately assigning a housing unit type to the units BCAG expects to be rebuilt. Those units were then categorized by affordability levels into an income category. Only the Unincorporated Area of Butte County and Town of Paradise received a fire rebuild allocation as a result of the 2018 Camp Fire.

Refer to **Table A-49** for a breakdown of units by income category. As shown, none of the fire rebuild allocation units were allocated as very low- or low-income units. The mobile home units lost in the Unincorporated Area were categorized as moderate income for the purposes of allocating a proportionate share of units lost by income tier to each jurisdiction.

TABLE A-49: UNINCORPORATED BUTTE COUNTY 6TH CYCLE RHNA

Income Category	2022-2030 RHNA			Percentage of Total
	Base Allocation	Fire Rebuild Allocation[1]	Total Allocation	
Extremely Low- Income[2]	136	0	136	3.6%
Very Low- Income	136	0	136	3.6%
Low- Income	361	0	361	9.5%
Moderate- Income	143	855	998	26.3%
Above Moderate Income	1,046	1,111	2,157	56.9%
Total	**1,822**	**1,966**	**3,788**	**100.0%**

Source: BCAG 6th Cycle Regional Housing Needs Plan, December 2020
Notes:
1. The Fire Rebuild Allocation is intended to rebuild units lost in the 2018 Camp Fire.
2. It is assumed that the extremely low-income unit need is 50 percent of the very low-income allocation.

Local governments can employ a variety of strategies to meet RHNA housing production goals, as provided in California Government Code Section 65583(c)(1), including vacant land zoned for residential uses, development of accessory dwelling units (ADUs), and the potential for redevelopment of underutilized sites. As described in the Inventory of Land Suitable for Residential Development section that follows, Butte County has vacant land zoned for residential development at a range of densities to exceed the RHNA for all income categories.

B. Inventory of Land Suitable for Residential Development

State Housing Element law emphasizes the importance of adequate land for housing and requires that each Housing Element "…identify adequate sites… to facilitate and encourage the development of a variety of housing types for all income levels…" (California Government Code Section 65583(c)(1)). To allow for an adequate supply of new housing, land must be zoned at a variety of densities to ensure that development is feasible for a wide range of income levels. The identified land must also have access to appropriate services and infrastructure, such as water, wastewater, and roads. The sites listed in **Table A-57** are currently available and will allow for the development of a variety of housing types that can meet the needs of all income groups allocated by BCAG for the 2022-2030 planning period.

The following sections describe available land, including Specific Plans and vacant land. **Table A-57** presents a list of vacant land available for residential development. **Table A-58** presents the capacity of the North Chico Specific Plan and Rio d'Oro Specific Plans. The only site included in the inventory that is owned by the County is for Everhart Village, an approved project to serve residents experiencing or at risk of homelessness. State law also requires analysis that refines the unit capacity of the available land. The other factors that determine the suitability of the vacant land include:

- Infrastructure capacity, such as water and sewer.
- Environmental constraints, such as floodplains and fire hazard severity zones.
- Viability of the sites within the Housing Element planning period through June 15, 2030.

1. Sites Identified in Previous Housing Elements

Pursuant to California Government Code Section 65583.2(c)), a non-vacant site identified in the previous planning period and a vacant site that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA unless the site is subject to a program in the Housing Element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households.

Tables A-57, A-58A, and **A-58B** indicate (denoted in bold and italics) whether inventoried sites are subject to California Government Code Section 65583.2(c). Four of the sites (APNs 002-050-214-000, 035-226-006-000, 078-180-014-000, and 078-190-005-000) identified for lower-income housing, that are not part of a Specific Plan, have been identified in previous Housing Elements. While the sites included in the lower-income inventory already allow housing by right, the Housing Element includes **Policy H-P2.8** to ensure housing developments in which at least 20 percent of the units are affordable to lower-income households will be allowed by right.

2. Realistic Capacity

Butte County has vacant land zoned for residential development at densities from 0 to 20 units per acre, with a total capacity for 3,410 units, of which, 65 units are in higher-density zones that allow 20 dwelling units per acre. The remainder of the lower-income RHNA is met through Specific Plans.

The County considered and evaluated the implementation of its current development standards and on-site improvement requirements (e.g., setbacks, building height, parking, and open space requirements), as well as looked at a recent project to determine a realistic unit capacity for all vacant sites outside of Specific Plans.

A capacity for vacant residential sites was determined by multiplying the number of acres by the maximum density for the site; a factor of 75 percent of the maximum density was applied to account for site and regulatory constraints that may limit each site from being built to 100-percent density. In mixed-use zones, projects that are 100 percent residential, and do not include a commercial aspect, are permitted in the same manner as a traditional mixed-use project. In the MU-2 and MU-3 there are established minimum residential density requirements, ensuring that all mixed use projects in these zones have a residential component. In the MU-1 zone however, there is no minimum residential requirement. Therefore, for sites in MU-2 and MU-3 zones, the 75 percent realistic capacity can be reasonably be applied, but for sites in the MU-1 zone, a realistic capacity of 50 percent has been applied to account for the potential that some of these sites may build out as entirely non-residential projects while others will include a residential component.

The County considered the projects identified in **Table A-50A** to establish that a 75-percent realistic capacity was appropriate:

TABLE A-50A: BUTTE COUNTY PROJECT EXAMPLES

Project Name	Status	GP/Zoning	Acreage	Allowable Density	Built Density	Total Units*	Realistic Capacity
Mandeville Park	Under Construction	VLDR/SR-1/NCSP[1]	26.4	1 du/ac	0.94 du/ac	25	95%
Creekside Estates	Approved	VLDR/VLDR	49.4	1 du/ac	0.95 du/ac	47	95%
Oroville Heights (100% affordable)	Under Construction	MHDR/MHDR	4.96	14 du/ac	13.31 du/ac	65	94%
CHAT Housing (100% affordable)	Pending	VLDR/GC	5.2	14 du/ac	12.7 du/ac	66	91%

Source: Butte County 2022

**Projects did not include density bonus units.*
VLDR = Very Low Density Residential SR-1 = Suburban Residential 1-acre minimum MHDR = Medium-High Residential Density
NCSP = North Chico Specific Plan PUD = Planned Unit Development PD = Planned Development
GC = General Commercial

3. Large Sites

The County is relying on the North Chico Specific Plan and Rio d'Oro Specific Plans which both include sites larger than 10 acres where parcels have not yet been subdivided. In an effort to determine that sites larger than 10 acres in size are appropriate to meet the lower- and moderate-income RHNA, the County relied the Shadowbrook Apartments in the City of Redding. This project includes 80 deed-restricted units on 10.3 acres and has been operating since 1999.

While some of the sites in the land inventory are large (greater than 15 acres), these sites are still appropriate for affordable housing development because of the opportunity for Specific Plan development followed by subdivision of the property into smaller parcels that could be acquired and developed by affordable housing developers. However, Phase 4 of Rio d'Oro does not require subdivision to accommodate a multifamily project, reducing barriers to affordable development on this site. The entirety of Phase 4 is zoned for High Density Residential (26.8 acres) and Very High Density Residential (6.3 acres). Similarly, while the North Chico Specific Plan includes medium and medium high density areas that will require parcelization prior to development, 20.8 acres are zoned for High Density Residential located at the intersection of Hicks Lane and the future extension of Kittyhawk Drive adjacent to future retail uses. While a developer can divide the high density area, it is not required for development. The parcels in the Medium Density Residential zone in the North Chico

Specific Plan area will support 3 to 6 units per acre. In the Medium High Density Residential zone, parcels will support 6 to 14 units per acre.

Similarly, Specific Plans for other large sites could also be developed to facilitate housing development in the future. To assist with lot subdivisions, the County has included **Program H-A1.4** to provide technical assistance and incentives to subdivide parcels in the housing sites inventory larger than 10 acres. The County will offer expedited review for the subdivision of larger sites into buildable lots as long as the development is consistent with County land use and environmental regulations, and priority processing for subdivision maps, including affordable housing.

Further, as described in section VI.B.2 Price of Land of this Housing Element, the cost of land in the Unincorporated Area is typically less than, or close to $50,000 per acre, which is significantly more affordable than land within or adjacent to incorporated areas (see **Table A-48**). The relatively low cost of land in the Unincorporated Area helps to support affordable development at a range of densities. The market and demographic characteristics of Butte County are comparable to many agricultural and predominantly rural counties in central and southern California. For example, in Imperial and Riverside Counties, land costs, fees, construction costs, and many demographic indicators of a need for affordable and accessible housing are relatively similar (**Table A-50B**). While located in very different areas of the state with differing topography, development potential and feasibility is based on a range of factors regardless of location, including those factors identified in **Table A-50B**. Given the similarities between Imperial, Riverside, and Butte Counties, development interest and potential is likely to have similarities. While the median home value in Butte County was approximately $100,000 more than in Imperial County in September 2022, the median value varies significantly across the Unincorporated Area

In Imperial County, Heber Meadows, is a 16.2-acre affordable housing project is planned, with a submitted Tentative Tract Map by Chelsea Investment Corporation. Similarly, Riverside County has recently worked with affordable housing providers to approve two 100 percent affordable projects on sites larger than 10 acres, Oasis Villa, a farm worker housing project, and a senior housing project in Vista Santa Rosa, both processed in early 2021. Oasis Villa includes 160 multi-family affordable housing units in the community of Oasis. The housing units will be 100 percent affordable to low-income households with units ranging from one- to four-bedrooms with the intent to serve local farmworkers and their families. The average density of the multi-family development is approximately 8.4 dwelling units per acre. Vista Santa Rosa is a mixed-use project in the Vista Santa Rosa community. This project is proposes the consolidation of 12 parcels for a gross acreage of 26.81 for the project that will include commercial uses, and a multi-unit senior housing assisted living facility. The assisted living facility will have 128 total dwelling units, comprised of one- and two-bedroom units, for a density of approximately 9 dwelling units per acre.

The development interest in Imperial and Riverside Counties, based on non-governmental and governmental constraints as well as demonstrated need, reflects potential for affordable development on large sites in Butte County.

TABLE A-50B: MARKET CONDITIONS FOR AFFORDABLE LARGE SITE DEVELOPMENT

Development Factor	Imperial County	Riverside County	Butte County
Land Costs	$2,000 - $86,000	$11,000 - $190,000	$13,000 - $78,000
Single-Family Construction Costs	$262,787	$281,671	$287,006
Multifamily Construction Costs (per unit)	$107,273	$109,502	$112,493
Single-Family Fees	$4,673	$3,669 - $4,320	$6,803 - $10,704
Multifamily Fees (per unit)	$4,146	$2,670 - $3,249	$5,168 - $7,768
Median Home Value (September 2022)*	$330,000	$595,000	$435,000
Disability Rate	14.4%	24.8%	19.7%
Senior Households	18.1%	14.5%	22.8%
Farmworkers*	945 residents	5,752 residents*	4,348 residents*
Poverty Rate	41.5%	18.7%	10.8%
Lower-Income Population	86.6%	44.9%	40.4%

Source: Butte County, 2022; Imperial County, 2022; trulia.com, 2022; landwatch.com, 2022; Craftsman Book Company, 2022; 2015-2019 ACS; 2013-2017 CHAS; 2013-2017 USDA

**Includes incorporated areas.*

4. Sites to Accommodate Housing for Lower-Income Households

Housing element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; or (2) use default density standards deemed adequate to meet the appropriate zoning test.

Government Code Section 65583.2 sets default minimum allowable densities for zoning presumed to accommodate housing that would be affordable for lower-income households. The Government Code classifies jurisdictions in four different categories. Butte County is categorized as a suburban jurisdiction, where the default minimum density to accommodate housing affordable for lower-income households is at least 20 dwelling units per acre. Under the current General Plan, the VHDR land use designation and zoning district allow up to 30 units per acre, while the HDR land use designation and zoning district allow up to 20 dwelling units per acre. Currently, the Rio d'Oro Specific Plan area includes 26.8 acres zoned HDR and 6.3 acres zoned VHDR, and the North Chico Specific Plan includes 20.8 acres zoned HDR. APN 002-050-214 in the inventory is also zoned HDR. Therefore, the County is able to meet its lower-income RHNA on sites zoned at the state's default density of 20 units to the acre.

5. Sites to Accommodate Moderate- and Above Moderate-Income Households

As identified in **Tables A-57** and **A-58,** the County can accommodate its moderate- and above moderate-income RHNA in a variety of zones, resulting in a capacity for 862 moderate-income units and 2,816 above moderate-income units on vacant sites, 1,859 moderate-income units in specific plan areas, and 615 moderate-income units and 2,159 above moderate-income units on sites to meet the rebuild allocation.

Sites that allow a density of 14 units per acre are anticipated to be appropriate for moderate-income households, and all lower densities for above moderate-income households.

In compliance with Government Code Section 65583.2(4)(A) (AB 725), the County has identified more than 25 percent of the RHNA capacity for each moderate- and above moderate-income units on sites that allow at least 4 units per acre. The County has capacity for 804 moderate-income units on vacant sites that allow at least 4 units per acre, and 1,859 moderate-income units on sites in specific plans that allow at least 6 units per acre, for a capacity equivalent to 266 percent of the County's moderate-income RHNA. Similarly, the County has capacity for 2,626 above moderate-income units, or 121 percent of the County's above moderate-income RHNA, on sites that allow at least 4 units per acre.

6. Specific Plans and Pipeline Projects

Butte County is relying on specific plans with approved General Plan and zoning and an established number of units, phases, and timing to meet a portion of the County's RHNA, as well as pipeline projects at varying stages of planning and approval. A summary of these sites is provided in **Tables A-58A** and **A-58B**. These are projects that are anticipated to be developed during the 6th RHNA cycle, based on the status of plan review and information from prospective developers. The following sections provide a description of each specific plan and pipeline project.

a. Rio d'Oro Specific Plan

The Rio d'Oro Specific Plan, adopted in 2015, encompasses approximately 689 acres, with 413 acres to be developed (including developed parkland) and 276 acres to remain in environmental conservation and scenic open space. The Specific Plan area is within unincorporated Butte County, south of the City of Oroville and west of the unincorporated community of Palermo. The project area is generally between Palermo Road to the south and Ophir Road to the north and is bisected north/south by State Route 70 (SR 70), bounded on the west by Pacific Heights Road. Land uses include residential, 248,000 square feet of commercial, public facility, park and open space, and environmental conservation. Up to 2,700 residential units are proposed at a variety of densities ranging from low-density single-family residences (from 3 units/acre) to high-density multifamily development (up to 30 units/acre). The breakdown of units by density are listed in **Table A-51**; however, the zoning has only been approved for the High and Very High residential zones. As such, the County relied on these sites to accommodate the lower-income RHNA but is not relying on the low- to medium- and medium- to high-density sites.

TABLE A-51: RIO D'ORO SPECIFIC PLAN

Residential Density	Gross Acres	Units
Low-Medium (up 6 du/ac)	128.5	510
Medium-High (up to 14 du/ac)	162.0	1,535
High (14-20 du/ac)	26.8	485
Very High (20-30 du/ac)	6.3	170
Total	**323.6**	**2,700 maximum**

Source: Rio d'Oro Specific Plan, 2021

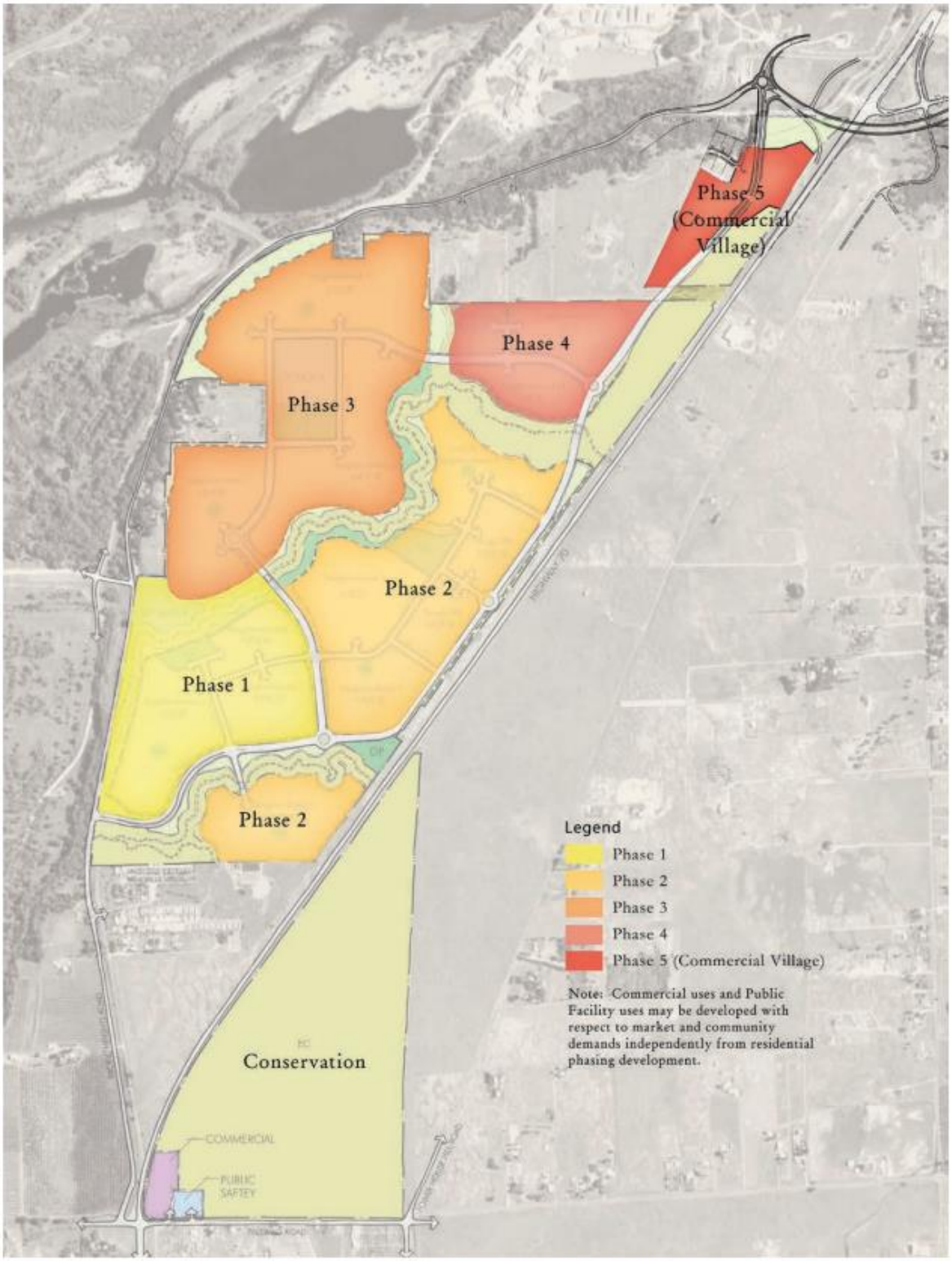
The Rio d'Oro Specific Plan includes a phasing plan for construction of four residential villages (Phases 1 through 4) and a commercial component (Phase 5), as shown in **Figure A-28**. Phase 1 through 3 will include the development of Low-Medium Density Residential (LMDR) and Medium-High Density Residential (MHDR) residential uses, as well as green space and a school. Phase 4 will develop High Density Residential (HDR) and Very High Density Residential (VHDR). Finally, Phase 5 will develop Retail and Business Services (RBS). Phase 1 is anticipated to occur over a two-to-five year period, with one village per 2 to 5 year period anticipated to be developed after completion of Phase 1. While high density residential is planned for Phase 4, the developer can build high density at any point during the project and therefore, Phase 4 could develop within the planning period. The County is relying on only Phase 4 as part of the sites inventory, as the other phases do not yet have approved zoning. Should a developer wish to develop the entirety of the specific plan area, the following steps would need to occur:

1. A subsequent General Plan Amendment and Rezone of Phases 1, 2, 3, and 5.
2. Adoption of an ordinance setting specific standards for development of the area.
3. Acquisition of the intervening strip of land between Phase 5 and 1 through 4, to be included in the specific plan process so that circulation functions in consistence with the Specific Plan and EIR.
4. A development agreement negotiation process, as is required for large development projects under the General Plan.
5. Completion of a fiscal analysis.
6. Completion of CEQA analysis, tiered off of the existing EIR.
7. Map application and other entitlements.

For the development agreement and fiscal analysis, the County will obtain outside consultant assistance. Any changes regarding plans to locate an onsite wastewater treatment facility, annexation into the City of Oroville, or other changes to the Specific Plan must occur prior to or concurrently with the steps outlined above. As Phase 4 is zoned for high density, parcelization of the site is not necessary for construction of multifamily units.

In 2021, the County received a letter of interest from a party interested in purchasing and moving forward with the Rio d'Oro Specific Plan area. While these steps have not yet occurred at this time, the County remains in contact with potentially interested parties to provide information on next steps for development.

FIGURE A-28
RIO D'ORO SPECIFIC PLAN PHASING PLAN



Source: Rio d'Oro Specific Plan, 2015

As discussed in the Sites Improvements section of the Constraints analysis, the South Feather Water and Power Agency (SFWPA) is the water provider for this area and the Lake Oroville Area Public Utility District (LOAPUD) and Sewerage Commission – Oroville Region would provide sewer services to new units built within the Specific Plan area. The SFWPA currently has capacity to serve the new units proposed in the Rio d'Oro Specific Plan, while the LOAPUD reported that an application would need to be submitted and reviewed by the district's engineers to plan a route for any new sewer systems that are needed. Existing SFWPA infrastructure is located approximately 4,800 feet away from the Specific Plan area, across Highway 70. As Phase 4 is located closest to Highway 70, as shown in **Figure A-28**, and therefore closest to existing infrastructure, it is not reliant on other phases for infrastructure to be extended. The developer for the Rio d'Oro Specific Plan is subject to a developer agreement with the Sewerage Commission – Oroville Region that requires a capacity study that may lead to a mitigation agreement for funding sewer necessary improvements to serve the new development. The County will work with developers of the site to identify funding to help mitigate costs with extending SFWPA infrastructure and expansion of LOAPUD facilities (**Program H-A1.1**).

b. North Chico Specific Plan

The North Chico Specific Plan was adopted in January 1995 and is undergoing an update concurrently with this Housing Element update. The property owner has been supportive of the Village Plan effort, with interest in pursuing the outlined development, as accepted by the Board of Supervisors in May 2021. The plan area encompasses 3,590 acres bounded by Sycamore Creek to the south, SR 99 to the west, Rock Creek to the north, and Chico Municipal Airport to the east. The purpose of the North Chico Specific Plan is to comprehensively respond to development proposals and incorporate them into a concept for land use for the area, while evaluating and providing area-wide solutions to drainage, circulation, and public services. Although development impact fees have been adopted to help fund various improvements within the North Chico Specific Plan area, the funding mechanisms necessary to pay for all of the needed infrastructure have yet to be established. The North Chico Specific Plan includes 20.8 acres zoned for 20 units per acre, 64.1 acres zoned for 14 units per acre, and 105.3 acres at 6 units per acre. All General Plan land use designations and zoning districts have been approved and are in place for the specific plan. Residential uses are permitted by-right in the zones identified in Table A-52, with appropriate zoning in the High Residential Density zone to facilitate construction of 416 lower-income units to meet the RHNA. **Table A-52** provides details regarding the zoning mix and unit capacity in the North Chico Specific Plan.

TABLE A-52: NORTH CHICO SPECIFIC PLAN

Residential Density	Gross Acres	Maximum Units
Medium Density (3-6 du/ac)	121.1	727
Medium High (6- 14 du/ac)	80.9	1,132
High (14-20 du/ac)	20.8	416
Total	**222.7**	**2,275**

Source: North Chico Specific Plan, 2021

Development phasing of the North Chico Specific Plan is planned to be completed in six phases (**Figure A-29**). The first will be the area to the southwest of the future intersection of Kittyhawk Drive and Hicks Lane, just north of the existing development along Caballo Way, and will include Medium Density Residential (MDR) and Medium-High Density Residential (MHDR) uses. The development of Phase 1 will coincide with improvements to Hicks Lane and the extension of infrastructure to the site. Phase 2 development extends to the edge of Mud Creek, south of Kittyhawk Drive, and will include MDR uses. Phase 3 will develop north of Kittyhawk Drive along Hicks Lane and will include MHDR and High Density Residential (HDR) adjacent to a Retail (RTL) area. Phase 4 will include additional MDR and MHDR uses as well as public areas and will fill out the site area north of Kittyhawk Drive along Mud Creek. Phases 5 and 6 will include MDR and MHDR uses and may develop concurrently with or after Phase 1 and are designed to phase independently from Phases 2 through 4. While the plan assumes development will occur in phases, each can develop at any time or concurrently with other phases. However, the planning and development horizon for the completion of the specific plan is expected to be approximately 20 years. Based on this, the County conservatively assumes that 25 percent of the specific plan can realistically be built out by 2030 and has reflected this assumption in **Tables A-56** and **A-58A**.

c. Everhart Village

In September 2022, the County issued building permits for Everhart Village, a non-congregate emergency care homeless shelter located within the City of Chico limits on County-owned land that is being developed in coordination with the Chico Housing Action Team (CHAT). Everhart Village will include 20 individual tiny homes that will include a toilet, sink, microwave, mini-fridge, bed, storage space, an air conditioner, table and chairs, and a lockable front door. In addition to these homes, the village will include a community center with meeting rooms, bathrooms, complete kitchen, living room, and laundry area. The purpose of the village is to serve clients of Butte County's Behavioral Health Department experiencing or at risk of homelessness, to provide intensive case management and support during the transition to permanent housing. Upon completion, the project with be managed by CHAT and owned by Butte County and is funded through donations, grants, and volunteer support.

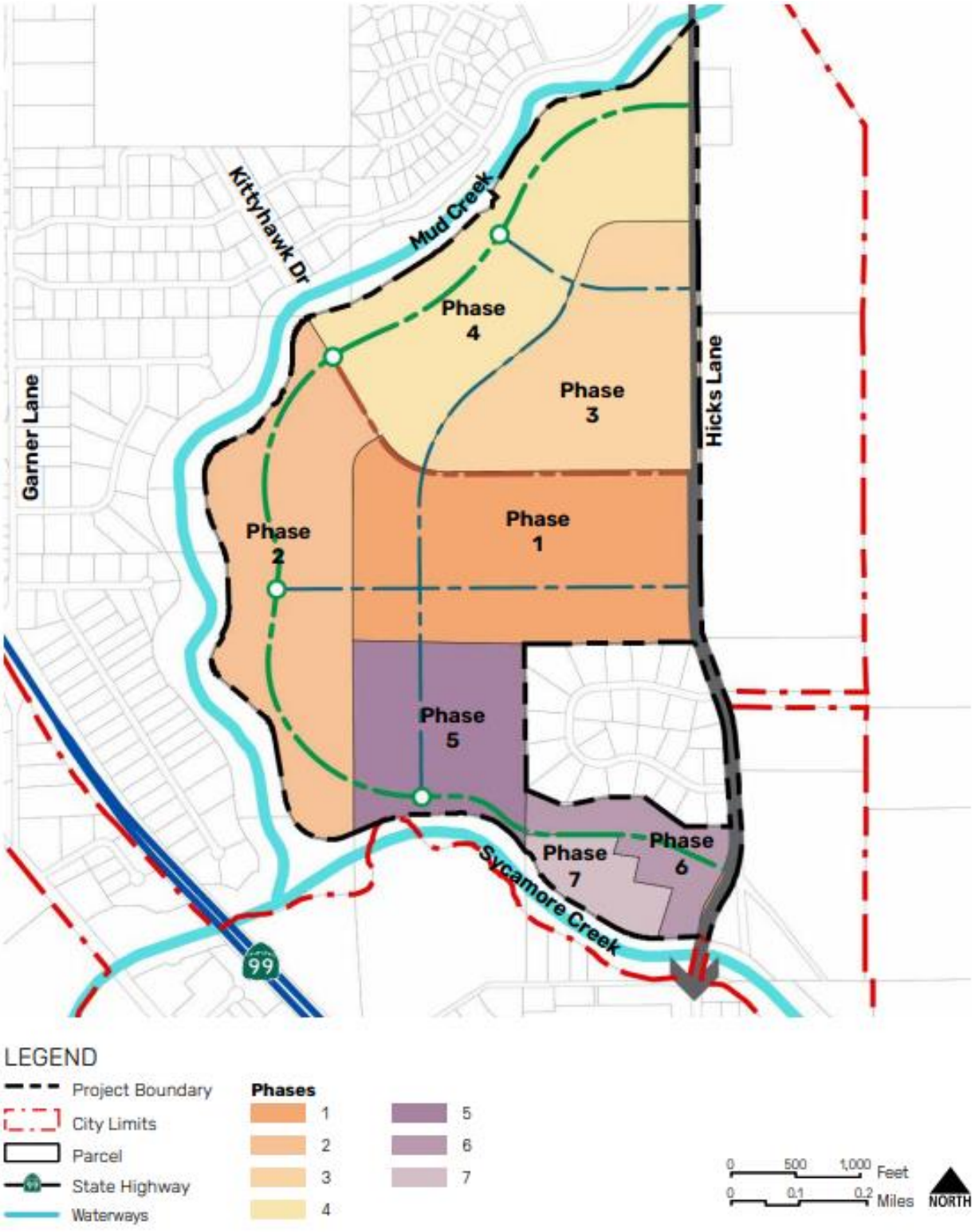
d. Lakeridge Circle

Still in the planning stages, Lakeridge Circle is anticipated to include 64 income-restricted units across 9 parcels totaling 18.77 acres developed by the Community Housing Improvement Program (CHIP), an affordable housing developer, on the Upper Ridge in Magalia. At the time of this writing, the draft CEQA document has been completed and NEPA is anticipated for completing in early December 2022. In Fall 2022, the applicant is expected to submit conceptual site and building designs to the County with the intent of presenting these designs to the Butte County Economic Development Assistance Committee (EDAC). Additionally, the wastewater plan is underway, with grading, draining, and utility plans expected by November 2022. Construction of Lakeridge Circle is expected to begin in June 2024 and last approximately 18 months.

e. Chico Housing Action Team (CHAT) Studio Apartments

Butte County has been working diligently with CHAT for the pending proposal of 66 studio apartments deed-restricted for lower-income housing. The project will be located west of Chico city limits on Highway 32 near the intersection of Regent Lane. As this project is located within the General Commercial zone, it will require issuance of a Conditional Use Permit. However, the County is working with CHAT during the preapplication process with the Environmental Health Division and other required elements to support development during the planning period.

FIGURE A-29
NORTH CHICO SPECIFIC PLAN PHASING PLAN



Source: North Chico Village Vision Plan, April 2021

Prior to construction of the North Chico Specific Plan, the developer will work with the California Water Service Company, Chico District, to conduct a water supply assessment for the proposed water demand from the development and analyze its impact on the California Water Service Company's water distribution system. The water supply assessment will identify if the new residential units can be served by the California Water Service Company's system or the improvements that are necessary to accommodate the new demand. Currently, sewer infrastructure is approximately 1,700 to 3,900 feet away from the specific plan area and water infrastructure is approximately 2,700 to 3,900 feet away. The 2019 City of Chico Sewer System Management Plan identified several projects that are needed to support growth, including within the North Chico Specific Plan area. The City is planning to update the report by 2023 that will include revised budgetary estimates and schedules. For both water and sewer service, the developer is responsible for completing any improvements that are needed to serve the development. As with the Rio d'Oro Specific Plan, the County will provide assistance to developers of the North Chico Specific Plan to identify funding to mitigate costs associated with completing any required improvements or expansions of water and sewer infrastructure (**Program H-A1.1**).

7. Accessory Dwelling Unit Potential

ADUs are seen as an appropriate housing type for low-income households as a primary residence. Currently, data for ADU rental rates in the county is not readily available and therefore, the County relied on rental rates for one-bedroom units identified in **Table A-22,** *Affordable Payments by Household Size (Based on a Four-Person Household)*, as a proxy for ADU rental rates. As shown in the table, the average monthly rent for a one-bedroom unit in Butte County varies significantly depending on its location within the County, with lower rents typically further from incorporated jurisdictions. Low-income households can afford between $990 (one-person) and $1,414 (four-person) in monthly housing costs without being cost burdened. Comparing the rental rates with the affordability of low-income households shows that ADUs are appropriate to credit toward the County's lower-income RHNA, based on the average price of a one-bedroom rental unit in Butte County.

The County has permitted an average of 14 ADUs per year over the past 5 years, with the breakdown as follows:

- 2017 – 18 ADUs received building permits
- 2018 – 14 ADUs received building permits
- 2019 – 0 ADUs received building permits
- 2020 – 7 ADUs received building permits
- 2021 – 31 ADUs received building permits

While the County projects that the annual average will increase during the 2022-2030 planning period as a result of increased efforts to promote and encourage construction of ADUs, the County projects that a minimum of 109 will be constructed over the course of the planning period, or 14 annually. While a regional affordability analysis of ADUs was not available for Butte County, in March 2020, the Sacramento Area Council of Governments (SACOG) published a regional ADU affordability analysis for the SACOG region, including Yuba and Sutter Counties. Given the proximity and similarity between Butte County and Yuba and Sutter Counties, the County has used the identified affordability for these counties as a proxy.

Based on SACOG's analysis, the County projects that 30 percent of ADUs, or 32 units, will be affordable to lower-income households, 49 percent of ADUs or 54 units will be affordable to moderate-income households, and 23 percent or 15 units will be affordable to above moderate-income households.

8. Manufactured Home Potential

As discussed in the Housing Conditions section of the Housing Element, Homes Direct reported that in August 2021, the most recent available data, new manufactured housing ranged in price from $135,000 to $143,000, on average.

Non-governmental constraints that may influence the affordability of a new manufactured home include land costs, transportation costs, and foundation costs, as well ability to secure financing and resale affordability. As identified in **Table A-31**, the average price per acre in the Unincorporated Area varies significantly depending on location; however, most areas have low land costs and do not add a significant barrier to putting an affordable manufactured housing unit on the land. Land costs range from approximately $7,027 per acre in Forbestown to $78,063 in Magalia, though the areas adjacent to incorporated municipalities have significantly higher land costs. In most communities in the Unincorporated Area, it is unlikely that land cost is a barrier to development of mobile homes and mobile home parks, which the cost adjacent to the cities of Chico and Biggs may present a barrier. The County analyzed the cost of purchasing, installation, and fees of a new manufactured home and estimated that the cost totals approximately $203,000 to $208,000 per unit. The following costs were estimated for a new manufactured home (**Table A-53A**).

TABLE A-53A: ESTIMATED MANUFACTURED HOME COSTS

Item	Cost
New Home	$154,000
Installation	Included
Foundation and Skirting	$8,700
Steps	$5,000
A/C	$4,800
Awning	$2,000
Transportation	Included
Fees and Permits	$13,500
Driveways	$5,000 - $10,000
Fence and Gates	$5,000
Landscape	$5,000
Total	**$203,000 - $208,000**

Source: Executive Homes, 2022

Most manufactured housing developed in the county serves cost-constrained families, providing an affordable alternative to traditional stick-built development. **Table A-22** in the Demographic and Economic Trends section shows that a four-person, extremely low-income household can afford a maximum sales price of $165,408, a very low-income household can afford a maximum sales price of $220,649, and a low-income household can afford a maximum sales price of $352,975, meaning that manufactured housing is affordable to very low- and low-income households.

When comparing the price, including installation of a new mobile home, mobile homes are an affordable option to very low- and low- income households. However, financing can be challenging to secure for mobile and manufactured homes. To address this, the County offers the Mortgage Credit Certificate (MCC) Program to assist lower-income households to purchase a manufactured home to reduce barriers to financing for these households (Action H-A2.9). Most manufactured housing developed in the county serves cost-constrained families, providing an affordable alternative to traditional stick-built development.

Between 2016 and 2022, there was an average of 66 mobile/manufactured homes added to the County's housing stock per year (refer to **Table A-53B**). Projecting these 66 units over the RHNA period (eight years) gives the County a projected capacity of 523 manufactured/mobile homes. Although these manufactured homes fall within the affordability level of lower income households, the County took a conservative approach and relied on SACOG's Regional Accessory Dwelling Unit Affordability Analysis for Yuba and Sutter counties to provide the affordability breakdown. Assuming the SACOG affordability analysis, the County assumes 156 homes will be affordable to lower income households, 257 homes will be affordable to moderate- income households, and 110 will be affordable to above moderate- income households.

TABLE A-53B: MOBILE HOME BUILDING PERMITS

Year	Mobile Home Building Permits
2016	33
2017	4
2018	70
2019	56
2020	159
2021	97
2022*	41
Annual Average	66

Source: Butte County, 2015-2022
**This includes permits issued for manufactured homes, including for replacement manufactured homes after the Camp Fire and North Complex Fire, through September 19, 2022.*

9. Rebuild Capacity

As discussed in the Demographic and Economic Trends section of this Housing Element, the 2018 Camp Fire and 2020 North Complex Fire damaged or destroyed 4,763 and 2,455 structures, respectively. **Table A-54** reports the number of residential structures destroyed (damaged beyond 50 percent) by these fires. These structures were primarily on sites with the Rural Residential (RR) land use designation and within the Rural Residential 5-acres (RR-5) zone. Recent efforts, including County support and local, regional, and federal grant funding, have resulted in building permits being issued for 458 residential structures in the Camp Fire burn area and 38 building permits for residential structures in the North Complex Fire burn area (315 of these received grant funding available for lower- and moderate-income households). Rebuilding of homes is essential to supporting the economies in impacted communities, as the recovery of the local economy is dependent on housing for employees. Therefore, to facilitate further rebuild efforts in communities impacted by the Camp and North Complex fires, the County has included the sites of units that were destroyed by the fires to meet the rebuild portion of the County's RHNA. As these sites were previously occupied by residential uses, streets and utility infrastructure is already in place, increasing viability for rebuilding efforts. **Table A-55** projects out the affordability for the rebuild units based on the current allocation of building permits issued to lower- and moderate-income households, assuming that 10 percent of new units will be affordable to lower-income households, 20 percent to moderate-income, and 70 percent to above moderate-income. Note: Motor Homes were not assumed in these projections as they are most likely not on permanent foundations and therefore do not county as a housing unit. While the County has identified these units to meet a portion of the RHNA and encourage rebuilding of communities damaged by wildfires, they RHNA can be fully met on the sites identified in **Tables A-57** and **A-58**. A full list of the sites that are identified to meet the rebuild capacity can be found in Appendix B.

TABLE A-54: HOUSING UNITS DESTROYED BY WILDFIRES

Unit Type	Camp Fire	North Complex Fire	Total
Motor Home	19	0	19
Mobile Home Single Wide	126	220	346
Mobile Home Double Wide	797	228	1,025
Mobile Home Triple Wide	106	24	130
Single Family Residence Single Story	1,162	541	1,703
Single Family Residence Multi Story	222	143	365
Multi Family Residence Single Story	1	0	1
Multi Family Residence Multi Story	2	0	2
Total	**2,435**	**1,156**	**3,591**

Source: Butte County, 2021

TABLE A-55: HOUSING UNITS DESTROYED BY WILDFIRES ALLOCATED TOWARDS MEETING THE RHNA

Unit Type	Total Units Destroyed[1]	Assumed Affordability		
		Lower	Moderate	Above Moderate
Motor Home	19	0	0	0
Mobile Home Single Wide	346	35	69	242
Mobile Home Double Wide	901	90	180	631
Mobile Home Triple Wide	130	13	26	91
Single Family Residence Single Story	1,331	133	266	932
Single Family Residence Multi Story	366	37	73	256
Multi Family Residence Single Story	1	0	0	1
Multi Family Residence Multi Story	2	0	0	1
Total	**3,096**	**308**	**615**	**2,154**

Source: Butte County, 2021
1. The 496 units for which building permits have been issued have been removed from this total.

C. Sites Analysis Summary

Based on the land analysis, the County has sufficient land to accommodate the 6th Cycle RHNA, shown in **Table A-56**. Lower- and moderate-income unit allocations are met through vacant sites, Specific Plans, sites allocated as rebuild capacity, and projected ADUs and mobile homes. The above moderate-income unit allocation is met through the same means, with the exception of Specific Plans. The rebuild capacity identified here exceeds the rebuild allocation identified in **Table A-49**, which is separate from the base allocation.

As shown in **Table A-56**, the County has a surplus of 687 lower-income units, 1,214 moderate-income units, and 2,608 above moderate-income units. The available capacity exceeds the County's RHNA. A full list of sites and specific plan capacity is included in **Tables A-57, A-58A,** and **A-58B**.

TABLE A-56: COMPARISON OF REGIONAL HOUSING NEED AND RESIDENTIAL SITES

Income Group	6th Cycle RHNA	Vacant Site Capacity	Specific Plan Capacity	Rebuild Capacity	Projected ADUs	Projected Mobile Homes	Unit Surplus
Very Low	272	65	759	308	32	156	687
Low	361						
Moderate	998	819	465	615	54	257	1,214
Above Moderate	2,157	2,526	0	2,159	23	110	2,661
Total	**3,788**	**3,410**	**1,224**	**3,084**	**109**	**523**	**4,562**

Source: Butte County, 2022

TABLE A-57
VACANT SITES INVENTORY

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
002-050-214-000	HDR	HDR	1.1	20 du per acre	22	16	Lower	Yes	None	Vacant	Cal Water Chico, CWPCD
035-226-006-000	MU	MU-3	0.59	20 du per acre	4	2	Lower	Yes	None	Vacant	Cal Water Oroville, LOAPUD
072-050-014-000	***MU***	***MU-3***	***1.9***	***20 du per acre***	***11.4***	***8***	***Lower***	***No***	***None***	***Vacant***	***SFWPA, LOAPUD***
072-050-033-000	***MU***	***MU-3***	***4.69***	***20 du per acre***	***28.14***	***21***	***Lower***	***No***	***None***	***Vacant***	***SFWPA, LOAPUD***
072-050-034-000	***MU***	***MU-3***	***1.02***	***20 du per acre***	***6.12***	***4***	***Lower***	***No***	***None***	***Vacant***	***SFWPA, LOAPUD***
072-050-036-000	***MU***	***MU-3***	***9.02***	***20 du per acre***	***54.12***	***40***	***Lower***	***No***	***None***	***Vacant***	***SFWPA, LOAPUD***
078-180-014-000	MU	MU-3	0.54	20 du per acre	3	2	Lower	Yes	None	Vacant	Cal Water Oroville, LOAPUD
078-190-005-000	MU	MU-3	1	20 du per acre	6	4	Lower	Yes	None	Vacant	SFWPA, LOAPUD
030-212-025-000	MHDR	MHDR	0.24	14 du per acre	3	2	Moderate	Yes	None	Vacant	TWSD
030-212-027-000	MHDR	MHDR	0.17	14 du per acre	2	1	Moderate	Yes	None	Vacant	TWSD
030-212-030-000	MHDR	MHDR	0.24	14 du per acre	3	2	Moderate	No	None	Vacant	TWSD
030-212-031-000	MHDR	MHDR	0.24	14 du per acre	3	2	Moderate	Yes	None	Vacant	TWSD
030-212-032-000	MHDR	MHDR	0.24	14 du per acre	3	2	Moderate	Yes	None	Vacant	TWSD
030-212-033-000	MHDR	MHDR	0.24	14 du per acre	3	2	Moderate	Yes	None	Vacant	TWSD
030-212-034-000	MHDR	MHDR	0.24	14 du per acre	3	2	Moderate	Yes	None	Vacant	TWSD
030-212-035-000	MHDR	MHDR	0.24	14 du per acre	3	2	Moderate	Yes	None	Vacant	TWSD
030-212-036-000	MHDR	MHDR	0.25	14 du per acre	4	2	Moderate	Yes	None	Vacant	TWSD
030-212-041-000	MHDR	MHDR	3.2	14 du per acre	45	65	Moderate	No	None	Vacant	TWSD
030-220-019-000	MHDR	MHDR	0.31	14 du per acre	4	3	Moderate	Yes	None	Vacant	TWSD
030-220-022-000	MHDR	MHDR	0.2	14 du per acre	3	2	Moderate	No	None	Vacant	TWSD
030-220-023-000	MHDR	MHDR	0.3	14 du per acre	4	3	Moderate	Yes	None	Vacant	TWSD
030-220-031-000	MHDR	MHDR	5.72	14 du per acre	80	60	Moderate	No	None	Vacant	TWSD
078-010-042-000	MU	MU-2	1.04	14 du per acre	6	4	Moderate	No	None	Vacant	SFWPA, LOAPUD
078-100-033-000	MHDR	MHDR	3.83	14 du per acre	54	40	Moderate	No	None	Vacant	SFWPA, LOAPUD
078-100-042-000	MHDR	MHDR	10	14 du per acre	140	105	Moderate	No	None	Vacant	SFWPA, LOAPUD
078-170-043-000	MHDR	MHDR	11.64	14 du per acre	163	122	Moderate	No	None	Vacant	SFWPA, LOAPUD
078-170-044-000	MHDR	MHDR	19.93	14 du per acre	279	209	Moderate	Yes	None	Vacant	SFWPA, LOAPUD
078-170-055-000	MHDR	MHDR	6.45	14 du per acre	90	67	Moderate	Yes	None	Vacant	SFWPA, LOAPUD
078-170-062-000	MHDR	MHDR	6.85	14 du per acre	96	71	Moderate	Yes	None	Vacant	SFWPA, LOAPUD
078-170-064-000	MHDR	MHDR	4.92	14 du per acre	69	51	Moderate	No	None	Vacant	SFWPA, LOAPUD
078-290-043-000	MHDR	MHDR	0.21	14 du per acre	3	2	Moderate	No	None	Vacant	SFWPA, LOAPUD
078-290-044-000	MHDR	MHDR	2.07	14 du per acre	29	21	Moderate	No	None	Vacant	SFWPA, LOAPUD
078-290-045-000	MHDR	MHDR	1.98	14 du per acre	28	20	Moderate	No	None	Vacant	SFWPA, LOAPUD
009-290-046-000	VLDR	VLDR	1.84	1 du per acre	2	1	Above Moderate	No	None	Vacant	Biggs - West Gridley Water District
009-340-027-000	VLDR	VLDR	5	1 du per acre	5	3	Above Moderate	No	None	Vacant	Biggs - West Gridley Water District
009-340-064-000	VLDR	VLDR	7.33	1 du per acre	7	5	Above Moderate	No	None	Vacant	Biggs - West Gridley Water District
018-020-072-000	VLDR	VLDCR	1.04	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
018-440-028-000	VLDR	VLDCR	1.92	1 du per acre	2	1	Above Moderate	No	None	Vacant	None

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
018-440-029-000	VLDR	VLDCR	2.21	1 du per acre	2	1	Above Moderate	No	None	Vacant	None
018-440-063-000	VLDR	VLDCR	2.42	1 du per acre	2	1	Above Moderate	No	None	Vacant	None
022-100-014-000	VLDR	VLDR	5.9	1 du per acre	6	4	Above Moderate	No	None	Vacant	None
022-110-013-000	VLDR	VLDR	5	1 du per acre	5	3	Above Moderate	No	None	Vacant	Biggs - West Gridley Water District
022-170-009-000	VLDR	VLDR	3.8	1 du per acre	4	2	Above Moderate	No	None	Vacant	None
022-180-017-000	VLDR	VLDR	5	1 du per acre	5	3	Above Moderate	No	None	Vacant	None
022-180-024-000	VLDR	VLDR	5	1 du per acre	5	3	Above Moderate	No	None	Vacant	Butte Water District
022-180-066-000	VLDR	VLDR	1.7	1 du per acre	2	1	Above Moderate	No	None	Vacant	None
022-180-091-000	RR	RR-5	5.16	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	None
022-180-105-000	VLDR	VLDR	5	1 du per acre	5	3	Above Moderate	No	None	Vacant	Butte Water District
024-300-022-000	VLDR	VLDR	4.76	1 du per acre	5	3	Above Moderate	No	None	Vacant	Butte Water District
025-020-026-000	VLDR	VLDR	1	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
025-020-038-000	VLDR	VLDR	2.02	1 du per acre	2	1	Above Moderate	No	None	Vacant	None
025-020-046-000	VLDR	VLDR	1.1	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
025-030-061-000	VLDR	VLDR	3.29	1 du per acre	3	2	Above Moderate	No	None	Vacant	None
025-340-001-000	RR	RR-5	13.4	1 per 5 acres	3	2	Above Moderate	No	None	Vacant	SFWPA
025-340-003-000	RR	RR-5	13.05	1 per 5 acres	3	1	Above Moderate	No	None	Vacant	SFWPA
025-340-014-000	RR	RR-5	5.12	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
025-340-019-000	RR	RR-5	5.13	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
025-340-024-000	RR	RR-5	5.05	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
025-340-037-000	RR	RR-5	10.75	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	SFWPA
025-340-050-000	VLDR	VLDR	2.98	1 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
025-340-051-000	VLDR	VLDR	5	1 du per acre	5	3	Above Moderate	No	None	Vacant	SFWPA
025-340-052-000	VLDR	VLDR	2.95	1 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
025-340-057-000	VLDR	VLDR	10	1 du per acre	10	7	Above Moderate	No	None	Vacant	SFWPA
025-340-074-000	RR	RR-5	10.09	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	SFWPA
025-340-081-000	RR	RR-5	5.51	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
025-340-082-000	RR	RR-5	7.36	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
025-360-018-000	RR	RR-5	9.94	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	SFWPA
025-360-020-000	RR	RR-5	10.84	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	SFWPA
025-360-071-000	RR	RR-5	6.16	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
025-360-072-000	RR	RR-5	5.93	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
025-360-073-000	RR	RR-5	5.73	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
025-360-076-000	RR	RR-5	10.45	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	SFWPA
026-020-001-000	VLDR	VLDR	5.05	1 du per acre	5	3	Above Moderate	No	None	Vacant	SFWPA
026-020-036-000	VLDR	VLDR	3.33	1 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
026-050-021-000	VLDR	VLDR	1	1 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
026-080-012-000	VLDR	VLDR	1.72	1 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
026-080-018-000	VLDR	VLDR	6.81	1 du per acre	7	5	Above Moderate	No	None	Vacant	SFWPA
026-080-027-000	VLDR	VLDR	1.83	1 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
026-080-054-000	VLDR	VLDR	1.15	1 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
026-080-071-000	VLDR	VLDR	3.31	1 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
026-080-080-000	VLDR	VLDR	3.17	1 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
026-132-019-000	LDR	LDR	0.35	3 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
026-133-003-000	LDR	LDR	0.34	3 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
026-136-005-000	LDR	LDR	0.57	3 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
026-160-019-000	LDR	LDR	0.45	3 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
026-160-026-000	LDR	LDR	0.55	3 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
026-160-033-000	LDR	LDR	0.43	3 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
026-162-003-000	LDR	LDR	0.87	3 du per acre	3	1	Above Moderate	No	None	Vacant	SFWPA
026-182-001-000	LDR	LDR	1.03	3 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
026-193-002-000	LDR	LDR	1.55	3 du per acre	5	3	Above Moderate	No	None	Vacant	SFWPA
026-223-002-000	LDR	LDR	0.34	3 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
026-242-020-000	VLDR	VLDR	2.32	1 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
027-060-051-000	VLDR	VLDR	2.4	1 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
027-060-073-000	VLDR	VLDR	10	1 du per acre	10	7	Above Moderate	No	None	Vacant	SFWPA
027-080-006-000	LDR	LDR	1	3 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
027-080-020-000	LDR	LDR	1.14	3 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
027-080-021-000	LDR	LDR	1	3 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
027-090-013-000	RR	RR-5	7.98	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	SFWPA
027-090-043-000	RR	RR-5	5.9	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
027-230-031-000	RR	RR-10	20	1 per 10 acres	2	1	Above Moderate	No	None	Vacant	None
027-230-061-000	RR	RR-10	10.14	1 per 10 acres	1	1	Above Moderate	No	None	Vacant	None
027-240-070-000	RR	RR-5	5.71	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
027-300-025-000	LDR	LDR	0.32	3 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
027-300-072-000	LDR	LDR	0.36	3 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
027-300-074-000	LDR	LDR	0.32	3 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
027-300-075-000	LDR	LDR	0.32	3 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
027-350-188-000	RR	RR-10	10	1 per 10 acres	1	1	Above Moderate	No	None	Vacant	None
027-360-145-000	RR	RR-10	10.23	1 per 10 acres	1	1	Above Moderate	No	None	Vacant	None
028-062-027-000	VLDR	VLDR	8.64	1 du per acre	9	6	Above Moderate	No	None	Vacant	None
028-072-020-000	RTL	C-C	0.34	1 du per parcel	0.34	1	Above Moderate	No	None	Vacant	None
028-072-021-000	RTL	C-C	0.34	1 du per parcel	0.34	1	Above Moderate	No	None	Vacant	None
028-074-009-000	VLDR	VLDR	1.48	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
028-076-012-000	RTL	C-C	0.46	1 du per parcel	0.46	1	Above Moderate	No	None	Vacant	None
028-410-097-000	RR	RR-5	5.03	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
028-420-117-000	RR	RR-5	5.02	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
029-132-010-000	MDR	MDR	0.22	6 du per acre	1	1	Above Moderate	No	None	Vacant	RID
029-133-019-000	MDR	MDR	0.42	6 du per acre	3	1	Above Moderate	No	None	Vacant	RID
029-142-003-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	RID

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
029-143-004-000	MDR	MDR	0.19	6 du per acre	1	1	Above Moderate	No	None	Vacant	RID
029-143-011-000	MDR	MDR	0.19	6 du per acre	1	1	Above Moderate	No	None	Vacant	RID
029-151-002-000	MDR	MDR	0.2	6 du per acre	1	1	Above Moderate	No	None	Vacant	RID
029-161-043-000	MDR	MDR	0.22	6 du per acre	1	1	Above Moderate	No	None	Vacant	RID
030-020-027-000	VLDR	VLDR	3.74	1 du per acre	4	2	Above Moderate	No	None	Vacant	TWSD
030-020-097-000	VLDR	VLDR	4.27	1 du per acre	4	3	Above Moderate	No	None	Vacant	TWSD
030-020-098-000	VLDR	VLDR	4.17	1 du per acre	4	3	Above Moderate	No	None	Vacant	TWSD
030-020-101-000	VLDR	VLDR	1.42	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
030-031-003-000	VLDR	VLDR	10	1 du per acre	10	7	Above Moderate	No	None	Vacant	TWSD
030-031-005-000	VLDR	VLDR	10	1 du per acre	10	7	Above Moderate	No	None	Vacant	TWSD
030-031-009-000	VLDR	VLDR	9.41	1 du per acre	9	7	Above Moderate	No	None	Vacant	TWSD
030-033-002-000	MDR	MDR	5	6 du per acre	30	22	Above Moderate	No	None	Vacant	TWSD
030-034-019-000	VLDR	VLDR	2	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
030-035-009-000	VLDR	VLDR	4	1 du per acre	4	3	Above Moderate	No	None	Vacant	TWSD
030-035-010-000	VLDR	VLDR	7.71	1 du per acre	8	5	Above Moderate	No	None	Vacant	TWSD
030-043-009-000	VLDR	VLDR	2	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
030-071-021-000	MDR	MDR	17.16	6 du per acre	103	77	Above Moderate	No	None	Vacant	TWSD
030-072-069-000	MDR	MDR	4.25	6 du per acre	26	19	Above Moderate	No	None	Vacant	TWSD
030-120-044-000	MDR	MDR	15.18	6 du per acre	91	68	Above Moderate	No	None	Vacant	TWSD
030-131-011-000	RR	RR-5	5.26	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	TWSD
030-160-005-000	MDR	MDR	4.8	6 du per acre	29	21	Above Moderate	No	None	Vacant	TWSD
030-160-006-000	VLDR	VLDR	4.4	1 du per acre	4	3	Above Moderate	No	None	Vacant	TWSD
030-160-048-000	VLDR	VLDR	2.6	1 du per acre	3	1	Above Moderate	No	None	Vacant	TWSD
030-160-050-000	VLDR	VLDR	1.97	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
030-160-056-000	VLDR	VLDR	1.08	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
030-160-067-000	VLDR	VLDR	4.46	1 du per acre	4	3	Above Moderate	No	None	Vacant	TWSD
030-160-073-000	VLDR	VLDR	1.49	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
030-160-078-000	VLDR	VLDR	1.12	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
030-170-080-000	MDR	MDR	22.84	6 du per acre	137	102	Above Moderate	No	None	Vacant	TWSD
030-170-094-000	VLDR	VLDR	1.73	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
030-194-006-000	MDR	MDR	0.11	6 du per acre	1	1	Above Moderate	Yes	None	Vacant	TWSD
030-194-008-000	MDR	MDR	0.11	6 du per acre	1	1	Above Moderate	Yes	None	Vacant	TWSD
030-200-100-000	MDR	MDR	20.77	6 du per acre	125	93	Above Moderate	No	None	Vacant	TWSD
030-211-033-000	MDR	MDR	8.46	6 du per acre	51	38	Above Moderate	No	None	Vacant	TWSD
030-212-014-000	MDR	MDR	0.46	6 du per acre	3	2	Above Moderate	No	None	Vacant	TWSD
030-230-018-000	RR	RR-5	60	1 per 5 acres	12	9	Above Moderate	No	None	Vacant	None
030-230-059-000	RR	RR-5	5	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	None
030-230-063-000	RR	RR-5	5	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	None
030-230-064-000	RR	RR-5	5	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	None
030-230-068-000	RR	RR-5	5	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	None

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
030-230-070-000	RR	RR-5	5	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	None
030-230-071-000	RR	RR-5	5	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	None
030-230-072-000	RR	RR-5	5	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	None
030-230-076-000	RR	RR-5	10.03	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	None
030-250-029-000	RR	RR-5	11.04	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	None
030-250-049-000	RR	RR-5	16.67	1 per 5 acres	3	2	Above Moderate	No	None	Vacant	None
030-250-052-000	RR	RR-5	11.12	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	None
030-250-063-000	RR	RR-5	10.02	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	None
030-250-066-000	RR	RR-5	13.42	1 per 5 acres	3	2	Above Moderate	No	None	Vacant	None
030-250-067-000	RR	RR-5	11.58	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	None
030-250-069-000	RR	RR-5	10.02	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	None
030-250-070-000	RR	RR-5	10.02	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	None
030-250-071-000	RR	RR-5	10.02	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	None
030-250-072-000	RR	RR-5	95.59	1 per 5 acres	19	14	Above Moderate	No	None	Vacant	None
030-260-054-000	RR	RR-5	258.84	1 per 5 acres	52	38	Above Moderate	No	None	Vacant	None
030-320-033-000	RR	RR-5	10.15	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	None
030-320-035-000	RR	RR-5	15.13	1 per 5 acres	3	2	Above Moderate	No	None	Vacant	None
030-462-026-000	MDR	MDR	7.64	6 du per acre	46	34	Above Moderate	No	None	Vacant	TWSD
030-462-027-000	MDR	MDR	11.61	6 du per acre	70	52	Above Moderate	No	None	Vacant	TWSD
030-510-002-000	RR	RR-5	5.01	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	None
030-510-005-000	RR	RR-5	5.01	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	None
030-510-007-000	RR	RR-5	5.03	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	None
030-510-008-000	RR	RR-5	10.26	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	None
030-510-010-000	RR	RR-5	14.04	1 per 5 acres	3	2	Above Moderate	No	None	Vacant	None
030-510-011-000	RR	RR-5	17.17	1 per 5 acres	3	2	Above Moderate	No	None	Vacant	None
030-510-019-000	RR	RR-5	5.01	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	None
030-520-003-000	RR	RR-5	14.76	1 per 5 acres	3	2	Above Moderate	No	None	Vacant	None
030-540-009-000	RR	RR-5	11.23	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	None
030-540-010-000	RR	RR-5	10.51	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	None
030-560-022-000	MDR	MDR	15.9	6 du per acre	95	71	Above Moderate	No	None	Vacant	TWSD
031-010-085-000	MDR	MDR	1	6 du per acre	6	4	Above Moderate	No	None	Vacant	TWSD
031-060-049-000	VLDR	VLDR	3	1 du per acre	3	2	Above Moderate	No	None	Vacant	None
031-171-022-000	VLDR	VLDR	1.09	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
031-172-057-000	VLDR	VLDR	1.92	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
031-190-034-000	MDR	MDR	9.7	6 du per acre	58	43	Above Moderate	No	None	Vacant	TWSD
031-201-011-000	VLDR	VLDR	1.5	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
031-201-053-000	VLDR	VLDR	1.97	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
031-202-045-000	VLDR	VLDR	1.55	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
031-203-064-000	VLDR	VLDR	1.31	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
031-203-065-000	VLDR	VLDR	1.01	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
031-212-025-000	VLDR	VLDR	2.27	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
031-236-007-000	VLDR	VLDR	2.1	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
031-237-016-000	VLDR	VLDR	1.14	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
031-237-018-000	VLDR	VLDR	1.49	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
031-241-007-000	VLDR	VLDR	2.26	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
031-244-010-000	VLDR	VLDR	1.05	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
031-247-005-000	VLDR	VLDR	1.2	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
031-251-005-000	VLDR	VLDR	2	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
031-253-046-000	VLDR	VLDR	4.67	1 du per acre	5	3	Above Moderate	No	None	Vacant	TWSD
031-254-015-000	VLDR	VLDR	1.47	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
031-254-032-000	VLDR	VLDR	1.48	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
031-275-007-000	VLDR	VLDR	1.5	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
031-281-012-000	VLDR	VLDR	1.19	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
031-281-029-000	VLDR	VLDR	1.37	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
031-281-031-000	VLDR	VLDR	1.67	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
031-281-064-000	VLDR	VLDR	15.24	1 du per acre	15	11	Above Moderate	No	None	Vacant	TWSD
031-281-065-000	VLDR	VLDR	2.76	1 du per acre	3	2	Above Moderate	No	None	Vacant	TWSD
031-281-066-000	VLDR	VLDR	1.38	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
031-281-104-000	VLDR	VLDR	3.09	1 du per acre	3	2	Above Moderate	No	None	Vacant	TWSD
031-281-137-000	VLDR	VLDR	1.05	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
031-281-138-000	VLDR	VLDR	2.29	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
031-290-001-000	VLDR	VLDR	5.88	1 du per acre	6	4	Above Moderate	No	None	Vacant	TWSD
031-290-002-000	VLDR	VLDR	3.74	1 du per acre	4	2	Above Moderate	No	None	Vacant	TWSD
033-021-001-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-023-003-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-024-003-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-026-002-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-026-004-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-026-005-000	MDR	MDR	0.45	6 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
033-026-006-000	MDR	MDR	0.31	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-027-003-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-027-004-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-027-005-000	MDR	MDR	0.45	6 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
033-028-008-000	MDR	MDR	0.34	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-028-011-000	MDR	MDR	0.37	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-031-001-000	MDR	MDR	1.67	6 du per acre	10	7	Above Moderate	No	None	Vacant	SFWPA
033-034-010-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-035-001-000	MDR	MDR	0.77	6 du per acre	5	3	Above Moderate	No	None	Vacant	SFWPA
033-035-003-000	MDR	MDR	0.31	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-037-003-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
033-037-004-000	MDR	MDR	0.29	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-038-014-000	MDR	MDR	0.15	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-038-015-000	MDR	MDR	0.15	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-038-016-000	MDR	MDR	0.18	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-038-017-000	MDR	MDR	0.18	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-041-003-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-045-001-000	MDR	MDR	0.62	6 du per acre	4	2	Above Moderate	No	None	Vacant	SFWPA
033-045-004-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-045-005-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-051-002-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-051-004-000	MDR	MDR	0.29	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-051-005-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-052-001-000	MDR	MDR	0.31	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-052-002-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-052-007-000	MDR	MDR	0.31	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-053-002-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-053-006-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-053-007-000	MDR	MDR	0.29	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-054-002-000	MDR	MDR	0.29	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-055-001-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-055-002-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-055-004-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-055-005-000	MDR	MDR	0.46	6 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
033-055-006-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-056-001-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-056-002-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-056-005-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-056-006-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-056-012-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-063-001-000	MDR	MDR	0.31	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-063-004-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-063-005-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-064-001-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-064-002-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-064-003-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-066-003-000	MDR	MDR	0.31	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-067-001-000	MDR	MDR	0.46	6 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
033-067-002-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-067-003-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-067-006-000	MDR	MDR	0.29	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
033-067-009-000	MDR	MDR	0.29	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-068-004-000	MDR	MDR	0.31	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-068-005-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-068-006-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-068-008-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-081-004-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-081-005-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-081-006-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-081-007-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-081-008-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-082-002-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-082-003-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-082-007-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-082-008-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-082-009-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-083-002-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-083-003-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-083-004-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-084-001-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-085-004-000	MDR	MDR	0.46	6 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
033-085-005-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-085-006-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-086-003-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-086-009-000	MDR	MDR	0.19	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-090-009-000	MDR	MDR	0.18	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-091-001-000	MDR	MDR	0.29	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-091-006-000	MDR	MDR	0.19	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-091-007-000	MDR	MDR	0.19	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-091-009-000	MDR	MDR	0.19	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-091-010-000	MDR	MDR	0.29	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-093-012-000	MDR	MDR	0.27	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-093-015-000	MDR	MDR	0.19	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-094-002-000	MDR	MDR	0.46	6 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
033-096-001-000	MDR	MDR	0.29	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-121-021-000	MDR	MDR	0.25	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
035-130-074-000	MDR	MDR	0.34	6 du per acre	2	1	Above Moderate	Yes	None	Vacant	Cal Water Oroville
035-130-179-000	MDR	MDR	49.79	6 du per acre	299	224	Above Moderate	Yes	None	Vacant	SFWPA
035-130-185-000	MDR	MDR	3.25	6 du per acre	20	14	Above Moderate	Yes	None	Vacant	SFWPA
035-130-186-000	MDR	MDR	1.02	6 du per acre	6	4	Above Moderate	Yes	None	Vacant	SFWPA
035-130-187-000	MDR	MDR	1.01	6 du per acre	6	4	Above Moderate	Yes	None	Vacant	SFWPA

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
035-130-188-000	MDR	MDR	1.04	6 du per acre	6	4	Above Moderate	Yes	None	Vacant	SFWPA
035-172-014-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	Yes	None	Vacant	Cal Water Oroville
035-173-003-000	MDR	MDR	0.2	6 du per acre	1	1	Above Moderate	Yes	None	Vacant	Cal Water Oroville
035-180-002-000	MDR	MDR	0.11	6 du per acre	1	1	Above Moderate	Yes	None	Vacant	Cal Water Oroville
035-180-008-000	MDR	MDR	1.64	6 du per acre	10	7	Above Moderate	Yes	None	Vacant	Cal Water Oroville
035-180-024-000	MDR	MDR	0.27	6 du per acre	2	1	Above Moderate	Yes	None	Vacant	Cal Water Oroville
035-211-001-000	MDR	MDR	0.31	6 du per acre	2	1	Above Moderate	No	None	Vacant	Cal Water Oroville
035-211-006-000	MDR	MDR	0.16	6 du per acre	1	1	Above Moderate	No	None	Vacant	Cal Water Oroville
035-212-015-000	MDR	MDR	0.15	6 du per acre	1	1	Above Moderate	No	None	Vacant	Cal Water Oroville
035-221-021-000	MDR	MDR	0.29	6 du per acre	2	1	Above Moderate	No	None	Vacant	Cal Water Oroville
035-222-003-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	Cal Water Oroville
035-222-011-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	Cal Water Oroville
035-300-036-000	MDR	MDR	4.24	6 du per acre	25	19	Above Moderate	Yes	None	Vacant	SFWPA
035-300-038-000	MDR	MDR	1.01	6 du per acre	6	4	Above Moderate	Yes	None	Vacant	SFWPA
035-300-039-000	MDR	MDR	1.02	6 du per acre	6	4	Above Moderate	Yes	None	Vacant	SFWPA
038-270-025-000	VLDR	VLDR	1.6	1 du per acre	2	1	Above Moderate	No	None	Vacant	Western Canal Water District
039-390-093-000	VLDR	VLDR	1.02	1 du per acre	1	1	Above Moderate	No	None	Vacant	Cal Water Chico
040-180-001-000	VLDR	VLDR	13.83	1 du per acre	14	10	Above Moderate	No	None	Vacant	None
040-190-001-000	VLDR	VLDR	2.71	1 du per acre	3	3	Above Moderate	No	None	Vacant	None
040-221-033-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	DID
040-223-018-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	DID
040-280-124-000	VLDR	VLDR	4.07	1 du per acre	4	3	Above Moderate	No	None	Vacant	DID
041-430-034-000	FR	FCR-20	20.52	1 per 20 acres	1	1	Above Moderate	No	None	Vacant	None
042-010-085-000	VLDR	VLDR-2.5	5.06	1 du per 2.5 acres	2	1	Above Moderate	No	None	Vacant	None
042-020-008-000	VLDR	VLDR	5	1 du per acre	5	3	Above Moderate	No	None	Vacant	Cal Water Chico
042-020-027-000	VLDR	VLDR	3.97	1 du per acre	4	2	Above Moderate	No	None	Vacant	None
042-020-107-000	VLDR	VLDR	1.02	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
042-030-095-000	VLDR	VLDR	2.08	1 du per acre	2	1	Above Moderate	No	None	Vacant	None
042-050-091-000	VLDR	VLDR	1	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
042-050-092-000	VLDR	VLDR	1	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
042-050-093-000	VLDR	VLDR	1	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
042-060-014-000	VLDR	VLDR	10	1 du per acre	10	7	Above Moderate	No	None	Vacant	None
042-160-082-000	LDR	LDR	0.54	3 du per acre	2	1	Above Moderate	No	None	Vacant	Cal Water Chico
042-300-015-000	VLDR	VLDR	1.02	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
042-340-187-000	VLDR	VLDR	8.15	1 du per acre	8	6	Above Moderate	No	None	Vacant	None
042-650-012-000	MDR	MDR	0.39	6 du per acre	2	1	Above Moderate	No	None	Vacant	Cal Water Chico
042-670-011-000	MDR	MDR	0.3	6 du per acre	2	1	Above Moderate	No	None	Vacant	Cal Water Chico
042-670-012-000	MDR	MDR	0.39	6 du per acre	2	1	Above Moderate	No	None	Vacant	Cal Water Chico
042-670-013-000	MDR	MDR	0.3	6 du per acre	2	1	Above Moderate	No	None	Vacant	Cal Water Chico
042-770-037-000	VLDR	VLDR-2.5	5.82	1 du per 2.5 acres	2	1	Above Moderate	No	None	Vacant	None

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
043-480-001-000	MDR	PUD	0.12	6 du per acre	1	1	Above Moderate	No	None	Vacant	Cal Water Chico
043-580-024-000	MDR	PUD	0.37	6 du per acre	2	1	Above Moderate	No	None	Vacant	Cal Water Chico
047-460-037-000	VLDR	VLDR	1.06	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
047-460-044-000	VLDR	VLDR	1.03	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
047-710-002-000	VLDR	VLDR	60	1 du per acre	60	45	Above Moderate	No	None	Vacant	None
047-710-007-000	VLDR	VLDR	4.78	1 du per acre	5	3	Above Moderate	No	None	Vacant	None
047-750-071-000	VLDR	VLDR	1	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
047-750-074-000	VLDR	VLDR	2	1 du per acre	2	1	Above Moderate	No	None	Vacant	None
047-750-075-000	VLDR	VLDR	3.35	1 du per acre	3	2	Above Moderate	No	None	Vacant	None
047-750-077-000	VLDR	VLDR	1.02	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
047-750-078-000	VLDR	VLDR	1.15	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
047-750-079-000	VLDR	VLDR	1	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
047-750-080-000	VLDR	VLDR	1	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
047-750-082-000	VLDR	VLDR	1.05	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
047-750-084-000	VLDR	VLDR	1.01	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
047-750-085-000	VLDR	VLDR	1	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
047-750-097-000	VLDR	VLDR	1.11	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
047-770-025-000	VLDR	VLDR	1.11	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
047-780-013-000	VLDR	VLDR	6	1 du per acre	6	4	Above Moderate	No	None	Vacant	None
047-790-039-000	VLDR	VLDR	11.55	1 du per acre	14	14	Above Moderate	No	None	Vacant	None
068-010-006-000	LDR	LDR	0.65	3 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
068-010-014-000	LDR	LDR	0.6	3 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
068-020-008-000	LDR	LDR	0.45	3 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
068-020-011-000	LDR	LDR	0.47	3 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
068-230-044-000	MDR	MDR	5.06	6 du per acre	30	22	Above Moderate	Yes	None	Vacant	SFWPA
069-070-005-000	MDR	MDR	0.19	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-080-039-000	MDR	MDR	0.34	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
069-090-043-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-090-045-000	MDR	MDR	0.28	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
069-100-001-000	MDR	MDR	0.22	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-100-004-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-100-018-000	MDR	MDR	0.26	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
069-120-023-000	MDR	MDR	0.16	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-150-004-000	MDR	MDR	0.24	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-150-021-000	MDR	MDR	0.18	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-150-043-000	MDR	MDR	0.21	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-150-045-000	MDR	MDR	0.15	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-160-040-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-170-008-000	MDR	MDR	0.18	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-170-009-000	MDR	MDR	0.15	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
069-170-012-000	MDR	MDR	0.16	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-170-035-000	MDR	MDR	0.16	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-180-054-000	MDR	MDR	0.15	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-190-008-000	MDR	MDR	0.16	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-190-018-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-190-019-000	MDR	MDR	0.21	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-190-034-000	MDR	MDR	0.16	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-190-037-000	MDR	MDR	0.16	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-200-008-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-200-015-000	MDR	MDR	0.18	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-200-021-000	MDR	MDR	0.16	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-200-024-000	MDR	MDR	0.22	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-200-032-000	MDR	MDR	0.21	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-200-036-000	MDR	MDR	0.19	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-200-058-000	MDR	MDR	0.15	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-210-014-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-210-017-000	MDR	MDR	0.21	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-210-030-000	MDR	MDR	0.16	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-210-031-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-210-032-000	MDR	MDR	0.16	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-220-019-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-220-026-000	MDR	MDR	0.15	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-220-071-000	MDR	MDR	0.21	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-240-001-000	MDR	MDR	0.22	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-240-004-000	MDR	MDR	0.19	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-240-005-000	MDR	MDR	0.19	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-240-006-000	MDR	MDR	0.19	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-240-007-000	MDR	MDR	0.2	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-240-008-000	MDR	MDR	0.23	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-240-009-000	MDR	MDR	0.22	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-250-033-000	MDR	MDR	0.18	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-250-084-000	MDR	MDR	0.25	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
069-260-001-000	MDR	MDR	0.2	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-260-017-000	MDR	MDR	0.21	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-260-030-000	MDR	MDR	0.15	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-270-019-000	MDR	MDR	0.22	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-280-010-000	MDR	MDR	0.25	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
069-310-017-000	MDR	MDR	0.2	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-350-013-000	LDR	LDR	0.32	3 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-400-005-000	VLDR	VLDR	2.5	1 du per acre	3	1	Above Moderate	No	None	Vacant	SFWPA

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
069-400-091-000	VLDR	VLDR	1.41	1 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-400-092-000	VLDR	VLDR	1.83	1 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
069-400-122-000	VLDR	VLDR	1.59	1 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
069-410-079-000	VLDR	VLDR	1.13	1 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-540-031-000	MDR	MDR	0.81	6 du per acre	5	3	Above Moderate	No	None	Vacant	SFWPA
069-550-012-000	MDR	MDR	0.6	6 du per acre	4	2	Above Moderate	No	None	Vacant	SFWPA
072-111-050-000	VLDR	VLDR	5.22	1 du per acre	5	3	Above Moderate	No	None	Vacant	SFWPA
072-111-051-000	VLDR	VLDR	5.22	1 du per acre	5	3	Above Moderate	No	None	Vacant	SFWPA
072-111-056-000	VLDR	VLDR	5.71	1 du per acre	6	4	Above Moderate	No	None	Vacant	SFWPA
072-112-004-000	MU	MU-1	0.25	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
072-120-006-000	MU	MU-1	0.73	6 du per acre	4	2	Above Moderate	No	None	Vacant	SFWPA
072-120-009-000	MU	MU-1	2	6 du per acre	12	6	Above Moderate	No	None	Vacant	SFWPA
072-130-026-000	MU	MU-1	0.4	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
072-460-052-000	VLDR	VLDR	12.92	1 du per acre	13	9	Above Moderate	No	None	Vacant	SFWPA
078-020-057-000	RR	RR-5	52.52	1 per 5 acres	11	7	Above Moderate	No	None	Vacant	SFWPA
078-020-060-000	RR	RR-5	28.75	1 per 5 acres	6	4	Above Moderate	No	None	Vacant	SFWPA
078-020-061-000	RR	RR-5	9.95	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	SFWPA
078-040-018-000	VLDR	VLDR	3.79	1 du per acre	4	2	Above Moderate	No	None	Vacant	SFWPA
078-070-009-000	VLDR	VLDR	4.38	1 du per acre	4	3	Above Moderate	No	None	Vacant	SFWPA
078-070-031-000	RR	RR-5	13.06	1 per 5 acres	3	1	Above Moderate	No	None	Vacant	SFWPA
078-100-026-000	MDR	MDR	20.02	6 du per acre	120	90	Above Moderate	No	None	Vacant	SFWPA
078-100-028-000	MDR	MDR	15	6 du per acre	90	67	Above Moderate	No	None	Vacant	SFWPA
078-100-040-000	MU	MU-1	4.8	6 du per acre	29	14	Above Moderate	No	None	Vacant	SFWPA
078-100-041-000	MU	MU-1	34.1	6 du per acre	205	102	Above Moderate	No	None	Vacant	SFWPA
078-100-043-000	MDR	MDR	25	6 du per acre	150	112	Above Moderate	No	None	Vacant	SFWPA
078-110-003-000	MDR	MDR	20.97	6 du per acre	126	94	Above Moderate	Yes	None	Vacant	SFWPA
078-110-026-000	MDR	MDR	19.03	7 du per acre	114	85	Above Moderate	Yes	None	Vacant	SFWPA
078-110-028-000	MDR	MDR	10.44	6 du per acre	63	46	Above Moderate	Yes	None	Vacant	SFWPA
078-160-028-000	MDR	MDR	0.36	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
078-170-045-000	MDR	MDR	4.97	6 du per acre	30	22	Above Moderate	No	None	Vacant	SFWPA
078-170-051-000	MU	MU-1	13.48	6 du per acre	81	40	Above Moderate	No	None	Vacant	SFWPA
078-170-057-000	MU	MU-1	15.47	6 du per acre	93	46	Above Moderate	No	None	Vacant	SFWPA
078-170-065-000	MDR	MDR	3.86	6 du per acre	23	17	Above Moderate	No	None	Vacant	SFWPA
078-250-003-000	MDR	MDR	2.43	6 du per acre	15	10	Above Moderate	No	None	Vacant	SFWPA
078-250-029-000	MDR	MDR	0.35	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
078-260-010-000	MDR	MDR	0.51	6 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
078-260-022-000	MDR	MDR	0.41	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
078-260-026-000	MDR	MDR	0.98	6 du per acre	6	4	Above Moderate	No	None	Vacant	SFWPA
078-260-032-000	MDR	MDR	0.28	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
078-260-042-000	MDR	MDR	1.58	6 du per acre	9	7	Above Moderate	No	None	Vacant	SFWPA

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
078-260-048-000	MDR	MDR	0.27	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
078-270-009-000	MDR	MDR	0.37	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
078-270-010-000	MDR	MDR	0.3	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
078-270-012-000	MDR	MDR	0.98	6 du per acre	6	4	Above Moderate	No	None	Vacant	SFWPA
078-270-013-000	MDR	MDR	5	6 du per acre	30	22	Above Moderate	No	None	Vacant	SFWPA
078-270-022-000	MDR	MDR	0.87	6 du per acre	5	3	Above Moderate	No	None	Vacant	SFWPA
078-270-036-000	MDR	MDR	0.53	6 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
078-270-039-000	MDR	MDR	1	6 du per acre	6	4	Above Moderate	No	None	Vacant	SFWPA
078-270-043-000	MDR	MDR	0.41	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
078-270-053-000	MDR	MDR	0.49	6 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
078-280-013-000	MDR	MDR	0.18	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
078-280-014-000	MDR	MDR	0.2	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
078-280-016-000	MDR	MDR	0.15	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
078-280-017-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
078-280-018-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
078-280-020-000	MDR	MDR	0.38	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
078-280-022-000	MDR	MDR	0.62	6 du per acre	4	2	Above Moderate	No	None	Vacant	SFWPA
078-280-025-000	MDR	MDR	0.5	6 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
078-280-033-000	MDR	MDR	1	6 du per acre	6	4	Above Moderate	No	None	Vacant	SFWPA
078-280-039-000	MDR	MDR	1	6 du per acre	6	4	Above Moderate	Yes	None	Vacant	SFWPA
078-280-042-000	MDR	MDR	2	6 du per acre	12	9	Above Moderate	No	None	Vacant	SFWPA
078-280-045-000	MDR	MDR	0.29	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
078-280-051-000	MDR	MDR	1.35	6 du per acre	8	6	Above Moderate	No	None	Vacant	SFWPA
078-280-052-000	MDR	MDR	1.49	6 du per acre	9	6	Above Moderate	No	None	Vacant	SFWPA
078-280-053-000	MDR	MDR	1.27	6 du per acre	8	5	Above Moderate	No	None	Vacant	SFWPA
078-280-057-000	MDR	MDR	0.3	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
078-280-058-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
078-280-061-000	MDR	MDR	0.41	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
078-280-062-000	MDR	MDR	1.28	6 du per acre	8	5	Above Moderate	No	None	Vacant	SFWPA
078-290-002-000	MDR	MDR	6.72	6 du per acre	40	30	Above Moderate	Yes	None	Vacant	SFWPA
078-290-003-000	MDR	MDR	7.08	6 du per acre	42	31	Above Moderate	Yes	None	Vacant	SFWPA
078-290-005-000	MDR	MDR	0.1	6 du per acre	1	1	Above Moderate	Yes	None	Vacant	SFWPA
078-290-007-000	MDR	MDR	0.46	6 du per acre	3	2	Above Moderate	Yes	None	Vacant	SFWPA
078-290-010-000	MDR	MDR	0.26	6 du per acre	2	1	Above Moderate	Yes	None	Vacant	SFWPA
078-290-011-000	MDR	MDR	0.26	6 du per acre	2	1	Above Moderate	Yes	None	Vacant	SFWPA
078-290-014-000	MDR	MDR	0.54	6 du per acre	3	2	Above Moderate	Yes	None	Vacant	SFWPA
078-290-015-000	MDR	MDR	3.47	6 du per acre	21	15	Above Moderate	Yes	None	Vacant	SFWPA
078-290-019-000	MDR	MDR	3.03	6 du per acre	18	13	Above Moderate	Yes	None	Vacant	SFWPA
078-290-020-000	MDR	MDR	2.99	6 du per acre	18	13	Above Moderate	Yes	None	Vacant	SFWPA
078-290-021-000	MDR	MDR	0.9	6 du per acre	5	4	Above Moderate	Yes	None	Vacant	SFWPA

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
078-290-025-000	MDR	MDR	1.16	6 du per acre	7	5	Above Moderate	Yes	None	Vacant	SFWPA
078-290-026-000	MDR	MDR	0.28	6 du per acre	2	1	Above Moderate	Yes	None	Vacant	SFWPA
078-290-027-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	Yes	None	Vacant	SFWPA
078-290-028-000	MDR	MDR	0.26	6 du per acre	2	1	Above Moderate	Yes	None	Vacant	SFWPA
078-290-029-000	MDR	MDR	0.13	6 du per acre	1	1	Above Moderate	Yes	None	Vacant	SFWPA
078-290-033-000	MDR	MDR	1.46	6 du per acre	9	6	Above Moderate	Yes	None	Vacant	SFWPA
078-290-047-000	MDR	MDR	0.59	6 du per acre	4	2	Above Moderate	Yes	None	Vacant	SFWPA
078-290-048-000	MDR	MDR	0.63	6 du per acre	4	2	Above Moderate	Yes	None	Vacant	SFWPA
078-290-051-000	MDR	MDR	0.56	6 du per acre	3	2	Above Moderate	Yes	None	Vacant	SFWPA
078-290-054-000	MDR	MDR	0.58	6 du per acre	3	2	Above Moderate	Yes	None	Vacant	SFWPA
078-290-059-000	MDR	MDR	4.33	6 du per acre	26	19	Above Moderate	Yes	None	Vacant	SFWPA
078-290-062-000	MDR	MDR	1.44	6 du per acre	9	6	Above Moderate	Yes	None	Vacant	SFWPA
078-290-064-000	MDR	MDR	0.95	6 du per acre	6	4	Above Moderate	Yes	None	Vacant	SFWPA
078-290-065-000	MDR	MDR	1.42	6 du per acre	9	6	Above Moderate	Yes	None	Vacant	SFWPA
078-290-071-000	MDR	MDR	2.72	6 du per acre	16	12	Above Moderate	Yes	None	Vacant	SFWPA
079-380-028-000	RR	RR-5	5.05	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
079-390-029-000	RR	RR-5	10	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	SFWPA
079-390-032-000	RR	RR-5	5.1	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
079-390-054-000	RR	RR-5	5	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
					Lower-Income Capacity	***65***					
					Moderate-Income Capacity	***819***					
					Above Moderate-Income Capacity	***2,526***					
					Total Capacity	***3,410***					

Source: Butte County, April 2022
Note: It is assumed that moderate income RHNA site without a service provider identified will be served by well and septic.

TABLE A-58A: SPECIFIC PLAN LAND INVENTORY

APN	GP	Zone	Acres	Max Allowable Density	Specific Plan Capacity During Planning Period	Affordability	Included in 4th and 5th Cycle?	Environmental Constraints	Existing Use
North Chico Specific Plan									
007-550-046, -047, 007-010-036, -057, -058, -063, -062	MDR	MDR	159.5	6	239	Moderate	Yes	None	Vacant
047-710-023, 007-010-057, -058	MHDR	MHDR	64.4	14	226	Moderate	Yes	None	Vacant
007-010-057, -058	HDR	HDR	20.8	20	104	Lower	Yes	None	Vacant
				Lower-Income Capacity	***104***				
				Moderate-Income Capacity	***465***				
				Total Capacity	***569***				
Rio d' Oro Specific Plan									
025-360-001	HDR		26.8	20	485	Lower	No	None	Vacant
025-360-001	VHDR		6.3	30	170	Lower	No	None	Vacant
				Lower-Income Capacity	***655***				
				Total Capacity	***655***				

Source: North Chico Village Vision Plan, 2021; Rio d'Oro Specific Plan, 2015

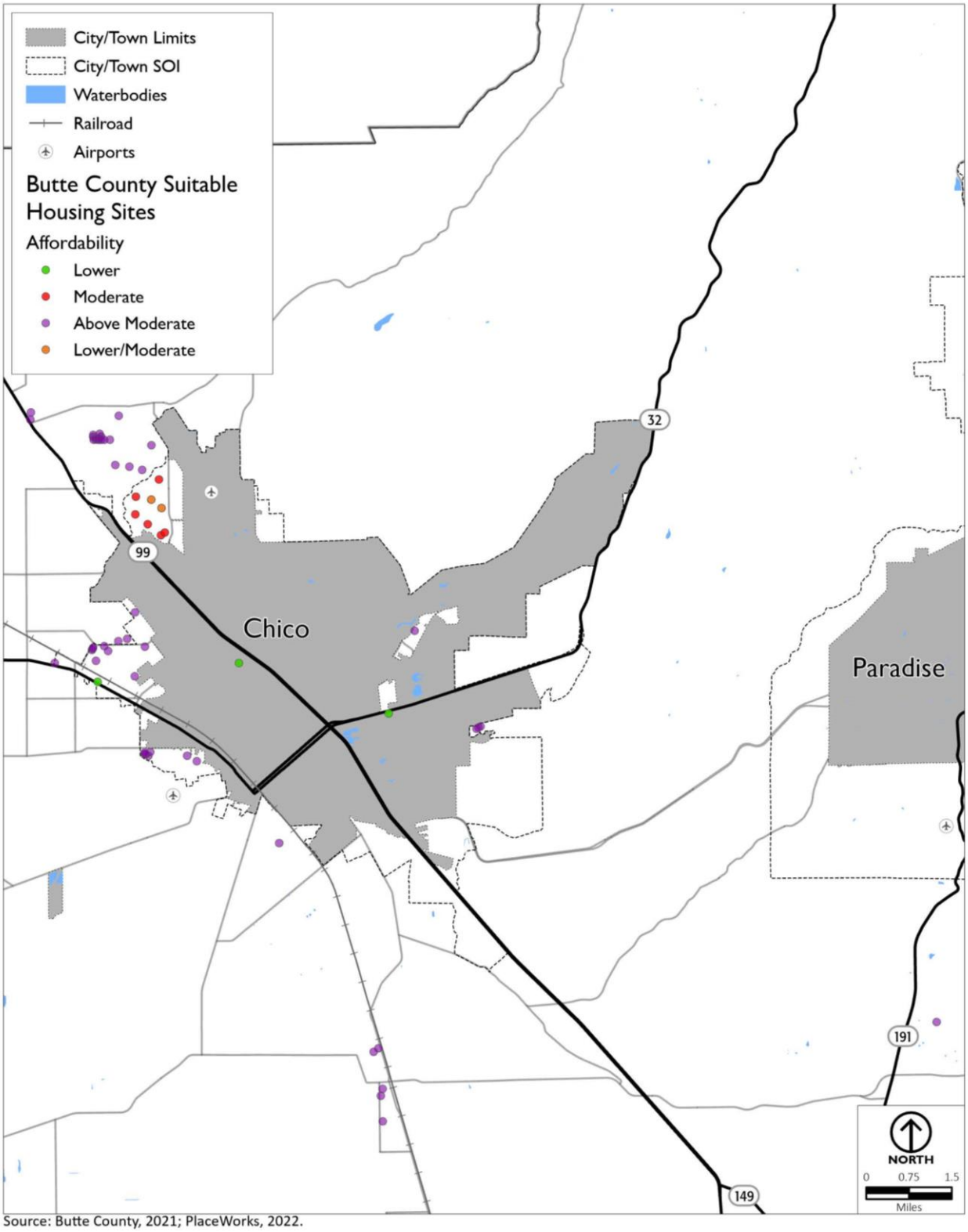
TABLE A-58B: PIPELINE PROJECT LAND INVENTORY

Project	APN	GP	Zone	Acres	Units	Affordability	Included in 4th and 5th Cycle?	Environmental Constraints	Existing Use
Everhart Village	006-240-052	PFS	PQ-AOD	1.25	20	Lower	No	No	Vacant
Chico Housing Action Team Studio Apartments	042-060-020	CLDR	GC	0.53	66	Lower	No	No	Vacant
	042-060-019			4.67			No	No	Vacant
Lakeridge Circle	066-310-013	RTL	GC	0.45	64	Lower	No	No	Vacant
	066-320-001			3.94			No	No	Vacant
	066-320-002			5.15			No	No	Vacant
	066-320-003			2.51			No	No	Vacant
	066-320-004			1.4			No	No	Vacant
	066-320-005			1.51			No	No	Vacant
	066-340-001			1.31			No	No	Vacant
	066-340-002			1.22			No	No	Vacant
	066-340-003			1.28			No	No	Vacant
				Lower-Income Capacity	***150***				
				Total Capacity	***150***				

Source: Butte County, 2022

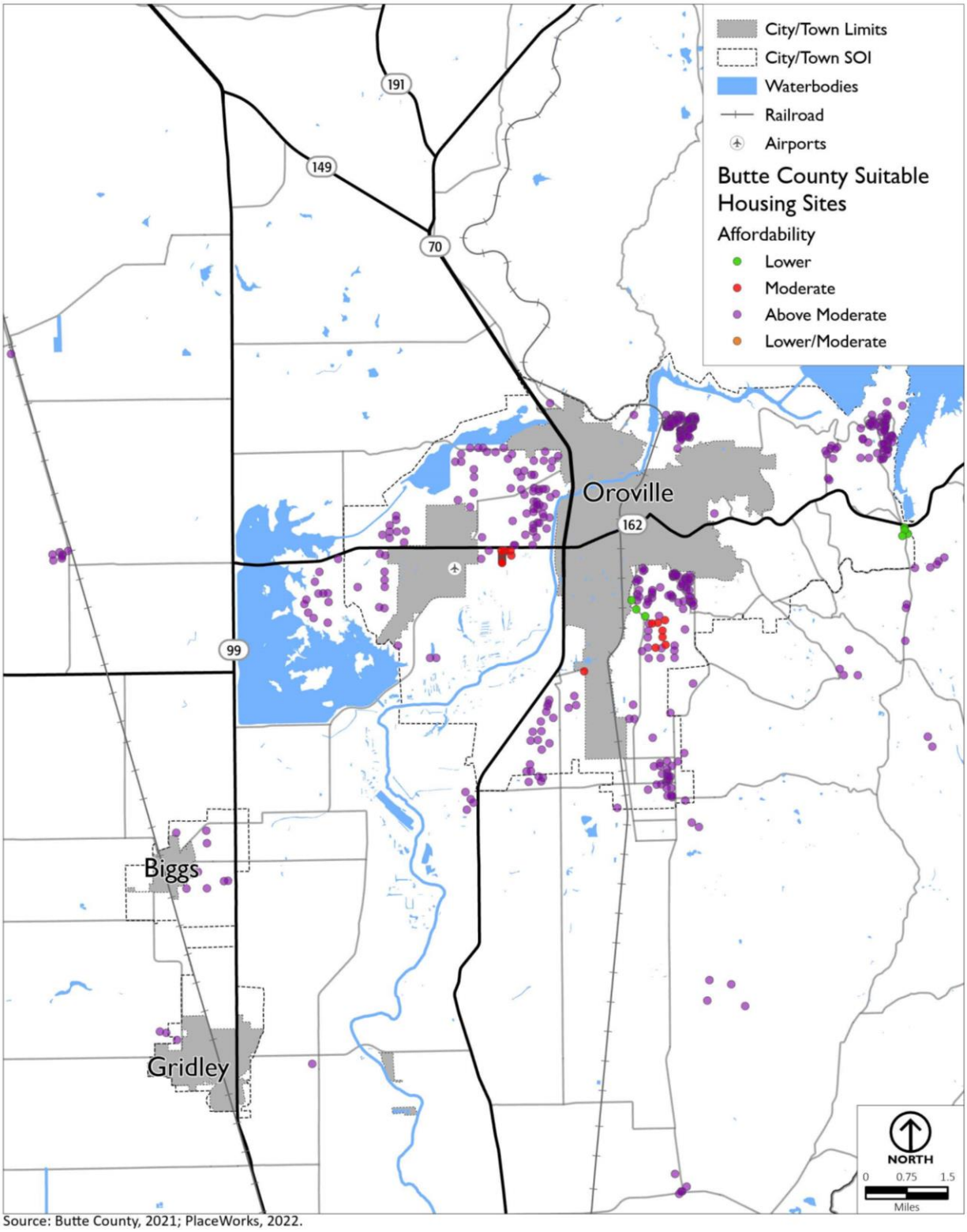
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FIGURE A-30 SITES INVENTORY MAP – NORTH



Source: Butte County, 2021; PlaceWorks, 2022.

FIGURE A-31 SITES INVENTORY MAP – SOUTH



Source: Butte County, 2021; PlaceWorks, 2022.

D. Infrastructure Availability

In planning for growth, it is important to ensure that adequate public facilities and services are available to meet the anticipated demand. Butte County's water and sewer needs are met through a network of local service providers that include municipal departments, private companies, water and sewer districts, and community services districts, in addition to well and septic systems in areas outside of service provider boundaries. The County does not provide water and sewer service independently than the providers listed in **Table A-59** for the Unincorporated Area of Butte County. In accordance with Senate Bill 1087, the adopted Housing Element will be forwarded to all water and sewer providers serving Butte County.

TABLE A-59: BUTTE COUNTY WATER AND SEWER DISTRICTS, 2022

	Unincorporated Service Area
Water	
South Feather Water and Power Agency (SFWPA)	Rio d'Oro Specific Plan
Durham Irrigation District (DID)	Durham
Lake Madrone Water District (LMWD)	Lake Madrone
Berry Creek Community Services District (BCCSD)	Berry Creek
California Water Service Company – Chico District (Ca lWater Chico)	North Chico Specific Plan
California Water Service Company – Oroville District (Cal Water Oroville)	Southwest of Oroville
Thermalito Water & Sewer District (TWSD)	Thermalito
Sewer	
Lake Oroville Area Public Utility District (LOAPUD)	Rio d'Oro Specific Plan
Richardson Springs Community Services District (RSCSD)	Richardson Springs
City of Chico	North Chico Specific Plan
City of Chico Water Pollution Control Plant (CWPCP)	North Chico Specific Plan
Richvale Sanitary District (RSD)	Richvale
Sewerage Commission – Oroville Region	Rio d'Oro Specific Plan
Thermalito Water & Sewer District (TWSD)	Thermalito

Source: Butte County, 2022

i. Water

A significant portion of domestic water is obtained through private residential wells. Mutual water companies are private corporations that perform water supply and distribution functions similar to public water districts, such as Cal Water Service Company. Investor-owned utilities may also be involved in water supply activities, sometimes as an adjunct of hydroelectric power development. Irrigation districts are designed to ensure delivery of sufficient water supplies for agricultural uses,

though they may serve some residential uses. The following list describes the capacity of each water provider in Butte County:

- **South Feather Water and Power Agency (SFWPA)**. On January 26, 2022, the General Manager at the South Feather Water and Power Agency reported that the water supplier currently serves a peak capacity of 11 million gallons per day (MGD) and the treatment plant is capable of 21 MGD peak capacity. Therefore, the water supplier has sufficient capacity to meet the needs of current residents and new developments within the service area. The South Feather Water Agency and Power Agency would also serve new residents in the Rio d' Oro Specific Plan area, which is discussed further below.
- **Durham Irrigation District (DID)**. On February 24, 2022, the water operator at Durham Irrigation District relayed that the district does provide water services to properties in the unincorporated area of the county and they have enough water capacity to serve current customers for the foreseeable future. Any new residential development that would like to connect into the district needs to complete an application and the district will undertake a capacity analysis to determine whether it can meet the project's future needs or if any improvements are necessary. The applicant would be responsible for paying its reasonable share of cost for any improvements that may be needed. Capacity for 7 moderate-income and 15 above moderate-income units has been identified in the Durham Irrigation District, however these units are not needed to meet the RHNA.
- **Lake Madrone Water District (LMWD).** The County reached out to the Lake Madrone Water District on four occasions but was unable to gather information on the current capacity within the district. However, no sites have been identified within LMWD to meet the County's RHNA, and therefore capacity within the district does not pose a constraint to the inventory.
- **Berry Creek Community Services District (BCCSD)**. On February 2, 2022, the General Manager at the Berry Creek Community Services District reported that the community services district is private and only has capacity to serve the 171 lots within the Ponderosa Pines Subdivision. The district is currently in the process of rebuilding destroyed infrastructure to supply water to all the lots within the subdivision. However, no sites have been identified within BCCSD to meet the County's RHNA, and therefore capacity within the district does not pose a constraint to the inventory.
- **California Water Service Company – Chico District (Cal Water Chico)**. On February 2, 2022, the Superintendent at California Water Service Company relayed that the Chico District has enough capacity to meet the needs of current residents and new developments within the district's service area. The district requires developers to complete a water supply assessment for any new residential developments that result in more than 500 connections and requires review of the proposed water demand from the development to analyze its impact on the California Water Service Company's water distribution system. The water supply assessment will identify if the new residential development can be served by the California Water Service Company's system or the

improvements that are necessary to accommodate the new demand. The developer is responsible for completing any improvements that are needed to serve the new development. The California Water Service Company, Chico District, would also serve new residents in the North Chico Specific Plan area, which is discussed further below.

- **California Water Service Company – Oroville District (Cal Water Oroville)**. On February 2, 2022, the District Manager at California Water Service Company reported that the Oroville District has enough capacity to meet the needs of current residents and new developments within the district's service area. The district requires the developer to complete a water supply assessment for any new residential developments that result in more than 500 connections and requires review of the proposed water demand from the development to analyze its impact on the California Water Service Company's water distribution system. The water supply assessment will identify if the new residential development can be served by the California Water Service Company's system or the improvements that are necessary to accommodate the new demand. The developer is responsible for completing any improvements that are needed to serve the new development.
- **Thermalito Irrigation District (TID)**. On February 3, 2022, a Professional Engineer at the Thermalito Water and Sewer District relayed that the district provides both water and sewer services to the unincorporated area of Butte County. The district has capacity and water rights to continue to serve the area, including the projected water demand, until the year 2045. Therefore, the irrigation district has sufficient capacity to meet the needs of current residents and new developments within the service area.

Based on feedback received from water service providers, there is sufficient capacity to meet the County's RHNA.

ii. Sewer

Several urban areas and smaller clusters of development in Butte County are served by community wastewater systems. Due to urban densities that are not suitable for individual systems or to take advantage of economies of scale, some communities rely on community systems for wastewater treatment and disposal. Community systems are often used for planned developments and community leach field upgrade projects (i.e., replacing a group of failed individual septic systems). There are an estimated 53,000 on-site septic systems in Butte County. Roughly 20 percent of the septic systems are within and fall under the jurisdiction of the Town of Paradise;[28] the remaining 80 percent of the systems fall under the County's jurisdiction.[29] The following list describes the capacity of each sewer provider in Butte County.

[28] Susan Hartman. Community Development Director, Town of Paradise. Personal Communication. April 19, 2021.

[29] Elaine McSpadden. Director, Environmental Health Division, Butte County. Personal communication with Eli Krispi, PlaceWorks. August 18, 2020.

- **Lake Oroville Area Public Utility District (LOAPUD)**. On January 27, 2022, the General Manager at the Lake Oroville Area Public Utility District relayed that a new application would need to be submitted for new development projects in the district's service area. This application would be reviewed by the district's engineers to plan a route for any new sewer systems that are needed to service the new development. The developers would be responsible for submitting the application to the district for their review. The Lake Oroville Area Public Utility District would also serve new residents in the Rio d' Oro Specific Plan area, which is discussed further below.
- **Richardson Springs Community Services District (RSCSD)**. On January 31, 2022, a board member at the Richardson Springs Community Services District reported that the district has enough capacity to meet the needs of current residents and new developments within the district's service area. However, the sewer system is approximately 30 years old, so the district is currently searching for a funding source to complete minor to major upgrades, as needed.
- **City of Chico Water Pollution Control Plant (CWPCP)**. The City of Chico provides sewer services to the incorporated area of the city; however, they are included in this Housing Element because they would provide sewer services to the North Chico Specific Plan area, which is discussed further below.
- **Richvale Sanitary District (RSD)**. On February 3, 2022, a representative for the Richvale Sanitary District relayed that the area the district services is mainly agricultural land. During a wet winter year, sometimes the need goes beyond the minimum daily flows. Therefore, significant infrastructure upgrades would be needed to serve new residential developments within the district's service area. Capacity for 7 above moderate-income units has been identified in the Richvale Sanitary District, however these units are not needed to meet the RHNA.
- **Sewerage Commission – Oroville Region**. On February 2, 2022, a representative for the Sewerage Commission, Oroville Region, reported that the district currently has capacity for an additional 1,500 units, more than is needed to meet the RHNA capacity. The district is also wrapping up a design for an upgrade that would result in capacity for 1,800 additional units. Once the upgrade is complete, there will be an opportunity to expand capacity within the Oroville unincorporated region even further. Developers for new residential projects within the district's service area are subject to a developer agreement with the district that requires a capacity study that may lead to a mitigation agreement for funding sewer necessary improvements to serve the new development.
- **Thermalito Water and Sewer District (TWSD)**. On February 3, 2022, a Professional Engineer at the Thermalito Water and Sewer District reported that the district provides both water and sewer services to the unincorporated area of Butte County. The district has capacity to continue to serve the area until the year 2045. Therefore, the district has sufficient capacity to meet the needs of current residents and new developments within the service area.

Based on feedback received from sewer service providers, there is sufficient capacity to meet the County's RHNA.

iii. Environmental Constraints and Infrastructure

Though floodplains and high and very high fire hazard zones exist throughout the Unincorporated Area, there is ample available land in the county for the identification of potential sites that are not subject to environmental factors that would present a constraint to housing development. All sites listed in **Tables A-57** and **A-58** to meet the lower- and moderate-income RHNA are within public water and sewer service districts or have identified adequate infrastructure improvements as part of a Specific Plan. Additionally, the County has included **Program H-A1.1** to assist with infrastructure availability and coordination —to work with community service districts to identify and overcome constraints to providing water and sewer service for housing, prioritizing improvements for lower-income housing and in low-resource areas to further place-based revitalization efforts.

iv. Dry Utilities

Dry utilities, including electricity and telephone service, are available to all areas of the county. The extension of power and gas to service new residential development has not been identified as a constraint. Service providers are:

Electricity: Pacific Gas & Electric (PG&E)

Telephone: Verizon, T-Mobile, AT&T, Comcast, Digital Path

Fiber Cable: Comcast, AT&T, Digital Path

v. North Chico Specific Plan

The North Chico Specific Plan was adopted in January 1995. The plan area encompasses 3,590 acres bounded by Sycamore Creek to the south, Highway 99 to the west, Rock Creek to the north, and Chico Municipal Airport to the east. The Specific Plan allows for the development of 2,275 residential dwelling units at varying densities. California Water Service Company, Chico District, would provide water services and the City of Chico would provide sewer services to new units built within the Specific Plan area.

The developer for the North Chico Specific Plan will need to complete a water supply assessment for the California Water Service Company, Chico District, to review the proposed water demand from the development and analyze its impact on the California Water Service Company's water distribution system. The water supply assessment will identify if the new residential units can be served by the California Water Service Company's system or the improvements that are necessary to accommodate the new demand. The developer is responsible for completing any improvements that are needed to serve the new development.

The City of Chico Public Works Department retained a consultant to complete a Sanitary Sewer Master Plan that identified several projects that are needed to support growth, including within the North Chico Specific Plan Area. The City is planning to update the report by 2023 that will include revised budgetary estimates and schedules. The developer would be responsible for providing the necessary water and sewer improvements to accommodate the new units within the North Chico Specific Plan Area.

vi. Rio d' Oro Specific Plan

The Rio d'Oro Specific Plan was adopted in May 2015 and encompasses approximately 689 acres along SR 70 south of Oroville, 276 acres of which are dedicated to environmental conservation and scenic open space. The Specific Plan limits development to no more than 2,700 dwelling units of mixed residential types and 30 acres of retail and office uses along the northern portion of the Specific Plan. The Housing Element estimates capacity of 655 lower-income units on the portion of this Specific Plan area zoned High-Density Residential (HDR) and Very High-Density Residential (VHDR). The South Feather Water and Power Agency would provide water services and the Lake Oroville Area Public Utility District and Sewerage Commission, Oroville Region, would provide sewer services to new units built within the Specific Plan area.

As mentioned previously, the South Feather Water and Power Agency serves a peak capacity of 11 million gallons per day (MGD) and the treatment plant is capable of 21 MGD peak capacity. Therefore, the water supplier currently has sufficient capacity for the new units. In order for the Lake Oroville Area Public Utility District to serve the new units, an application would need to be submitted and reviewed by the district's engineers to plan a route for any new sewer systems that are needed. The developer for the Rio d' Oro Specific Plan is subject to a developer agreement with the Sewerage Commission, Oroville Region, that requires a capacity study that may lead to a mitigation agreement for funding sewer necessary improvements to serve the new development.

E. Environmental Constraints

There are no known environmental constraints for any sites listed in **Tables A-57** or **A-58**.

APPENDIX B. REBUILD SITES

TABLE OF CONTENTS

I. Rebuild Sites to Meet the RHNA B-1

TABLES

Table B-1: Rebuild Sites in Camp Fire-Impacted Communities B-1

Table B-2: Rebuild Sites in North Complex-Impacted Communities B-78

APPENDIX B. REBUILD SITES

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I. REBUILD SITES TO MEET THE RHNA

TABLE B-1: REBUILD SITES IN CAMP FIRE-IMPACTED COMMUNITIES

APN*	Community	GP	Zone	Acres	Previous Use
017-180-029	Butte Creek Canyon	FR	FR-20	2.01	Mobile Home Double Wide
017-180-029	Butte Creek Canyon	FR	FR-20	2.01	Mobile Home Double Wide
017-180-051	Butte Creek Canyon	FR	FR-20	4.46	Single Family Residence Single Story
017-180-073	Butte Creek Canyon	FR	FR-20	1.64	Single Family Residence Single Story
041-080-159	Butte Valley	AG	AG-40	112.92	Single Family Residence Multi Story
041-080-170	Butte Valley	AG	AG-40	366.36	Single Family Residence Single Story
041-110-121	Butte Valley	AG	AG-40	20.09	Single Family Residence Single Story
041-080-008	Butte Valley	FR	FR-40	120.55	Single Family Residence Single Story
041-080-008	Butte Valley	FR	FR-40	120.55	Single Family Residence Single Story
041-110-084	Butte Valley	RR	RR-10	24.41	Mobile Home Double Wide
041-110-101	Butte Valley	RR	RR-10	10.37	Mobile Home Double Wide
058-690-014	Concow	AG	AG-160	50.83	Mobile Home Double Wide
058-690-017	Concow	AG	AG-160	43.80	Mobile Home Double Wide
058-150-003	Concow	FR	FR-20	157.67	Single Family Residence Single Story
058-150-050	Concow	FR	FR-20	4.42	Single Family Residence Single Story
058-150-053	Concow	FR	FR-20	4.78	Mobile Home Single Wide
058-160-005	Concow	FR	FR-40	78.17	Single Family Residence Single Story
058-160-011	Concow	FR	FR-40	142.69	Single Family Residence Single Story
058-160-015	Concow	FR	FR-40	32.03	Mobile Home Single Wide
058-160-020	Concow	FR	FR-40	17.12	Single Family Residence Single Story
058-160-025	Concow	FR	FR-40	1.36	Single Family Residence Single Story
058-160-030	Concow	FR	FR-40	16.27	Single Family Residence Single Story
058-160-031	Concow	FR	FR-40	15.99	Single Family Residence Single Story
058-160-037	Concow	FR	FR-40	9.05	Single Family Residence Single Story
058-160-043	Concow	FR	FR-40	7.12	Single Family Residence Single Story
058-160-052	Concow	FR	FR-40	4.29	Single Family Residence Single Story
058-160-067	Concow	FR	FR-40	15.56	Single Family Residence Single Story
058-160-069	Concow	FR	FR-40	15.58	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
058-160-070	Concow	FR	FR-40	15.68	Single Family Residence Single Story
058-160-072	Concow	FR	FR-40	15.01	Single Family Residence Single Story
058-160-073	Concow	FR	FR-40	15.74	Mobile Home Double Wide
058-160-143	Concow	FR	FR-40	5.00	Single Family Residence Single Story
058-160-147	Concow	FR	FR-40	17.97	Mobile Home Double Wide
058-160-154	Concow	FR	FR-40	10.48	Single Family Residence Single Story
058-160-164	Concow	FR	FR-40	10.25	Mobile Home Double Wide
058-160-166	Concow	FR	FR-40	60.02	Mobile Home Single Wide
058-160-169	Concow	FR	FR-40	26.03	Mobile Home Double Wide
058-170-015	Concow	FR	FR-40	10.48	Mobile Home Double Wide
058-170-036	Concow	FR	FR-5	2.22	Single Family Residence Multi Story
058-170-044	Concow	FR	FR-5	2.17	Single Family Residence Single Story
058-170-058	Concow	FR	FR-40	21.32	Mobile Home Single Wide
058-170-061	Concow	FR	FR-40	12.04	Single Family Residence Single Story
058-170-064	Concow	FR	FR-40	31.55	Mobile Home Single Wide
058-170-071	Concow	FR	FR-40	9.83	Mobile Home Single Wide
058-190-083	Concow	FR	FR-40	7.82	Single Family Residence Single Story
058-190-084	Concow	FR	FR-40	12.90	Mobile Home Double Wide
058-190-099	Concow	FR	FR-40	8.91	Motor Home
058-190-104	Concow	FR	FR-40	3.82	Single Family Residence Single Story
058-190-148	Concow	FR	FR-2	7.85	Mobile Home Double Wide
058-190-190	Concow	FR	FR-2	2.81	Single Family Residence Single Story
058-190-201	Concow	FR	FR-40	56.09	Single Family Residence Single Story
058-190-201	Concow	FR	FR-40	56.09	Single Family Residence Single Story
058-190-201	Concow	FR	FR-40	56.09	Single Family Residence Single Story
058-190-203	Concow	FR	FR-40	41.39	Single Family Residence Single Story
058-190-208	Concow	FR	FR-40	163.03	Mobile Home Single Wide
058-200-082	Concow	FR	FR-5	10.22	Mobile Home Single Wide
058-220-005	Concow	FR	FR-5	1.73	Mobile Home Single Wide
058-220-010	Concow	FR	FR-5	0.94	Mobile Home Double Wide
058-220-011	Concow	FR	FR-5	1.23	Mobile Home Single Wide
058-220-012	Concow	FR	FR-5	1.13	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
058-220-013	Concow	FR	FR-5	0.98	Single Family Residence Single Story
058-220-015	Concow	FR	FR-5	1.35	Mobile Home Double Wide
058-220-017	Concow	FR	FR-5	1.20	Single Family Residence Single Story
058-220-018	Concow	FR	FR-5	1.20	Mobile Home Double Wide
058-220-019	Concow	FR	FR-5	1.25	Mobile Home Single Wide
058-220-020	Concow	FR	FR-5	1.33	Mobile Home Double Wide
058-220-025	Concow	FR	FR-5	1.01	Mobile Home Double Wide
058-220-028	Concow	FR	FR-5	0.63	Mobile Home Single Wide
058-220-029	Concow	FR	FR-5	4.63	Mobile Home Double Wide
058-220-030	Concow	FR	FR-5	4.69	Mobile Home Double Wide
058-230-015	Concow	FR	FR-5	7.58	Single Family Residence Single Story
058-230-015	Concow	FR	FR-5	7.58	Mobile Home Double Wide
058-230-025	Concow	FR	FR-5	2.64	Single Family Residence Single Story
058-230-026	Concow	FR	FR-5	0.85	Motor Home
058-230-027	Concow	FR	FR-5	1.01	Mobile Home Double Wide
058-230-030	Concow	FR	FR-5	1.42	Mobile Home Single Wide
058-230-031	Concow	FR	FR-5	1.42	Single Family Residence Single Story
058-250-003	Concow	FR	FR-5	4.98	Single Family Residence Single Story
058-250-003	Concow	FR	FR-5	4.98	Motor Home
058-250-004	Concow	FR	FR-5	4.98	Mobile Home Single Wide
058-250-004	Concow	FR	FR-5	4.98	Single Family Residence Single Story
058-250-005	Concow	FR	FR-5	4.98	Motor Home
058-250-006	Concow	FR	FR-5	5.34	Mobile Home Double Wide
058-250-008	Concow	FR	FR-5	4.98	Mobile Home Single Wide
058-250-009	Concow	FR	FR-5	4.98	Single Family Residence Single Story
058-250-013	Concow	FR	FR-5	5.12	Single Family Residence Single Story
058-250-014	Concow	FR	FR-5	5.05	Single Family Residence Single Story
058-250-016	Concow	FR	FR-5	5.01	Single Family Residence Single Story
058-250-099	Concow	FR	FR-5	9.96	Mobile Home Double Wide
058-260-033	Concow	FR	FR-2	5.92	Single Family Residence Single Story
058-260-041	Concow	FR	FR-2	8.03	Mobile Home Triple Wide
058-260-043	Concow	FR	FR-2	8.74	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
058-260-044	Concow	FR	FR-2	3.60	Single Family Residence Multi Story
058-270-008	Concow	FR	FR-5	9.33	Mobile Home Double Wide
058-270-020	Concow	FR	FR-5	6.19	Single Family Residence Single Story
058-270-023	Concow	FR	FR-5	9.97	Mobile Home Double Wide
058-280-001	Concow	FR	FR-5	10.26	Single Family Residence Single Story
058-280-009	Concow	FR	FR-5	2.34	Mobile Home Double Wide
058-280-011	Concow	FR	FR-5	3.93	Mobile Home Single Wide
058-280-012	Concow	FR	FR-5	4.94	Single Family Residence Single Story
058-300-008	Concow	FR	FR-5	8.20	Single Family Residence Single Story
058-310-007	Concow	FR	FR-10	6.32	Mobile Home Double Wide
058-310-008	Concow	FR	FR-10	4.93	Single Family Residence Single Story
058-310-009	Concow	FR	FR-10	4.68	Mobile Home Single Wide
058-310-011	Concow	FR	FR-10	4.61	Mobile Home Double Wide
058-310-011	Concow	FR	FR-10	4.61	Mobile Home Single Wide
058-310-012	Concow	FR	FR-10	4.61	Single Family Residence Single Story
058-310-015	Concow	FR	FR-10	4.12	Mobile Home Single Wide
058-310-016	Concow	FR	FR-10	5.06	Mobile Home Double Wide
058-310-018	Concow	FR	FR-10	5.09	Single Family Residence Single Story
058-310-022	Concow	FR	FR-10	3.37	Single Family Residence Single Story
058-310-028	Concow	FR	FR-10	3.22	Single Family Residence Single Story
058-320-007	Concow	FR	FR-10	4.75	Mobile Home Single Wide
058-320-012	Concow	FR	FR-10	5.73	Single Family Residence Single Story
058-320-016	Concow	FR	FR-10	4.91	Single Family Residence Single Story
058-320-020	Concow	FR	FR-10	4.86	Single Family Residence Single Story
058-320-027	Concow	FR	FR-10	2.14	Single Family Residence Single Story
058-320-028	Concow	FR	FR-10	2.21	Mobile Home Double Wide
058-320-029	Concow	FR	FR-10	2.74	Single Family Residence Single Story
058-320-030	Concow	FR	FR-10	2.28	Single Family Residence Single Story
058-320-045	Concow	FR	FR-10	2.23	Mobile Home Single Wide
058-330-006	Concow	FR	FR-10	16.74	Single Family Residence Single Story
058-330-007	Concow	FR	FR-10	9.74	Mobile Home Single Wide
058-330-007	Concow	FR	FR-10	9.74	Mobile Home Single Wide

APN*	Community	GP	Zone	Acres	Previous Use
058-330-011	Concow	FR	FR-10	4.23	Mobile Home Double Wide
058-330-013	Concow	FR	FR-10	2.13	Mobile Home Double Wide
058-330-021	Concow	FR	FR-10	4.47	Single Family Residence Multi Story
058-330-022	Concow	FR	FR-10	5.91	Single Family Residence Single Story
058-330-030	Concow	FR	FR-10	2.05	Single Family Residence Single Story
058-330-041	Concow	FR	FR-10	8.57	Mobile Home Double Wide
058-330-043	Concow	FR	FR-10	4.95	Mobile Home Double Wide
058-330-044	Concow	FR	FR-10	4.76	Single Family Residence Multi Story
058-330-045	Concow	FR	FR-10	4.74	Mobile Home Single Wide
058-330-045	Concow	FR	FR-10	4.74	Mobile Home Double Wide
058-330-046	Concow	FR	FR-10	4.79	Mobile Home Double Wide
058-330-052	Concow	FR	FR-10	13.44	Single Family Residence Single Story
058-330-055	Concow	FR	FR-10	1.24	Single Family Residence Single Story
058-330-057	Concow	FR	FR-10	2.92	Single Family Residence Single Story
058-330-058	Concow	FR	FR-10	5.41	Mobile Home Double Wide
058-330-058	Concow	FR	FR-10	5.41	Mobile Home Single Wide
058-330-060	Concow	FR	FR-10	5.04	Motor Home
058-330-063	Concow	FR	FR-10	5.01	Single Family Residence Single Story
058-330-063	Concow	FR	FR-10	5.01	Mobile Home Double Wide
058-330-065	Concow	FR	FR-10	5.15	Single Family Residence Single Story
058-330-071	Concow	FR	FR-10	4.78	Single Family Residence Single Story
058-340-003	Concow	FR	FR-5	1.77	Mobile Home Single Wide
058-340-004	Concow	FR	FR-5	1.59	Mobile Home Single Wide
058-340-005	Concow	FR	FR-5	2.27	Single Family Residence Multi Story
058-340-015	Concow	FR	FR-5	4.91	Single Family Residence Single Story
058-340-017	Concow	FR	FR-5	1.71	Mobile Home Double Wide
058-340-017	Concow	FR	FR-5	1.71	Single Family Residence Single Story
058-340-017	Concow	FR	FR-5	1.71	Motor Home
058-340-022	Concow	FR	FR-5	1.75	Mobile Home Double Wide
058-340-024	Concow	FR	FR-5	1.97	Mobile Home Single Wide
058-340-025	Concow	FR	FR-5	5.69	Mobile Home Double Wide
058-340-025	Concow	FR	FR-5	5.69	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
058-340-026	Concow	FR	FR-5	5.22	Mobile Home Double Wide
058-340-037	Concow	FR	FR-5	2.69	Mobile Home Double Wide
058-340-038	Concow	FR	FR-5	5.32	Single Family Residence Single Story
058-340-039	Concow	FR	FR-5	5.15	Mobile Home Double Wide
058-340-041	Concow	FR	FR-5	0.97	Single Family Residence Single Story
058-340-042	Concow	FR	FR-5	0.69	Single Family Residence Single Story
058-350-003	Concow	FR	FR-5	5.55	Single Family Residence Single Story
058-350-005	Concow	FR	FR-5	38.39	Single Family Residence Single Story
058-350-005	Concow	FR	FR-5	38.39	Single Family Residence Single Story
058-370-003	Concow	FR	FR-1	0.29	Mobile Home Double Wide
058-370-004	Concow	FR	FR-1	0.28	Mobile Home Double Wide
058-370-005	Concow	FR	FR-1	0.29	Mobile Home Double Wide
058-370-007	Concow	FR	FR-1	0.33	Mobile Home Double Wide
058-370-009	Concow	FR	FR-1	0.35	Mobile Home Double Wide
058-370-010	Concow	FR	FR-1	0.19	Mobile Home Double Wide
058-370-013	Concow	FR	FR-1	0.23	Mobile Home Double Wide
058-370-014	Concow	FR	FR-1	0.24	Mobile Home Single Wide
058-370-022	Concow	FR	FR-1	0.28	Single Family Residence Single Story
058-370-024	Concow	FR	FR-1	0.28	Single Family Residence Single Story
058-370-024	Concow	FR	FR-1	0.28	Mobile Home Double Wide
058-370-026	Concow	FR	FR-1	0.29	Mobile Home Double Wide
058-370-027	Concow	FR	FR-1	0.30	Mobile Home Double Wide
058-370-030	Concow	FR	FR-1	0.30	Mobile Home Single Wide
058-370-034	Concow	FR	FR-1	0.29	Mobile Home Double Wide
058-370-038	Concow	FR	FR-1	0.34	Single Family Residence Single Story
058-370-043	Concow	FR	FR-1	0.38	Mobile Home Double Wide
058-370-048	Concow	FR	FR-1	0.34	Mobile Home Double Wide
058-370-052	Concow	FR	FR-1	0.60	Mobile Home Single Wide
058-370-053	Concow	FR	FR-1	0.52	Single Family Residence Single Story
058-370-054	Concow	FR	FR-1	0.77	Mobile Home Double Wide
058-370-055	Concow	FR	FR-1	0.70	Mobile Home Double Wide
058-380-003	Concow	FR	FR-1	0.29	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
058-380-022	Concow	FR	FR-1	0.24	Single Family Residence Single Story
058-390-001	Concow	FR	FR-1	0.26	Single Family Residence Single Story
058-390-015	Concow	FR	FR-1	0.27	Single Family Residence Single Story
058-400-003	Concow	FR	FR-1	0.28	Single Family Residence Single Story
058-400-018	Concow	FR	FR-1	0.31	Single Family Residence Multi Story
058-400-023	Concow	FR	FR-1	0.30	Single Family Residence Single Story
058-400-031	Concow	FR	FR-1	0.21	Single Family Residence Single Story
058-400-032	Concow	FR	FR-1	0.23	Single Family Residence Single Story
058-400-033	Concow	FR	FR-1	0.23	Single Family Residence Single Story
058-400-035	Concow	FR	FR-1	0.23	Single Family Residence Single Story
058-400-049	Concow	FR	FR-1	0.83	Single Family Residence Single Story
058-410-004	Concow	FR	FR-1	0.29	Mobile Home Double Wide
058-410-010	Concow	FR	FR-1	0.28	Mobile Home Double Wide
058-410-011	Concow	FR	FR-1	0.29	Mobile Home Double Wide
058-410-012	Concow	FR	FR-1	0.28	Mobile Home Single Wide
058-410-014	Concow	FR	FR-1	0.28	Mobile Home Single Wide
058-410-016	Concow	FR	FR-1	0.29	Mobile Home Single Wide
058-410-020	Concow	FR	FR-1	0.22	Mobile Home Triple Wide
058-410-021	Concow	FR	FR-1	0.23	Single Family Residence Single Story
058-410-023	Concow	FR	FR-1	0.28	Single Family Residence Single Story
058-410-024	Concow	FR	FR-1	0.30	Mobile Home Single Wide
058-410-029	Concow	FR	FR-1	0.29	Mobile Home Single Wide
058-410-034	Concow	FR	FR-1	0.34	Mobile Home Double Wide
058-410-035	Concow	FR	FR-1	0.41	Mobile Home Double Wide
058-410-038	Concow	FR	FR-1	0.33	Mobile Home Double Wide
058-410-041	Concow	FR	FR-1	0.58	Mobile Home Double Wide
058-410-041	Concow	FR	FR-1	0.58	Mobile Home Double Wide
058-420-005	Concow	FR	FR-1	0.31	Mobile Home Double Wide
058-420-012	Concow	FR	FR-1	0.53	Single Family Residence Single Story
058-420-019	Concow	FR	FR-1	0.45	Single Family Residence Single Story
058-420-021	Concow	FR	FR-1	0.46	Single Family Residence Single Story
058-420-029	Concow	FR	FR-1	0.30	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
058-420-035	Concow	FR	FR-1	0.29	Mobile Home Double Wide
058-420-037	Concow	FR	FR-1	0.29	Single Family Residence Single Story
058-420-048	Concow	FR	FR-1	0.29	Mobile Home Single Wide
058-420-050	Concow	FR	FR-1	0.33	Single Family Residence Single Story
058-420-055	Concow	FR	FR-1	0.58	Mobile Home Double Wide
058-420-056	Concow	FR	FR-1	0.94	Single Family Residence Single Story
058-430-010	Concow	FR	FR-1	0.32	Single Family Residence Multi Story
058-430-015	Concow	FR	FR-1	0.33	Single Family Residence Single Story
058-430-021	Concow	FR	FR-1	0.30	Single Family Residence Single Story
058-440-005	Concow	FR	FR-40	3.73	Mobile Home Single Wide
058-440-008	Concow	FR	FR-40	1.92	Mobile Home Double Wide
058-440-009	Concow	FR	FR-40	1.82	Single Family Residence Multi Story
058-440-010	Concow	FR	FR-40	2.13	Single Family Residence Multi Story
058-440-010	Concow	FR	FR-40	2.13	Single Family Residence Multi Story
058-440-012	Concow	FR	FR-40	3.66	Single Family Residence Multi Story
058-440-013	Concow	FR	FR-40	3.66	Single Family Residence Multi Story
058-450-003	Concow	FR	FR-40	2.60	Single Family Residence Single Story
058-450-003	Concow	FR	FR-40	2.60	Single Family Residence Single Story
058-450-004	Concow	FR	FR-40	2.40	Mobile Home Double Wide
058-450-005	Concow	FR	FR-40	2.21	Single Family Residence Single Story
058-450-007	Concow	FR	FR-40	2.74	Single Family Residence Single Story
058-450-009	Concow	FR	FR-40	2.48	Single Family Residence Single Story
058-450-009	Concow	FR	FR-40	2.48	Single Family Residence Single Story
058-450-010	Concow	FR	FR-40	1.78	Mobile Home Double Wide
058-450-012	Concow	FR	FR-40	2.38	Mobile Home Single Wide
058-450-017	Concow	FR	FR-40	4.56	Single Family Residence Multi Story
058-450-020	Concow	FR	FR-40	5.23	Mobile Home Single Wide
058-450-021	Concow	FR	FR-40	9.25	Single Family Residence Single Story
058-450-023	Concow	FR	FR-40	2.52	Mobile Home Single Wide
058-450-025	Concow	FR	FR-40	2.79	Mobile Home Single Wide
058-450-029	Concow	FR	FR-40	2.96	Single Family Residence Single Story
058-450-029	Concow	FR	FR-40	2.96	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
058-450-030	Concow	FR	FR-40	4.48	Single Family Residence Single Story
058-460-013	Concow	FR	FR-5	2.17	Single Family Residence Single Story
058-460-014	Concow	FR	FR-5	2.26	Mobile Home Single Wide
058-500-016	Concow	FR	FR-5	3.10	Mobile Home Double Wide
058-500-029	Concow	FR	FR-5	6.89	Single Family Residence Multi Story
058-500-038	Concow	FR	FR-5	5.01	Mobile Home Double Wide
058-510-013	Concow	FR	FR-5	6.10	Single Family Residence Single Story
058-520-002	Concow	FR	FR-5	10.29	Mobile Home Double Wide
058-520-003	Concow	FR	FR-5	7.11	Mobile Home Single Wide
058-520-012	Concow	FR	FR-2	1.78	Single Family Residence Single Story
058-520-012	Concow	FR	FR-2	1.78	Single Family Residence Single Story
058-520-018	Concow	FR	FR-2	0.94	Single Family Residence Single Story
058-530-004	Concow	FR	FR-10	3.32	Motor Home
058-530-020	Concow	FR	FR-10	1.25	Mobile Home Single Wide
058-530-026	Concow	FR	FR-10	2.18	Mobile Home Single Wide
058-530-029	Concow	FR	FR-10	8.60	Single Family Residence Single Story
058-550-002	Concow	FR	FR-2	5.33	Mobile Home Single Wide
058-560-004	Concow	FR	FR-2	2.77	Single Family Residence Multi Story
058-560-004	Concow	FR	FR-2	2.77	Mobile Home Triple Wide
058-560-012	Concow	FR	FR-2	7.10	Single Family Residence Single Story
058-560-015	Concow	FR	FR-2	11.94	Single Family Residence Multi Story
058-560-015	Concow	FR	FR-2	11.94	Single Family Residence Single Story
058-560-019	Concow	FR	FR-2	4.46	Single Family Residence Single Story
058-560-023	Concow	FR	FR-2	1.41	Mobile Home Single Wide
058-570-118	Concow	FR	FR-40	8.70	Single Family Residence Single Story
058-570-119	Concow	FR	FR-40	8.52	Mobile Home Single Wide
058-570-120	Concow	FR	FR-40	8.40	Mobile Home Single Wide
058-570-156	Concow	FR	FR-40	9.24	Single Family Residence Multi Story
058-580-024	Concow	FR	FR-40	121.31	Single Family Residence Single Story
058-680-004	Concow	FR	FR-40	7.63	Single Family Residence Single Story
058-700-036	Concow	FR	FR-40	20.66	Mobile Home Single Wide
058-700-036	Concow	FR	FR-40	20.66	Mobile Home Single Wide

APN*	Community	GP	Zone	Acres	Previous Use
058-750-033	Concow	FR	FR-40	14.05	Single Family Residence Single Story
058-750-034	Concow	FR	FR-40	18.05	Single Family Residence Single Story
058-770-016	Concow	FR	FR-40	10.05	Motor Home
058-800-003	Concow	FR	FR-5	1.86	Motor Home
058-800-014	Concow	FR	FR-5	1.35	Single Family Residence Single Story
058-800-015	Concow	FR	FR-5	0.94	Single Family Residence Single Story
058-800-023	Concow	FR	FR-5	1.06	Single Family Residence Single Story
058-800-027	Concow	FR	FR-5	1.62	Mobile Home Double Wide
058-800-030	Concow	FR	FR-5	1.49	Single Family Residence Single Story
058-800-031	Concow	FR	FR-5	1.65	Single Family Residence Multi Story
058-800-032	Concow	FR	FR-5	1.27	Mobile Home Double Wide
058-800-032	Concow	FR	FR-5	1.27	Mobile Home Single Wide
058-800-033	Concow	FR	FR-5	1.16	Mobile Home Double Wide
058-800-034	Concow	FR	FR-5	1.85	Single Family Residence Single Story
058-800-035	Concow	FR	FR-5	0.88	Mobile Home Double Wide
058-800-038	Concow	FR	FR-5	1.61	Mobile Home Double Wide
058-800-044	Concow	FR	FR-5	1.08	Single Family Residence Single Story
058-800-046	Concow	FR	FR-5	0.81	Mobile Home Double Wide
058-800-047	Concow	FR	FR-5	1.23	Mobile Home Double Wide
058-800-053	Concow	FR	FR-5	3.19	Single Family Residence Single Story
058-820-009	Concow	FR	FR-40	47.77	Single Family Residence Multi Story
058-830-171	Concow	FR	FR-40	1.66	Motor Home
058-840-001	Concow	FR	FR-10	42.62	Mobile Home Double Wide
058-840-003	Concow	FR	FR-10	3.24	Mobile Home Double Wide
058-840-004	Concow	FR	FR-10	44.82	Single Family Residence Single Story
058-200-081	Concow	MultiZone	MultiZone	72.01	Mobile Home Single Wide
058-200-084	Concow	RTL	C-C	10.09	Single Family Residence Single Story
058-380-005	Concow	RTL	C-C	3.51	Single Family Residence Single Story
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide

APN*	Community	GP	Zone	Acres	Previous Use
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Motor Home
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Motor Home
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-160-141	Concow	TM	TPZ	148.36	Single Family Residence Multi Story
058-160-141	Concow	TM	TPZ	148.36	Single Family Residence Multi Story
058-200-027	Concow	TM	TPZ	184.15	Single Family Residence Single Story
058-360-002	Concow	TM	TM	207.17	Mobile Home Double Wide
058-510-001	Concow	TM	TM	66.12	Mobile Home Single Wide
051-030-013	Magalia	AG	AG-160	95.42	Single Family Residence Single Story
051-030-047	Magalia	AG	AG-160	11.53	Single Family Residence Single Story
066-010-020	Magalia	AG	AG-160	54.11	Single Family Residence Single Story
066-360-052	Magalia	AG	AG-160	32.94	Mobile Home Double Wide
066-370-046	Magalia	AG	AG-160	15.69	Single Family Residence Multi Story
055-500-008	Magalia	FR	FR-5	6.09	Mobile Home Double Wide
055-510-002	Magalia	FR	FR-5	5.48	Single Family Residence Single Story
063-310-010	Magalia	FR	FR-40	5.44	Single Family Residence Single Story
063-310-011	Magalia	FR	FR-40	5.35	Single Family Residence Single Story
063-310-021	Magalia	FR	FR-40	3.16	Mobile Home Double Wide
063-340-002	Magalia	FR	FR-40	5.62	Single Family Residence Single Story
063-340-006	Magalia	FR	FR-40	19.34	Mobile Home Single Wide
063-340-016	Magalia	FR	FR-40	9.19	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-370-022	Magalia	FR	FR-5	4.82	Single Family Residence Single Story
051-420-002	Magalia	LDR	LDR	0.58	Single Family Residence Single Story
051-420-003	Magalia	LDR	LDR	0.63	Single Family Residence Single Story
051-420-004	Magalia	LDR	LDR	0.90	Single Family Residence Single Story
051-420-005	Magalia	LDR	LDR	1.51	Single Family Residence Multi Story
051-420-006	Magalia	LDR	LDR	2.29	Single Family Residence Single Story
051-420-008	Magalia	LDR	LDR	1.79	Single Family Residence Single Story
051-420-011	Magalia	LDR	LDR	2.10	Single Family Residence Single Story
051-420-012	Magalia	LDR	LDR	1.79	Single Family Residence Multi Story
051-420-016	Magalia	LDR	LDR	0.92	Single Family Residence Multi Story
051-420-018	Magalia	LDR	LDR	0.45	Single Family Residence Multi Story
051-420-020	Magalia	LDR	LDR	0.40	Single Family Residence Multi Story
051-420-025	Magalia	LDR	LDR	0.71	Single Family Residence Single Story
051-420-026	Magalia	LDR	LDR	0.74	Single Family Residence Single Story
051-420-027	Magalia	LDR	LDR	0.76	Single Family Residence Single Story
051-420-028	Magalia	LDR	LDR	0.64	Single Family Residence Single Story
051-420-030	Magalia	LDR	LDR	0.90	Single Family Residence Single Story
051-420-031	Magalia	LDR	LDR	0.72	Single Family Residence Single Story
051-420-037	Magalia	LDR	LDR	0.41	Single Family Residence Single Story
051-420-038	Magalia	LDR	LDR	0.45	Single Family Residence Single Story
051-420-039	Magalia	LDR	LDR	0.40	Single Family Residence Single Story
051-420-040	Magalia	LDR	LDR	0.40	Single Family Residence Single Story
051-420-041	Magalia	LDR	LDR	0.44	Single Family Residence Single Story
051-420-042	Magalia	LDR	LDR	0.44	Single Family Residence Multi Story
051-420-044	Magalia	LDR	LDR	0.64	Single Family Residence Single Story
066-340-005	Magalia	MU	0	1.24	Single Family Residence Single Story
066-340-005	Magalia	MU	0	1.24	Single Family Residence Single Story
066-400-030	Magalia	MU	0	0.14	Single Family Residence Single Story
066-410-015	Magalia	MU	0	0.81	Multi Family Residence Single Story
066-410-015	Magalia	MU	0	0.81	Multi Family Residence Multi Story
066-410-043	Magalia	MU	0	0.35	Multi Family Residence Multi Story
066-450-005	Magalia	MU	0	0.56	Single Family Residence Multi Story

APN*	Community	GP	Zone	Acres	Previous Use
066-450-006	Magalia	MU	0	0.50	Single Family Residence Multi Story
066-450-003	Magalia	MultiZone	MultiZone	1.79	Single Family Residence Single Story
066-450-003	Magalia	MultiZone	MultiZone	1.79	Mobile Home Double Wide
066-450-003	Magalia	MultiZone	MultiZone	1.79	Motor Home
051-420-035	Magalia	RR	RR-5	1.35	Single Family Residence Single Story
051-420-036	Magalia	RR	RR-5	0.54	Single Family Residence Single Story
064-240-001	Magalia	RR	RR-5	0.53	Single Family Residence Single Story
064-240-002	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-240-003	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-240-004	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
064-240-005	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-240-006	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-240-007	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-240-008	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-240-009	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-240-012	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
064-240-013	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-240-014	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-240-015	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-240-016	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-240-017	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-240-018	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-240-019	Magalia	RR	RR-5	0.42	Single Family Residence Single Story
064-240-020	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
064-240-021	Magalia	RR	RR-5	0.32	Mobile Home Double Wide
064-240-022	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-240-023	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-240-024	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-240-025	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-240-026	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-240-027	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-240-028	Magalia	RR	RR-5	0.26	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-240-030	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
064-240-031	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-240-032	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-240-033	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-240-036	Magalia	RR	RR-5	0.33	Mobile Home Triple Wide
064-240-037	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-240-038	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-250-001	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-250-002	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-250-003	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-250-004	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-250-005	Magalia	RR	RR-5	0.23	Mobile Home Triple Wide
064-250-008	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-250-009	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-250-010	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-250-011	Magalia	RR	RR-5	0.24	Mobile Home Single Wide
064-250-012	Magalia	RR	RR-5	0.27	Mobile Home Single Wide
064-250-013	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-250-014	Magalia	RR	RR-5	0.28	Single Family Residence Multi Story
064-250-017	Magalia	RR	RR-5	0.48	Single Family Residence Single Story
064-250-018	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-250-019	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-250-020	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
064-250-021	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-250-022	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-250-023	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-250-024	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-250-026	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-250-027	Magalia	RR	RR-5	0.33	Mobile Home Double Wide
064-250-028	Magalia	RR	RR-5	0.36	Single Family Residence Multi Story
064-250-030	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-250-031	Magalia	RR	RR-5	0.39	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
064-250-032	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
064-250-036	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-250-037	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-250-038	Magalia	RR	RR-5	0.51	Single Family Residence Multi Story
064-250-039	Magalia	RR	RR-5	0.46	Mobile Home Double Wide
064-250-039	Magalia	RR	RR-5	0.46	Mobile Home Double Wide
064-260-001	Magalia	RR	RR-5	0.34	Single Family Residence Single Story
064-260-002	Magalia	RR	RR-5	0.43	Single Family Residence Multi Story
064-260-003	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-260-004	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-260-005	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-260-006	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-260-007	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-260-008	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-260-009	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-260-010	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-260-011	Magalia	RR	RR-5	0.26	Mobile Home Triple Wide
064-260-012	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-260-013	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-260-014	Magalia	RR	RR-5	0.33	Single Family Residence Single Story
064-260-015	Magalia	RR	RR-5	0.32	Mobile Home Double Wide
064-260-016	Magalia	RR	RR-5	0.40	Single Family Residence Single Story
064-260-020	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-260-021	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-260-022	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-260-023	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
064-260-024	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-260-025	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-260-026	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-260-028	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-260-029	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-260-030	Magalia	RR	RR-5	0.24	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
064-260-031	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-260-032	Magalia	RR	RR-5	0.20	Single Family Residence Single Story
064-260-033	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-260-034	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-260-035	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-260-036	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-260-037	Magalia	RR	RR-5	0.24	Mobile Home Triple Wide
064-260-038	Magalia	RR	RR-5	0.24	Mobile Home Triple Wide
064-260-039	Magalia	RR	RR-5	0.18	Mobile Home Double Wide
064-260-040	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-260-041	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-260-042	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-260-043	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-260-044	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-260-045	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-260-046	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-260-047	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-260-048	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
064-260-049	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
064-260-050	Magalia	RR	RR-5	0.38	Single Family Residence Single Story
064-260-052	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-260-055	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-260-056	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-260-057	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-260-058	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-260-059	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-260-060	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-260-061	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-260-062	Magalia	RR	RR-5	0.33	Mobile Home Double Wide
064-270-001	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-270-002	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-270-003	Magalia	RR	RR-5	0.28	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-270-004	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-270-005	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-270-006	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-270-007	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-270-008	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
064-270-009	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-270-010	Magalia	RR	RR-5	0.31	Single Family Residence Multi Story
064-270-011	Magalia	RR	RR-5	0.36	Single Family Residence Single Story
064-270-012	Magalia	RR	RR-5	0.33	Single Family Residence Single Story
064-270-013	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
064-270-014	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-270-015	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-270-016	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-270-017	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-270-018	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-270-019	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-270-020	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-270-021	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-270-022	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-270-023	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-270-024	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-270-025	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-270-026	Magalia	RR	RR-5	0.39	Mobile Home Double Wide
064-270-027	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
064-270-028	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-270-029	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-270-030	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-270-031	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-270-032	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-270-033	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-270-034	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-270-035	Magalia	RR	RR-5	0.21	Mobile Home Triple Wide

APN*	Community	GP	Zone	Acres	Previous Use
064-270-036	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-270-037	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-270-038	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-270-039	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-270-040	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-270-041	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-270-042	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-270-043	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-280-008	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
064-280-009	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
064-280-010	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
064-280-011	Magalia	RR	RR-5	0.33	Single Family Residence Multi Story
064-280-012	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-280-013	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-320-014	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-320-015	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-320-047	Magalia	RR	RR-5	0.31	Mobile Home Double Wide
064-320-048	Magalia	RR	RR-5	0.33	Mobile Home Double Wide
064-320-049	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-320-050	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
064-320-051	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-320-062	Magalia	RR	RR-5	0.52	Motor Home
064-320-062	Magalia	RR	RR-5	0.52	Mobile Home Double Wide
064-320-065	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-320-066	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-330-002	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-330-003	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-330-004	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-330-005	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-330-006	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-330-009	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-330-010	Magalia	RR	RR-5	0.29	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-330-011	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-330-012	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-330-013	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-330-015	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-330-016	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-330-017	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-330-018	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-330-019	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
064-330-020	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-330-021	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-330-022	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-330-023	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-330-025	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-330-026	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-330-027	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-330-028	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
064-330-029	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-330-030	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-330-031	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-330-032	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
064-330-033	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-330-034	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-330-035	Magalia	RR	RR-5	0.21	Single Family Residence Single Story
064-330-036	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-330-037	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-330-038	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-330-039	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-330-040	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
064-330-045	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-330-046	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-330-047	Magalia	RR	RR-5	0.37	Single Family Residence Single Story
064-330-049	Magalia	RR	RR-5	0.33	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-330-051	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-340-003	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-340-004	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-340-005	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-340-006	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-340-007	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-340-008	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-340-009	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-340-009	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-340-010	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-340-011	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-340-012	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
064-340-013	Magalia	RR	RR-5	0.23	Mobile Home Triple Wide
064-340-014	Magalia	RR	RR-5	0.23	Mobile Home Single Wide
064-340-015	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-340-016	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-340-017	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-340-023	Magalia	RR	RR-5	0.31	Mobile Home Double Wide
064-340-024	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-340-025	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
064-340-026	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-340-027	Magalia	RR	RR-5	0.22	Mobile Home Single Wide
064-340-028	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
064-340-029	Magalia	RR	RR-5	0.21	Single Family Residence Single Story
064-340-030	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-340-031	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-340-032	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-340-033	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-340-034	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-340-035	Magalia	RR	RR-5	0.23	Mobile Home Triple Wide
064-340-036	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-340-037	Magalia	RR	RR-5	0.25	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-340-038	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-340-039	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-340-041	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-340-042	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-340-043	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-340-044	Magalia	RR	RR-5	0.22	Mobile Home Single Wide
064-340-045	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-340-046	Magalia	RR	RR-5	0.31	Mobile Home Double Wide
064-340-049	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-340-050	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-340-051	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-340-052	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-340-053	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-340-054	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-340-055	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-340-058	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-350-005	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-350-006	Magalia	RR	RR-5	0.23	Mobile Home Single Wide
064-350-009	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-350-010	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-350-011	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-350-017	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
064-350-017	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
064-350-018	Magalia	RR	RR-5	0.32	Single Family Residence Single Story
064-350-019	Magalia	RR	RR-5	0.35	Mobile Home Double Wide
064-350-020	Magalia	RR	RR-5	0.36	Mobile Home Double Wide
064-350-021	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-350-022	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-350-023	Magalia	RR	RR-5	0.26	Mobile Home Triple Wide
064-350-024	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-350-025	Magalia	RR	RR-5	0.29	Mobile Home Single Wide
064-350-026	Magalia	RR	RR-5	0.31	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-350-027	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
064-350-032	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-350-033	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-350-034	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-350-035	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-350-037	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-350-038	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-350-039	Magalia	RR	RR-5	0.24	Mobile Home Triple Wide
064-350-040	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-350-041	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-350-042	Magalia	RR	RR-5	0.27	Mobile Home Single Wide
064-350-043	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-350-044	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-350-045	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-350-046	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-350-047	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-350-056	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-350-057	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-350-058	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-350-059	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-350-060	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-350-061	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-350-062	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-350-063	Magalia	RR	RR-5	0.18	Single Family Residence Single Story
064-360-003	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-360-004	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-360-005	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-360-006	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-360-007	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-360-008	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-360-009	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-360-010	Magalia	RR	RR-5	0.25	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-360-020	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-360-021	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-360-022	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-360-023	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
064-360-024	Magalia	RR	RR-5	0.28	Single Family Residence Multi Story
064-360-025	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-360-026	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-360-027	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-360-029	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
064-360-030	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
064-360-031	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
064-360-032	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-360-033	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-360-035	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
064-360-036	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-360-039	Magalia	RR	RR-5	0.26	Mobile Home Triple Wide
064-360-040	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-360-041	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-360-044	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-360-045	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-360-046	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-360-047	Magalia	RR	RR-5	0.24	Mobile Home Single Wide
064-360-048	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-360-049	Magalia	RR	RR-5	0.21	Single Family Residence Single Story
064-370-003	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-370-004	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-370-005	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-370-009	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-370-010	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-370-011	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-370-012	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
064-370-014	Magalia	RR	RR-5	0.24	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-370-015	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-370-016	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-370-017	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-370-018	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-370-019	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-370-033	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-370-034	Magalia	RR	RR-5	0.33	Single Family Residence Single Story
064-370-037	Magalia	RR	RR-5	0.21	Mobile Home Triple Wide
064-380-001	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-380-002	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-380-003	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
064-380-004	Magalia	RR	RR-5	0.35	Single Family Residence Single Story
064-380-005	Magalia	RR	RR-5	0.42	Mobile Home Double Wide
064-380-006	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-380-007	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-380-008	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-380-009	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-380-010	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-380-011	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-380-014	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-380-016	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-380-017	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-380-018	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-380-019	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-380-020	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-380-021	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-380-022	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-380-023	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-380-024	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-380-025	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
064-380-026	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-380-027	Magalia	RR	RR-5	0.35	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-380-028	Magalia	RR	RR-5	0.35	Mobile Home Double Wide
064-380-029	Magalia	RR	RR-5	0.35	Mobile Home Double Wide
064-380-031	Magalia	RR	RR-5	0.48	Mobile Home Double Wide
064-380-033	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-480-005	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-480-008	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-480-009	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-480-010	Magalia	RR	RR-5	0.31	Mobile Home Double Wide
064-480-017	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-480-018	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
064-480-019	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-480-020	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-480-021	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-480-022	Magalia	RR	RR-5	0.27	Mobile Home Triple Wide
064-480-026	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-480-027	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-480-028	Magalia	RR	RR-5	0.34	Single Family Residence Single Story
064-480-029	Magalia	RR	RR-5	0.33	Mobile Home Double Wide
064-480-030	Magalia	RR	RR-5	0.31	Mobile Home Double Wide
064-480-031	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-480-032	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-480-033	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-490-002	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-490-003	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-490-004	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
064-490-005	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
064-490-006	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
064-490-007	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-490-008	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
064-490-009	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
064-490-010	Magalia	RR	RR-5	0.21	Single Family Residence Multi Story
064-490-011	Magalia	RR	RR-5	0.21	Single Family Residence Multi Story

APN*	Community	GP	Zone	Acres	Previous Use
064-490-012	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-490-017	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-490-018	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-490-019	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-490-020	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-490-021	Magalia	RR	RR-5	0.24	Mobile Home Triple Wide
064-490-025	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-490-026	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-490-027	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
064-490-029	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-490-030	Magalia	RR	RR-5	0.40	Single Family Residence Single Story
064-490-031	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-490-032	Magalia	RR	RR-5	0.36	Single Family Residence Single Story
064-490-034	Magalia	RR	RR-5	0.50	Mobile Home Double Wide
064-490-037	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
064-490-038	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-490-039	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-490-040	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
064-490-041	Magalia	RR	RR-5	0.21	Mobile Home Double Wide
064-490-042	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-500-001	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-500-002	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
064-500-003	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
064-500-004	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-500-005	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-500-006	Magalia	RR	RR-5	0.34	Single Family Residence Single Story
064-500-007	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-500-011	Magalia	RR	RR-5	0.37	Mobile Home Double Wide
064-500-015	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-500-016	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-500-017	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-500-018	Magalia	RR	RR-5	0.25	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
064-500-019	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-500-020	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-500-021	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-500-022	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
064-500-023	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
064-500-024	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-500-027	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-500-028	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-500-029	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-500-030	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-500-031	Magalia	RR	RR-5	0.23	Mobile Home Single Wide
064-500-032	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-500-033	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
064-500-034	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-500-035	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-500-036	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-500-037	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-500-038	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-500-039	Magalia	RR	RR-5	0.23	Mobile Home Single Wide
064-500-040	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-500-041	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
064-500-042	Magalia	RR	RR-5	0.32	Single Family Residence Single Story
064-500-043	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-500-044	Magalia	RR	RR-5	0.30	Mobile Home Triple Wide
064-500-053	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-500-054	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-500-055	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-500-056	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-500-057	Magalia	RR	RR-5	0.32	Single Family Residence Single Story
064-500-058	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
064-500-059	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-500-060	Magalia	RR	RR-5	0.36	Single Family Residence Multi Story

APN*	Community	GP	Zone	Acres	Previous Use
064-500-061	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-500-062	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-500-064	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-500-065	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-500-066	Magalia	RR	RR-5	0.30	Mobile Home Triple Wide
064-500-067	Magalia	RR	RR-5	0.45	Single Family Residence Single Story
064-500-068	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
064-500-069	Magalia	RR	RR-5	0.45	Single Family Residence Multi Story
064-500-070	Magalia	RR	RR-5	0.43	Single Family Residence Single Story
064-510-001	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-510-002	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-510-003	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-510-004	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-510-005	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-510-007	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-510-008	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-510-010	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-510-011	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-510-012	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-510-013	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-510-014	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-510-015	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-510-016	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-510-017	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-510-018	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-510-019	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
064-510-020	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-510-021	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-510-022	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-510-023	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-510-024	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
064-510-025	Magalia	RR	RR-5	0.24	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-510-026	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-510-026	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-510-028	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-510-029	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-510-030	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-510-031	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-510-032	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
064-510-033	Magalia	RR	RR-5	0.28	Mobile Home Triple Wide
064-510-034	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
064-510-035	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
064-510-036	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
064-510-038	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-510-039	Magalia	RR	RR-5	0.28	Mobile Home Triple Wide
064-510-040	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-510-041	Magalia	RR	RR-5	0.39	Single Family Residence Single Story
064-510-042	Magalia	RR	RR-5	0.36	Mobile Home Triple Wide
064-510-043	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-510-044	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-510-045	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-510-046	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
064-510-047	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-510-050	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-510-051	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-510-052	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-510-053	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-510-054	Magalia	RR	RR-5	0.35	Mobile Home Double Wide
064-510-055	Magalia	RR	RR-5	0.32	Single Family Residence Single Story
064-510-056	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-510-057	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-510-058	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-510-059	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-510-060	Magalia	RR	RR-5	0.25	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
064-510-061	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-510-062	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-520-001	Magalia	RR	RR-5	0.46	Single Family Residence Single Story
064-520-004	Magalia	RR	RR-5	0.26	Mobile Home Triple Wide
064-520-005	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-520-006	Magalia	RR	RR-5	0.22	Mobile Home Triple Wide
064-520-007	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
064-520-008	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
064-520-009	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-520-010	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-520-011	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-520-012	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-520-013	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-520-015	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
064-520-016	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-520-017	Magalia	RR	RR-5	0.30	Single Family Residence Multi Story
064-530-001	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-530-002	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-530-003	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-530-004	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
064-530-005	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-530-006	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-530-007	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-530-011	Magalia	RR	RR-5	0.57	Single Family Residence Single Story
064-530-011	Magalia	RR	RR-5	0.57	Mobile Home Double Wide
064-530-012	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-530-013	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-530-014	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-530-015	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-530-016	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-530-017	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-530-018	Magalia	RR	RR-5	0.23	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-530-019	Magalia	RR	RR-5	0.24	Mobile Home Single Wide
064-530-020	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-530-021	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-530-022	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-530-023	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-530-024	Magalia	RR	RR-5	0.24	Mobile Home Single Wide
064-530-025	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-530-026	Magalia	RR	RR-5	0.24	Mobile Home Triple Wide
064-530-027	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
064-530-029	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-530-030	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-530-031	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
064-530-032	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-530-033	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-530-034	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-530-035	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-530-036	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
064-530-044	Magalia	RR	RR-5	0.82	Mobile Home Triple Wide
064-540-001	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-540-002	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-540-003	Magalia	RR	RR-5	0.31	Mobile Home Double Wide
064-540-012	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-540-013	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-540-014	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-540-016	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-540-017	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-540-018	Magalia	RR	RR-5	0.28	Mobile Home Triple Wide
064-540-019	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-540-020	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-540-021	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-540-022	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-540-023	Magalia	RR	RR-5	0.29	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-540-024	Magalia	RR	RR-5	0.36	Single Family Residence Single Story
064-540-025	Magalia	RR	RR-5	0.65	Single Family Residence Single Story
064-550-001	Magalia	RR	RR-5	0.32	Mobile Home Double Wide
064-550-002	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-550-003	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-550-004	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-550-005	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-550-006	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-550-007	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-550-008	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-550-009	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-550-010	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-550-020	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-550-021	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-550-022	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-550-023	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
064-550-024	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-550-025	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-550-026	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-550-027	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-550-028	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-560-005	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
064-560-006	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
064-560-007	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-560-008	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-560-009	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-560-012	Magalia	RR	RR-5	0.24	Mobile Home Single Wide
064-560-013	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-560-014	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-560-019	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-560-041	Magalia	RR	RR-5	0.40	Mobile Home Double Wide
064-560-042	Magalia	RR	RR-5	0.37	Mobile Home Triple Wide

APN*	Community	GP	Zone	Acres	Previous Use
064-560-043	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
064-570-004	Magalia	RR	RR-5	0.51	Single Family Residence Multi Story
064-570-005	Magalia	RR	RR-5	0.87	Single Family Residence Single Story
064-570-015	Magalia	RR	RR-5	0.44	Mobile Home Double Wide
064-570-016	Magalia	RR	RR-5	0.43	Mobile Home Double Wide
064-570-017	Magalia	RR	RR-5	0.44	Single Family Residence Single Story
064-570-018	Magalia	RR	RR-5	0.38	Single Family Residence Single Story
064-580-002	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-580-003	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-580-004	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-580-005	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-580-006	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-580-007	Magalia	RR	RR-5	0.46	Mobile Home Double Wide
064-580-008	Magalia	RR	RR-5	0.52	Single Family Residence Multi Story
064-580-009	Magalia	RR	RR-5	0.37	Single Family Residence Multi Story
064-580-010	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-580-011	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-580-012	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-580-013	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-580-014	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-580-016	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-580-017	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-580-018	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-580-019	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-580-020	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-580-021	Magalia	RR	RR-5	0.31	Mobile Home Triple Wide
064-580-022	Magalia	RR	RR-5	0.38	Single Family Residence Single Story
064-580-023	Magalia	RR	RR-5	0.38	Mobile Home Double Wide
064-580-024	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-580-025	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
064-580-026	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-580-027	Magalia	RR	RR-5	0.27	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-580-028	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
064-590-014	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-590-015	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-590-016	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-590-017	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-590-018	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-590-019	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-590-020	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-590-021	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-590-022	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-590-023	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-590-024	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-590-026	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-590-027	Magalia	RR	RR-5	0.26	Mobile Home Single Wide
064-590-028	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-590-029	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-590-030	Magalia	RR	RR-5	0.28	Mobile Home Triple Wide
064-590-031	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-590-032	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
064-590-032	Magalia	RR	RR-5	0.31	Mobile Home Triple Wide
064-590-033	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-590-037	Magalia	RR	RR-5	0.28	Mobile Home Triple Wide
064-590-038	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-590-039	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-590-040	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-590-041	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-590-042	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-590-043	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-590-044	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-590-045	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-590-046	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-590-047	Magalia	RR	RR-5	0.25	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-590-048	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-590-049	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-590-050	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-590-051	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-590-053	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
064-590-054	Magalia	RR	RR-5	0.29	Mobile Home Triple Wide
064-590-055	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-590-056	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-600-003	Magalia	RR	RR-5	0.42	Mobile Home Double Wide
064-600-004	Magalia	RR	RR-5	0.32	Mobile Home Double Wide
064-600-005	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-600-006	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-600-007	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-600-008	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-600-009	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-600-011	Magalia	RR	RR-5	0.51	Single Family Residence Single Story
064-600-012	Magalia	RR	RR-5	0.32	Mobile Home Triple Wide
064-600-013	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-600-014	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-600-015	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-600-016	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
064-600-017	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-600-018	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-600-019	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-600-020	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-600-021	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-600-022	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
064-600-023	Magalia	RR	RR-5	0.34	Single Family Residence Single Story
064-600-024	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
064-600-025	Magalia	RR	RR-5	0.35	Mobile Home Double Wide
064-600-026	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
064-600-027	Magalia	RR	RR-5	0.29	Single Family Residence Multi Story

APN*	Community	GP	Zone	Acres	Previous Use
064-600-028	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
064-600-029	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-600-030	Magalia	RR	RR-5	0.27	Mobile Home Single Wide
064-600-031	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-600-035	Magalia	RR	RR-5	0.33	Single Family Residence Single Story
064-600-036	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-600-037	Magalia	RR	RR-5	0.48	Single Family Residence Single Story
064-600-038	Magalia	RR	RR-5	0.57	Mobile Home Double Wide
064-600-038	Magalia	RR	RR-5	0.57	Mobile Home Double Wide
065-160-008	Magalia	RR	RR-5	0.51	Single Family Residence Single Story
065-160-011	Magalia	RR	RR-5	0.50	Single Family Residence Single Story
065-160-023	Magalia	RR	RR-5	1.00	Single Family Residence Single Story
065-220-001	Magalia	RR	RR-5	10.74	Single Family Residence Single Story
065-220-003	Magalia	RR	RR-5	9.21	Single Family Residence Single Story
065-220-003	Magalia	RR	RR-5	9.21	Single Family Residence Single Story
065-220-007	Magalia	RR	RR-5	2.92	Single Family Residence Single Story
065-220-009	Magalia	RR	RR-5	3.79	Single Family Residence Single Story
065-220-009	Magalia	RR	RR-5	3.79	Single Family Residence Single Story
065-220-010	Magalia	RR	RR-5	3.27	Single Family Residence Single Story
065-220-011	Magalia	RR	RR-5	2.90	Single Family Residence Single Story
065-230-003	Magalia	RR	RR-5	9.66	Mobile Home Double Wide
065-230-004	Magalia	RR	RR-5	8.80	Single Family Residence Multi Story
065-230-009	Magalia	RR	RR-5	3.03	Single Family Residence Single Story
065-230-010	Magalia	RR	RR-5	2.86	Single Family Residence Single Story
065-230-011	Magalia	RR	RR-5	2.86	Single Family Residence Single Story
065-230-012	Magalia	RR	RR-5	3.65	Single Family Residence Single Story
065-230-012	Magalia	RR	RR-5	3.65	Single Family Residence Single Story
065-230-013	Magalia	RR	RR-5	3.52	Single Family Residence Single Story
065-250-004	Magalia	RR	RR-5	10.86	Single Family Residence Single Story
065-250-004	Magalia	RR	RR-5	10.86	Single Family Residence Multi Story
065-250-005	Magalia	RR	RR-5	8.29	Single Family Residence Single Story
065-320-008	Magalia	RR	RR-5	0.34	Mobile Home Triple Wide

APN*	Community	GP	Zone	Acres	Previous Use
065-320-009	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
065-320-010	Magalia	RR	RR-5	0.36	Mobile Home Triple Wide
065-320-011	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
065-320-012	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
065-320-013	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
065-320-032	Magalia	RR	RR-5	0.19	Mobile Home Single Wide
065-320-035	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
065-320-036	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
065-320-037	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
065-510-003	Magalia	RR	RR-5	2.49	Single Family Residence Single Story
065-510-004	Magalia	RR	RR-5	4.94	Single Family Residence Multi Story
065-510-006	Magalia	RR	RR-5	2.49	Single Family Residence Single Story
065-510-007	Magalia	RR	RR-5	2.48	Single Family Residence Single Story
065-510-010	Magalia	RR	RR-5	2.47	Mobile Home Double Wide
065-510-011	Magalia	RR	RR-5	2.47	Single Family Residence Single Story
065-510-012	Magalia	RR	RR-5	2.47	Single Family Residence Multi Story
065-510-019	Magalia	RR	RR-5	0.99	Single Family Residence Multi Story
065-510-020	Magalia	RR	RR-5	6.19	Single Family Residence Single Story
065-510-035	Magalia	RR	RR-5	0.50	Single Family Residence Single Story
065-510-042	Magalia	RR	RR-5	0.86	Single Family Residence Multi Story
065-510-048	Magalia	RR	RR-5	1.12	Single Family Residence Single Story
065-510-049	Magalia	RR	RR-5	1.47	Single Family Residence Single Story
065-510-049	Magalia	RR	RR-5	1.47	Single Family Residence Multi Story
065-510-058	Magalia	RR	RR-5	1.19	Single Family Residence Multi Story
065-510-071	Magalia	RR	RR-5	1.55	Single Family Residence Multi Story
065-510-072	Magalia	RR	RR-5	1.49	Single Family Residence Single Story
065-510-073	Magalia	RR	RR-5	1.15	Single Family Residence Multi Story
065-510-082	Magalia	RR	RR-5	2.16	Single Family Residence Multi Story
065-510-088	Magalia	RR	RR-5	2.48	Single Family Residence Single Story
065-510-089	Magalia	RR	RR-5	3.10	Single Family Residence Multi Story
065-510-090	Magalia	RR	RR-5	0.58	Mobile Home Single Wide
065-510-094	Magalia	RR	RR-5	2.19	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
065-510-096	Magalia	RR	RR-5	1.22	Single Family Residence Multi Story
065-510-098	Magalia	RR	RR-5	1.88	Single Family Residence Single Story
065-540-003	Magalia	RR	RR-5	5.09	Single Family Residence Multi Story
065-540-008	Magalia	RR	RR-5	3.16	Single Family Residence Single Story
065-540-019	Magalia	RR	RR-5	38.54	Mobile Home Single Wide
065-540-021	Magalia	RR	RR-5	6.03	Single Family Residence Multi Story
065-540-022	Magalia	RR	RR-5	5.34	Single Family Residence Multi Story
065-540-023	Magalia	RR	RR-5	5.44	Single Family Residence Multi Story
065-540-024	Magalia	RR	RR-5	6.01	Mobile Home Single Wide
065-540-024	Magalia	RR	RR-5	6.01	Single Family Residence Multi Story
066-010-017	Magalia	RR	RR-5	8.88	Single Family Residence Single Story
066-010-035	Magalia	RR	RR-5	10.52	Single Family Residence Single Story
066-010-036	Magalia	RR	RR-5	24.92	Mobile Home Single Wide
066-030-001	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-030-002	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-030-003	Magalia	RR	RR-5	0.27	Single Family Residence Multi Story
066-030-004	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-030-005	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-030-006	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-030-007	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-030-008	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-030-009	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-030-010	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-030-011	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-030-012	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-030-013	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-030-014	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-030-015	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-030-016	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-030-017	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-030-018	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-030-019	Magalia	RR	RR-5	0.28	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-030-020	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-030-021	Magalia	RR	RR-5	0.24	Mobile Home Triple Wide
066-030-023	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-030-024	Magalia	RR	RR-5	0.24	Mobile Home Triple Wide
066-030-025	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-030-026	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-030-027	Magalia	RR	RR-5	0.24	Mobile Home Triple Wide
066-030-028	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-030-029	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-030-030	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-030-031	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-030-032	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-030-033	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-030-033	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-030-034	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-030-035	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-030-037	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-030-039	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-030-040	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-030-041	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-030-042	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-030-044	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-030-045	Magalia	RR	RR-5	0.28	Mobile Home Single Wide
066-030-046	Magalia	RR	RR-5	0.23	Mobile Home Single Wide
066-030-047	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-030-048	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-040-001	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-040-002	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-040-003	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-040-004	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-040-005	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-040-006	Magalia	RR	RR-5	0.24	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-040-007	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-040-008	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-040-009	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-040-010	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-040-011	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-040-012	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-040-013	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-040-014	Magalia	RR	RR-5	0.29	Single Family Residence Multi Story
066-040-017	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-040-018	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-040-019	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-040-020	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-040-021	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-040-022	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-040-023	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-040-024	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-040-025	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-040-026	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-040-027	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-040-028	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-040-029	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-040-030	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-040-031	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-040-032	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-040-033	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-040-038	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-040-039	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-040-040	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-040-041	Magalia	RR	RR-5	0.21	Mobile Home Double Wide
066-040-042	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-040-044	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-040-045	Magalia	RR	RR-5	0.23	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-040-046	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-040-047	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-040-048	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-040-050	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-040-051	Magalia	RR	RR-5	0.42	Mobile Home Double Wide
066-040-052	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-040-053	Magalia	RR	RR-5	0.32	Single Family Residence Single Story
066-040-054	Magalia	RR	RR-5	0.28	Single Family Residence Multi Story
066-040-055	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-040-056	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-050-001	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-050-002	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-050-003	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-050-004	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-050-005	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-050-006	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-050-007	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-050-009	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-050-010	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-050-011	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-050-012	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-050-013	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-050-014	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-050-015	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-050-016	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-050-017	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-050-018	Magalia	RR	RR-5	0.32	Single Family Residence Single Story
066-050-021	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-050-022	Magalia	RR	RR-5	0.32	Mobile Home Double Wide
066-050-024	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-050-025	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-050-026	Magalia	RR	RR-5	0.30	Single Family Residence Multi Story

APN*	Community	GP	Zone	Acres	Previous Use
066-050-027	Magalia	RR	RR-5	0.35	Single Family Residence Multi Story
066-050-028	Magalia	RR	RR-5	0.36	Single Family Residence Multi Story
066-060-001	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
066-060-002	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-060-003	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-060-004	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-060-005	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-060-012	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-060-013	Magalia	RR	RR-5	0.21	Single Family Residence Single Story
066-060-014	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-060-015	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-060-016	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-060-017	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-060-018	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-060-019	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-060-020	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-060-021	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-060-022	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-060-023	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-060-024	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-060-025	Magalia	RR	RR-5	0.24	Mobile Home Triple Wide
066-060-026	Magalia	RR	RR-5	0.30	Mobile Home Triple Wide
066-060-027	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-060-028	Magalia	RR	RR-5	0.31	Mobile Home Triple Wide
066-060-029	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-060-030	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-060-031	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-070-001	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-070-002	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-070-003	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-070-004	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-070-005	Magalia	RR	RR-5	0.24	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-070-006	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-070-007	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-070-009	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-070-010	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-070-011	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-070-012	Magalia	RR	RR-5	0.30	Single Family Residence Multi Story
066-070-014	Magalia	RR	RR-5	0.29	Single Family Residence Multi Story
066-070-015	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-070-017	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-070-019	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-070-020	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-070-021	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-070-022	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-070-024	Magalia	RR	RR-5	0.21	Single Family Residence Single Story
066-070-025	Magalia	RR	RR-5	0.28	Mobile Home Triple Wide
066-080-001	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-080-002	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-080-003	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-080-004	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-080-005	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-080-006	Magalia	RR	RR-5	0.21	Single Family Residence Single Story
066-080-007	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-080-008	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-080-009	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-080-009	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-080-010	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-080-011	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-080-012	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-080-013	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-080-014	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-080-017	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-080-018	Magalia	RR	RR-5	0.27	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-080-019	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-080-020	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-080-022	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-080-023	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-080-024	Magalia	RR	RR-5	0.21	Mobile Home Double Wide
066-080-025	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-080-026	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-080-027	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-080-028	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-080-029	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-080-030	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-080-031	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-080-032	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-080-033	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-080-034	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-080-035	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-080-039	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-080-042	Magalia	RR	RR-5	0.24	Mobile Home Triple Wide
066-080-044	Magalia	RR	RR-5	0.33	Mobile Home Double Wide
066-080-045	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-080-046	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-090-001	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-090-002	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-090-003	Magalia	RR	RR-5	0.31	Mobile Home Double Wide
066-090-004	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-090-005	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-090-006	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-090-007	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-090-008	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-090-009	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-090-010	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-090-011	Magalia	RR	RR-5	0.23	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-090-012	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-090-013	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-090-014	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-090-015	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-090-016	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-090-018	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-090-019	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-090-020	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-090-021	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-090-022	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-090-023	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-090-025	Magalia	RR	RR-5	0.35	Single Family Residence Single Story
066-090-026	Magalia	RR	RR-5	0.47	Mobile Home Double Wide
066-090-027	Magalia	RR	RR-5	0.41	Single Family Residence Single Story
066-090-028	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
066-090-029	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-090-032	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-090-033	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-090-035	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-090-037	Magalia	RR	RR-5	0.59	Mobile Home Triple Wide
066-090-038	Magalia	RR	RR-5	0.55	Mobile Home Double Wide
066-090-039	Magalia	RR	RR-5	0.33	Single Family Residence Single Story
066-090-040	Magalia	RR	RR-5	0.28	Mobile Home Single Wide
066-090-041	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-090-042	Magalia	RR	RR-5	0.33	Mobile Home Double Wide
066-100-001	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-100-002	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-100-003	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-100-004	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-100-005	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
066-100-006	Magalia	RR	RR-5	0.40	Single Family Residence Single Story
066-100-008	Magalia	RR	RR-5	0.24	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-100-009	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-100-010	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-100-011	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-100-012	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-100-013	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-100-014	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-100-015	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-100-016	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-100-017	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-100-018	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-100-019	Magalia	RR	RR-5	0.28	Single Family Residence Multi Story
066-100-020	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-100-023	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-100-024	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-100-025	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-100-026	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-100-027	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-100-028	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-100-029	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-100-030	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-100-031	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-100-032	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-100-033	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-100-034	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-100-037	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-100-038	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-100-040	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-100-041	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-100-043	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-100-044	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-100-045	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-100-046	Magalia	RR	RR-5	0.25	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-100-047	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-100-048	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-100-049	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-100-050	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-100-051	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-100-052	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-100-054	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-100-055	Magalia	RR	RR-5	0.51	Mobile Home Double Wide
066-100-056	Magalia	RR	RR-5	0.49	Mobile Home Triple Wide
066-110-001	Magalia	RR	RR-5	0.28	Mobile Home Triple Wide
066-110-002	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-110-003	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-110-004	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-110-011	Magalia	RR	RR-5	0.35	Mobile Home Double Wide
066-110-012	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-110-014	Magalia	RR	RR-5	0.18	Single Family Residence Multi Story
066-110-015	Magalia	RR	RR-5	0.23	Mobile Home Single Wide
066-110-016	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-110-017	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-110-018	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-110-021	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-110-022	Magalia	RR	RR-5	0.24	Mobile Home Triple Wide
066-110-023	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-110-024	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-110-025	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-110-026	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-110-027	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-110-028	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-110-029	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-110-030	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-110-031	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-110-032	Magalia	RR	RR-5	0.25	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-110-033	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-110-034	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-110-035	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-110-036	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-110-037	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-110-038	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-110-039	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-110-040	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-110-041	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-110-042	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-110-043	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-110-044	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-110-045	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-110-046	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-110-047	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-110-048	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-110-049	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-110-050	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-120-005	Magalia	RR	RR-5	0.21	Mobile Home Double Wide
066-120-007	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-120-008	Magalia	RR	RR-5	0.27	Single Family Residence Multi Story
066-120-009	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-120-009	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-120-010	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-120-011	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-120-012	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-120-013	Magalia	RR	RR-5	0.19	Mobile Home Double Wide
066-120-014	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-120-015	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-120-016	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-120-017	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-120-018	Magalia	RR	RR-5	0.24	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-130-001	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-130-002	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-130-003	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-130-004	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-130-005	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-130-006	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-130-007	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-130-008	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-130-009	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-130-010	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-130-011	Magalia	RR	RR-5	0.22	Mobile Home Triple Wide
066-130-012	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-130-013	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-130-014	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-130-015	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-130-016	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-130-017	Magalia	RR	RR-5	0.23	Mobile Home Triple Wide
066-130-018	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-130-019	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-130-020	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-130-021	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-130-022	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-130-023	Magalia	RR	RR-5	0.31	Mobile Home Double Wide
066-130-024	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
066-130-025	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-130-026	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-130-027	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-130-028	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-130-029	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-130-030	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-130-031	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-130-033	Magalia	RR	RR-5	0.27	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-130-034	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-130-035	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-130-037	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-130-038	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-130-039	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-130-040	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-130-041	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-130-042	Magalia	RR	RR-5	0.26	Mobile Home Triple Wide
066-130-043	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-140-001	Magalia	RR	RR-5	0.32	Single Family Residence Multi Story
066-140-002	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-140-003	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-140-004	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-140-005	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-140-006	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-140-007	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-140-008	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-140-009	Magalia	RR	RR-5	0.33	Single Family Residence Single Story
066-140-010	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
066-140-012	Magalia	RR	RR-5	0.34	Single Family Residence Single Story
066-140-013	Magalia	RR	RR-5	0.35	Single Family Residence Multi Story
066-140-014	Magalia	RR	RR-5	0.39	Single Family Residence Single Story
066-140-015	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-140-016	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-140-017	Magalia	RR	RR-5	0.43	Single Family Residence Single Story
066-140-018	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-140-019	Magalia	RR	RR-5	0.27	Mobile Home Triple Wide
066-140-020	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-140-021	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-140-022	Magalia	RR	RR-5	0.35	Mobile Home Double Wide
066-140-023	Magalia	RR	RR-5	0.56	Single Family Residence Single Story
066-140-024	Magalia	RR	RR-5	0.73	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-140-025	Magalia	RR	RR-5	0.56	Mobile Home Double Wide
066-140-026	Magalia	RR	RR-5	0.34	Single Family Residence Single Story
066-140-027	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-150-001	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-150-002	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-150-003	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-150-006	Magalia	RR	RR-5	0.32	Mobile Home Double Wide
066-150-007	Magalia	RR	RR-5	0.37	Single Family Residence Multi Story
066-150-008	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-150-009	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-150-010	Magalia	RR	RR-5	0.27	Single Family Residence Multi Story
066-150-011	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-150-012	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-150-013	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-150-014	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-150-015	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-150-017	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-150-018	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-150-020	Magalia	RR	RR-5	0.26	Mobile Home Triple Wide
066-150-021	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-150-022	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-150-023	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-150-024	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-150-026	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-150-027	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-150-028	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-150-029	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-150-029	Magalia	RR	RR-5	0.28	Motor Home
066-150-030	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-150-031	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-150-032	Magalia	RR	RR-5	0.27	Mobile Home Triple Wide
066-150-032	Magalia	RR	RR-5	0.27	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-150-035	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-150-036	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-150-037	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-150-038	Magalia	RR	RR-5	0.27	Single Family Residence Multi Story
066-150-039	Magalia	RR	RR-5	0.27	Single Family Residence Multi Story
066-150-041	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-160-001	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-160-002	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-160-003	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-160-006	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-160-007	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-160-008	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-160-009	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-160-010	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-160-011	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-160-012	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-160-013	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-160-015	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-160-016	Magalia	RR	RR-5	0.37	Single Family Residence Multi Story
066-160-017	Magalia	RR	RR-5	0.30	Single Family Residence Multi Story
066-160-018	Magalia	RR	RR-5	0.29	Single Family Residence Multi Story
066-160-019	Magalia	RR	RR-5	0.30	Single Family Residence Multi Story
066-160-020	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-160-021	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-160-022	Magalia	RR	RR-5	0.29	Single Family Residence Multi Story
066-160-023	Magalia	RR	RR-5	0.27	Single Family Residence Multi Story
066-160-024	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-160-025	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-160-026	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-160-027	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-160-029	Magalia	RR	RR-5	0.46	Mobile Home Double Wide
066-170-001	Magalia	RR	RR-5	0.23	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-170-002	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-170-003	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-170-004	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-170-005	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-170-006	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-170-007	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-170-008	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-170-009	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-170-011	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-170-012	Magalia	RR	RR-5	0.27	Single Family Residence Multi Story
066-170-013	Magalia	RR	RR-5	0.32	Single Family Residence Multi Story
066-170-014	Magalia	RR	RR-5	0.41	Single Family Residence Multi Story
066-170-015	Magalia	RR	RR-5	0.52	Single Family Residence Multi Story
066-170-016	Magalia	RR	RR-5	0.52	Single Family Residence Multi Story
066-170-017	Magalia	RR	RR-5	0.62	Mobile Home Double Wide
066-170-018	Magalia	RR	RR-5	0.67	Mobile Home Double Wide
066-170-020	Magalia	RR	RR-5	0.34	Single Family Residence Multi Story
066-170-021	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-170-024	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-170-025	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-170-026	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-170-027	Magalia	RR	RR-5	0.28	Single Family Residence Multi Story
066-170-028	Magalia	RR	RR-5	0.29	Single Family Residence Multi Story
066-170-030	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-170-031	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-180-001	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-180-002	Magalia	RR	RR-5	0.27	Single Family Residence Multi Story
066-180-005	Magalia	RR	RR-5	0.34	Single Family Residence Multi Story
066-180-007	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-180-008	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-180-009	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-180-010	Magalia	RR	RR-5	0.25	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-180-011	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-180-012	Magalia	RR	RR-5	0.55	Mobile Home Double Wide
066-180-013	Magalia	RR	RR-5	0.56	Single Family Residence Single Story
066-180-014	Magalia	RR	RR-5	0.52	Single Family Residence Single Story
066-180-015	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-180-016	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-180-017	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-180-018	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-180-019	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-180-020	Magalia	RR	RR-5	0.32	Single Family Residence Single Story
066-180-021	Magalia	RR	RR-5	0.35	Single Family Residence Single Story
066-180-022	Magalia	RR	RR-5	0.62	Single Family Residence Single Story
066-180-023	Magalia	RR	RR-5	0.69	Single Family Residence Single Story
066-180-024	Magalia	RR	RR-5	0.65	Single Family Residence Single Story
066-180-025	Magalia	RR	RR-5	0.38	Single Family Residence Single Story
066-180-026	Magalia	RR	RR-5	0.32	Single Family Residence Single Story
066-180-027	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-190-001	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-190-002	Magalia	RR	RR-5	0.27	Mobile Home Triple Wide
066-190-003	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-190-004	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-190-005	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-190-006	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-190-007	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-190-008	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-190-009	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-190-010	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-190-011	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-190-012	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-190-013	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-190-014	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-190-015	Magalia	RR	RR-5	0.27	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-190-016	Magalia	RR	RR-5	0.57	Single Family Residence Multi Story
066-190-018	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-190-019	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-190-020	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-190-021	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-190-022	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-190-023	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-190-024	Magalia	RR	RR-5	0.32	Single Family Residence Single Story
066-190-025	Magalia	RR	RR-5	0.51	Single Family Residence Multi Story
066-190-026	Magalia	RR	RR-5	0.39	Single Family Residence Single Story
066-190-027	Magalia	RR	RR-5	0.34	Single Family Residence Single Story
066-190-028	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-190-029	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-200-001	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-200-002	Magalia	RR	RR-5	0.32	Single Family Residence Single Story
066-200-003	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
066-200-004	Magalia	RR	RR-5	0.47	Mobile Home Double Wide
066-200-005	Magalia	RR	RR-5	0.53	Mobile Home Double Wide
066-200-006	Magalia	RR	RR-5	0.42	Single Family Residence Single Story
066-200-007	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-200-008	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-200-009	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-200-010	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-200-011	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-200-012	Magalia	RR	RR-5	0.42	Mobile Home Double Wide
066-200-013	Magalia	RR	RR-5	0.35	Single Family Residence Single Story
066-200-014	Magalia	RR	RR-5	0.32	Mobile Home Double Wide
066-200-015	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-200-016	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-200-017	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-200-018	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-200-019	Magalia	RR	RR-5	0.30	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-200-020	Magalia	RR	RR-5	0.46	Mobile Home Double Wide
066-200-021	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-200-022	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-200-023	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-200-024	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-200-025	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-200-026	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-200-027	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-200-028	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-200-029	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-210-001	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-210-004	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-210-005	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-210-006	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-210-007	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-210-008	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-210-009	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-210-011	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-210-016	Magalia	RR	RR-5	0.36	Mobile Home Double Wide
066-210-017	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-210-018	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-210-019	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-210-020	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-210-021	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-210-022	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-210-023	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-210-024	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-210-025	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-210-026	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-210-027	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-210-028	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-210-029	Magalia	RR	RR-5	0.23	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-210-030	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-210-031	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-210-032	Magalia	RR	RR-5	0.32	Mobile Home Double Wide
066-210-033	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-210-034	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-210-035	Magalia	RR	RR-5	0.39	Mobile Home Double Wide
066-210-036	Magalia	RR	RR-5	0.32	Mobile Home Double Wide
066-210-037	Magalia	RR	RR-5	0.30	Single Family Residence Multi Story
066-210-039	Magalia	RR	RR-5	0.25	Mobile Home Single Wide
066-210-040	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-210-041	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-210-042	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-210-045	Magalia	RR	RR-5	0.37	Mobile Home Double Wide
066-210-046	Magalia	RR	RR-5	0.33	Mobile Home Double Wide
066-210-047	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-210-048	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-210-049	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-210-050	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-210-051	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-210-052	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-210-053	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-210-054	Magalia	RR	RR-5	0.27	Single Family Residence Multi Story
066-210-055	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-210-056	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-210-057	Magalia	RR	RR-5	0.31	Mobile Home Double Wide
066-210-058	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-210-060	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-210-062	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-210-063	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-220-001	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-220-002	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-220-006	Magalia	RR	RR-5	0.24	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-220-007	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-220-009	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-220-010	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-220-011	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-220-014	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-220-015	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-220-016	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-220-017	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-220-018	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-220-019	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-220-020	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-220-021	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-220-023	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-220-024	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-220-025	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-220-026	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-220-027	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-220-028	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-220-030	Magalia	RR	RR-5	0.40	Single Family Residence Single Story
066-220-031	Magalia	RR	RR-5	0.27	Single Family Residence Multi Story
066-220-032	Magalia	RR	RR-5	0.28	Single Family Residence Multi Story
066-220-033	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-220-034	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-220-035	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-220-036	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-220-038	Magalia	RR	RR-5	0.29	Mobile Home Single Wide
066-220-039	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-220-040	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
066-230-015	Magalia	RR	RR-5	0.28	Single Family Residence Multi Story
066-230-016	Magalia	RR	RR-5	0.41	Single Family Residence Single Story
066-230-017	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-230-018	Magalia	RR	RR-5	0.23	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-230-019	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-230-025	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-230-026	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-230-027	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-230-028	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-230-029	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-230-030	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-230-031	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-230-032	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-230-033	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-230-034	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-230-035	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-230-036	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-230-037	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-230-038	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-230-039	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-230-041	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-230-042	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-230-043	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-230-044	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-230-045	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-230-046	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-230-047	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-230-048	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-230-049	Magalia	RR	RR-5	0.32	Single Family Residence Multi Story
066-230-050	Magalia	RR	RR-5	0.27	Single Family Residence Multi Story
066-230-051	Magalia	RR	RR-5	0.36	Single Family Residence Multi Story
066-230-052	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-230-054	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-230-055	Magalia	RR	RR-5	0.34	Single Family Residence Single Story
066-230-059	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-240-001	Magalia	RR	RR-5	0.29	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-240-002	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-240-003	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-240-005	Magalia	RR	RR-5	0.33	Single Family Residence Single Story
066-240-006	Magalia	RR	RR-5	0.33	Mobile Home Double Wide
066-240-010	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-240-011	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-240-012	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-240-013	Magalia	RR	RR-5	0.43	Single Family Residence Single Story
066-240-014	Magalia	RR	RR-5	0.35	Mobile Home Double Wide
066-240-015	Magalia	RR	RR-5	0.31	Mobile Home Double Wide
066-240-016	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-240-017	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-240-018	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-240-019	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-240-020	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-240-021	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-240-022	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-240-023	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-240-024	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-240-025	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-240-026	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-240-027	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-240-033	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-240-034	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-240-035	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-240-036	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-240-037	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-240-038	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-240-039	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-240-040	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-240-041	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
066-240-044	Magalia	RR	RR-5	0.24	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-240-045	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-240-046	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-240-047	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-240-048	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-240-049	Magalia	RR	RR-5	0.35	Mobile Home Double Wide
066-240-050	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-240-051	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-250-001	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-250-002	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-250-003	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-250-004	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-250-005	Magalia	RR	RR-5	0.35	Single Family Residence Single Story
066-250-006	Magalia	RR	RR-5	0.24	Mobile Home Triple Wide
066-250-007	Magalia	RR	RR-5	0.27	Mobile Home Triple Wide
066-250-014	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-250-017	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-250-018	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-250-020	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-250-021	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-250-022	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-250-023	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-250-024	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-250-025	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-250-027	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-250-028	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-250-029	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-250-030	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-250-031	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-250-032	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-250-033	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-250-034	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-250-035	Magalia	RR	RR-5	0.23	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-250-036	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-250-037	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-250-039	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-250-041	Magalia	RR	RR-5	0.33	Mobile Home Double Wide
066-250-042	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-250-043	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-250-044	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-250-044	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-250-045	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-250-046	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-250-047	Magalia	RR	RR-5	0.32	Mobile Home Double Wide
066-260-001	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-260-002	Magalia	RR	RR-5	0.43	Mobile Home Double Wide
066-260-003	Magalia	RR	RR-5	0.35	Single Family Residence Single Story
066-260-004	Magalia	RR	RR-5	0.34	Single Family Residence Single Story
066-260-005	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-260-006	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-260-007	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-260-008	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-260-009	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-260-010	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-260-011	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-260-012	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-260-013	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-260-014	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-260-015	Magalia	RR	RR-5	0.36	Mobile Home Double Wide
066-260-016	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-260-017	Magalia	RR	RR-5	0.29	Mobile Home Triple Wide
066-260-018	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-260-019	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-260-020	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-260-021	Magalia	RR	RR-5	0.22	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-260-022	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-260-023	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-260-024	Magalia	RR	RR-5	0.41	Mobile Home Triple Wide
066-260-025	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-260-026	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-260-028	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-260-029	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-260-030	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-260-031	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-260-032	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-260-033	Magalia	RR	RR-5	0.41	Single Family Residence Single Story
066-260-034	Magalia	RR	RR-5	0.32	Mobile Home Double Wide
066-260-035	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-260-036	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-260-037	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-260-038	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-260-039	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-260-040	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-270-001	Magalia	RR	RR-5	0.45	Mobile Home Double Wide
066-270-002	Magalia	RR	RR-5	0.35	Single Family Residence Multi Story
066-270-003	Magalia	RR	RR-5	0.28	Single Family Residence Multi Story
066-270-004	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-270-005	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-270-006	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-270-008	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-270-009	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-270-010	Magalia	RR	RR-5	0.34	Single Family Residence Single Story
066-270-011	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-270-012	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-270-013	Magalia	RR	RR-5	0.30	Mobile Home Triple Wide
066-270-014	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-270-015	Magalia	RR	RR-5	0.23	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-270-015	Magalia	RR	RR-5	0.23	Mobile Home Triple Wide
066-270-016	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-270-017	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-270-018	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-270-019	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-270-021	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-270-022	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-270-023	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-270-024	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-270-025	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-270-026	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-270-027	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-270-028	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-270-029	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-270-030	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-270-031	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-270-032	Magalia	RR	RR-5	0.40	Single Family Residence Single Story
066-270-033	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-270-034	Magalia	RR	RR-5	0.28	Mobile Home Triple Wide
066-270-035	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-270-036	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-270-037	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-270-038	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-270-039	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-270-040	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-270-041	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-270-042	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-270-043	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-270-044	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-270-045	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-270-046	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-270-047	Magalia	RR	RR-5	0.26	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-270-048	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-270-049	Magalia	RR	RR-5	0.32	Single Family Residence Single Story
066-270-050	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-270-051	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-270-052	Magalia	RR	RR-5	0.44	Mobile Home Double Wide
066-270-053	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-270-054	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-280-001	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-280-003	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-280-004	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-280-005	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-280-007	Magalia	RR	RR-5	0.45	Single Family Residence Multi Story
066-280-008	Magalia	RR	RR-5	0.39	Single Family Residence Single Story
066-280-009	Magalia	RR	RR-5	0.45	Single Family Residence Multi Story
066-280-010	Magalia	RR	RR-5	0.46	Single Family Residence Multi Story
066-280-012	Magalia	RR	RR-5	0.55	Single Family Residence Single Story
066-280-013	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-280-014	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-280-015	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-280-016	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-280-017	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-280-018	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-280-019	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-280-020	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-280-021	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-280-022	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-280-023	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-280-024	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-280-025	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-280-026	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-280-027	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-280-028	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story

APN*	Community	GP	Zone	Acres	Previous Use
066-280-030	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-280-031	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-280-032	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-280-033	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-280-034	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-280-035	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-280-036	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-280-037	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-280-038	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-280-039	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-280-040	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-280-041	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-280-042	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-280-043	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-280-044	Magalia	RR	RR-5	0.29	Mobile Home Single Wide
066-280-045	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-280-046	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-280-047	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-280-048	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-280-048	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-280-049	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-280-050	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-280-051	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-280-052	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-280-053	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-280-054	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-280-055	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-290-001	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-290-003	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-290-004	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-290-005	Magalia	RR	RR-5	0.36	Single Family Residence Single Story
066-290-006	Magalia	RR	RR-5	0.26	Mobile Home Triple Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-290-007	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-290-008	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-290-009	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-290-010	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
066-290-011	Magalia	RR	RR-5	0.38	Single Family Residence Single Story
066-290-012	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-290-013	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-290-014	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-290-016	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-290-017	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-290-018	Magalia	RR	RR-5	0.33	Single Family Residence Single Story
066-290-019	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-290-020	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
066-290-021	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-290-022	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-290-024	Magalia	RR	RR-5	0.33	Mobile Home Double Wide
066-290-025	Magalia	RR	RR-5	0.36	Mobile Home Double Wide
066-290-026	Magalia	RR	RR-5	0.34	Mobile Home Triple Wide
066-290-027	Magalia	RR	RR-5	0.32	Mobile Home Triple Wide
066-290-028	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-290-029	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-290-030	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
066-290-031	Magalia	RR	RR-5	0.33	Mobile Home Double Wide
066-290-032	Magalia	RR	RR-5	0.37	Single Family Residence Multi Story
066-300-002	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-300-003	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-300-004	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-300-005	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-300-006	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-300-007	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-300-008	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-300-010	Magalia	RR	RR-5	0.24	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-300-011	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-300-012	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-300-014	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-300-015	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-300-016	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-300-018	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-300-019	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-300-020	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-300-021	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-300-022	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-300-023	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-300-027	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-300-028	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-300-029	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-300-030	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-300-031	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-300-032	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-300-035	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-300-036	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-300-037	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-300-038	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-300-039	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-360-033	Magalia	RR	RR-5	1.95	Mobile Home Triple Wide
066-380-004	Magalia	RR	RR-5	0.21	Single Family Residence Single Story
066-380-005	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-380-009	Magalia	RR	RR-5	0.29	Single Family Residence Multi Story
066-380-015	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-380-016	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-380-017	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-380-018	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-380-021	Magalia	RR	RR-5	0.61	Single Family Residence Multi Story
066-380-022	Magalia	RR	RR-5	0.40	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-380-023	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-380-024	Magalia	RR	RR-5	0.19	Single Family Residence Single Story
066-380-025	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-380-026	Magalia	RR	RR-5	1.23	Single Family Residence Multi Story
066-380-027	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-380-027	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-380-028	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
066-380-035	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-380-036	Magalia	RR	RR-5	0.67	Mobile Home Double Wide
066-380-036	Magalia	RR	RR-5	0.67	Mobile Home Double Wide
066-380-039	Magalia	RR	RR-5	0.95	Mobile Home Triple Wide
066-380-039	Magalia	RR	RR-5	0.95	Mobile Home Single Wide
066-390-003	Magalia	RR	RR-5	1.10	Single Family Residence Single Story
066-390-008	Magalia	RR	RR-5	0.20	Single Family Residence Single Story
066-390-009	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-390-010	Magalia	RR	RR-5	0.16	Mobile Home Single Wide
066-390-011	Magalia	RR	RR-5	0.16	Single Family Residence Single Story
066-390-012	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-390-014	Magalia	RR	RR-5	0.58	Single Family Residence Single Story
066-390-018	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-390-021	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-390-023	Magalia	RR	RR-5	0.47	Single Family Residence Multi Story
066-390-024	Magalia	RR	RR-5	0.54	Single Family Residence Multi Story
066-390-026	Magalia	RR	RR-5	0.40	Single Family Residence Single Story
066-390-027	Magalia	RR	RR-5	0.18	Single Family Residence Single Story
066-390-028	Magalia	RR	RR-5	0.20	Single Family Residence Single Story
066-390-029	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-390-030	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-390-030	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-390-031	Magalia	RR	RR-5	0.31	Single Family Residence Multi Story
066-390-032	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-390-035	Magalia	RR	RR-5	0.26	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-390-036	Magalia	RR	RR-5	0.21	Single Family Residence Single Story
066-390-039	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-390-045	Magalia	RR	RR-5	0.21	Single Family Residence Single Story
066-390-046	Magalia	RR	RR-5	0.21	Single Family Residence Single Story
066-390-047	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-390-048	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-390-050	Magalia	RR	RR-5	0.21	Single Family Residence Multi Story
066-390-051	Magalia	RR	RR-5	0.19	Single Family Residence Single Story
066-390-052	Magalia	RR	RR-5	0.38	Single Family Residence Multi Story
066-390-054	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-390-055	Magalia	RR	RR-5	0.43	Single Family Residence Single Story
066-390-057	Magalia	RR	RR-5	0.43	Mobile Home Double Wide
066-390-060	Magalia	RR	RR-5	0.51	Single Family Residence Single Story
066-390-061	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-390-062	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
066-390-064	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-390-065	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-390-068	Magalia	RR	RR-5	0.24	Mobile Home Single Wide
066-390-069	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-400-006	Magalia	RR	RR-5	0.21	Mobile Home Single Wide
066-400-007	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-400-008	Magalia	RR	RR-5	0.45	Single Family Residence Multi Story
066-400-010	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-400-012	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-400-020	Magalia	RR	RR-5	0.19	Single Family Residence Single Story
066-400-020	Magalia	RR	RR-5	0.19	Single Family Residence Single Story
066-400-025	Magalia	RR	RR-5	0.44	Single Family Residence Single Story
066-400-026	Magalia	RR	RR-5	3.56	Single Family Residence Single Story
066-400-029	Magalia	RR	RR-5	3.86	Single Family Residence Single Story
066-400-031	Magalia	RR	RR-5	0.50	Single Family Residence Single Story
066-400-032	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-400-033	Magalia	RR	RR-5	0.28	Mobile Home Single Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-400-038	Magalia	RR	RR-5	0.94	Single Family Residence Single Story
066-410-002	Magalia	RR	RR-5	0.38	Single Family Residence Single Story
066-410-003	Magalia	RR	RR-5	0.38	Mobile Home Triple Wide
066-410-007	Magalia	RR	RR-5	0.20	Mobile Home Single Wide
066-410-008	Magalia	RR	RR-5	0.20	Mobile Home Single Wide
066-410-009	Magalia	RR	RR-5	0.20	Mobile Home Triple Wide
066-410-010	Magalia	RR	RR-5	0.21	Mobile Home Single Wide
066-410-011	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-410-012	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-410-013	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-410-014	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-410-020	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-410-021	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-410-022	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-410-023	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-410-024	Magalia	RR	RR-5	0.32	Mobile Home Double Wide
066-410-025	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-410-026	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-410-027	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-410-029	Magalia	RR	RR-5	0.35	Mobile Home Double Wide
066-410-030	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-410-031	Magalia	RR	RR-5	0.39	Mobile Home Double Wide
066-410-032	Magalia	RR	RR-5	0.35	Mobile Home Double Wide
066-410-033	Magalia	RR	RR-5	0.45	Mobile Home Double Wide
066-410-034	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-410-035	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-410-036	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-420-002	Magalia	RR	RR-5	0.20	Mobile Home Triple Wide
066-420-003	Magalia	RR	RR-5	0.20	Mobile Home Triple Wide
066-420-006	Magalia	RR	RR-5	0.67	Mobile Home Triple Wide
066-420-007	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
066-420-008	Magalia	RR	RR-5	0.33	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-420-009	Magalia	RR	RR-5	0.33	Mobile Home Double Wide
066-420-010	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-420-011	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-420-012	Magalia	RR	RR-5	0.22	Mobile Home Triple Wide
066-420-012	Magalia	RR	RR-5	0.22	Mobile Home Triple Wide
066-420-013	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-420-014	Magalia	RR	RR-5	0.30	Mobile Home Triple Wide
066-420-015	Magalia	RR	RR-5	0.35	Mobile Home Triple Wide
066-420-016	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-420-017	Magalia	RR	RR-5	0.28	Single Family Residence Multi Story
066-420-018	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-420-019	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-420-022	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-420-023	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-420-024	Magalia	RR	RR-5	0.26	Mobile Home Triple Wide
066-420-025	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
066-420-026	Magalia	RR	RR-5	0.36	Mobile Home Double Wide
066-420-027	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-420-028	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-420-029	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-420-030	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-420-031	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-420-032	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-420-033	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-420-034	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-420-035	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-420-038	Magalia	RR	RR-5	0.29	Mobile Home Single Wide
066-430-001	Magalia	RR	RR-5	0.99	Single Family Residence Single Story
066-430-003	Magalia	RR	RR-5	0.42	Single Family Residence Single Story
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Single Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Single Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Single Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Single Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Single Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Single Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Single Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-009	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-430-010	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-430-011	Magalia	RR	RR-5	0.24	Mobile Home Single Wide
066-440-001	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-440-002	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-440-003	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-440-005	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-440-006	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-440-007	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-440-008	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-440-009	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-440-011	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-440-012	Magalia	RR	RR-5	0.26	Mobile Home Single Wide
066-440-013	Magalia	RR	RR-5	0.44	Mobile Home Double Wide
066-450-012	Magalia	RR	RR-5	2.51	Mobile Home Double Wide
066-450-013	Magalia	RR	RR-5	3.22	Mobile Home Double Wide
066-450-014	Magalia	RR	RR-5	5.59	Single Family Residence Single Story
066-460-003	Magalia	RR	RR-5	0.90	Single Family Residence Single Story
066-470-005	Magalia	RR	RR-5	0.38	Single Family Residence Single Story
066-470-006	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-470-008	Magalia	RR	RR-5	1.09	Mobile Home Single Wide
066-470-009	Magalia	RR	RR-5	0.49	Single Family Residence Single Story
066-470-011	Magalia	RR	RR-5	5.25	Single Family Residence Single Story
066-470-012	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-470-018	Magalia	RR	RR-5	1.71	Single Family Residence Single Story
066-470-027	Magalia	RR	RR-5	1.99	Single Family Residence Multi Story
066-470-028	Magalia	RR	RR-5	2.61	Single Family Residence Multi Story
066-470-037	Magalia	RR	RR-5	4.04	Single Family Residence Single Story
066-470-041	Magalia	RR	RR-5	1.11	Single Family Residence Single Story
066-470-041	Magalia	RR	RR-5	1.11	Mobile Home Double Wide
066-470-041	Magalia	RR	RR-5	1.11	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-470-042	Magalia	RR	RR-5	0.40	Single Family Residence Single Story
066-470-042	Magalia	RR	RR-5	0.40	Single Family Residence Single Story
066-470-043	Magalia	RR	RR-5	0.52	Single Family Residence Single Story
066-490-001	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-490-002	Magalia	RR	RR-5	0.32	Single Family Residence Single Story
066-490-003	Magalia	RR	RR-5	0.74	Single Family Residence Single Story
066-490-004	Magalia	RR	RR-5	0.70	Mobile Home Double Wide
066-490-005	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-490-006	Magalia	RR	RR-5	0.20	Mobile Home Double Wide
066-490-007	Magalia	RR	RR-5	0.22	Mobile Home Triple Wide
066-490-008	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-490-009	Magalia	RR	RR-5	0.24	Mobile Home Triple Wide
066-490-010	Magalia	RR	RR-5	0.26	Mobile Home Triple Wide
066-490-011	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-490-012	Magalia	RR	RR-5	0.31	Mobile Home Triple Wide
066-490-012	Magalia	RR	RR-5	0.31	Mobile Home Triple Wide
066-490-013	Magalia	RR	RR-5	0.35	Mobile Home Triple Wide
066-490-014	Magalia	RR	RR-5	0.82	Mobile Home Triple Wide
066-490-015	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-490-016	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-490-017	Magalia	RR	RR-5	0.41	Mobile Home Triple Wide
066-490-019	Magalia	RR	RR-5	0.23	Mobile Home Triple Wide
066-490-020	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-490-021	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-490-022	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-490-023	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-490-024	Magalia	RR	RR-5	0.43	Mobile Home Single Wide
066-490-026	Magalia	RR	RR-5	0.26	Mobile Home Single Wide
066-490-027	Magalia	RR	RR-5	0.28	Mobile Home Single Wide
066-500-001	Magalia	RR	RR-5	0.32	Mobile Home Double Wide
066-500-002	Magalia	RR	RR-5	0.49	Mobile Home Single Wide
066-500-003	Magalia	RR	RR-5	0.72	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-500-004	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-500-005	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-500-006	Magalia	RR	RR-5	0.19	Single Family Residence Single Story
066-500-007	Magalia	RR	RR-5	0.32	Mobile Home Triple Wide
066-500-008	Magalia	RR	RR-5	0.55	Single Family Residence Single Story
066-500-009	Magalia	RR	RR-5	0.45	Mobile Home Double Wide
066-500-010	Magalia	RR	RR-5	0.53	Single Family Residence Single Story
066-500-011	Magalia	RR	RR-5	0.38	Single Family Residence Single Story
066-500-012	Magalia	RR	RR-5	0.51	Single Family Residence Multi Story
066-500-013	Magalia	RR	RR-5	0.85	Single Family Residence Multi Story
066-500-014	Magalia	RR	RR-5	0.79	Single Family Residence Multi Story
066-500-015	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-510-013	Magalia	RR	RR-5	9.01	Mobile Home Double Wide
066-510-018	Magalia	RR	RR-5	0.49	Single Family Residence Single Story
066-510-019	Magalia	RR	RR-5	0.46	Single Family Residence Multi Story
066-510-020	Magalia	RR	RR-5	0.46	Single Family Residence Multi Story
066-510-025	Magalia	RR	RR-5	0.49	Single Family Residence Multi Story
058-130-005	Magalia	TM	TM	9.49	Mobile Home Single Wide
058-130-005	Magalia	TM	TM	9.49	Motor Home
058-130-007	Magalia	TM	TM	9.09	Mobile Home Single Wide
058-130-011	Magalia	TM	TM	76.64	Motor Home
058-130-011	Magalia	TM	TM	76.64	Motor Home
058-130-015	Magalia	TM	TPZ	36.36	Mobile Home Single Wide
058-130-033	Magalia	TM	TPZ	133.08	Motor Home
065-510-080	Magalia	TM	TM	2.53	Single Family Residence Multi Story
065-510-080	Magalia	TM	TM	2.53	Single Family Residence Multi Story
065-510-084	Magalia	TM	TM	2.53	Single Family Residence Multi Story
065-540-013	Magalia	TM	TM	62.02	Single Family Residence Single Story
018-440-048	Magalia	VLDR	VLDCR	1.62	Single Family Residence Single Story
064-530-037	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-530-040	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-530-041	Magalia	RR	RR-5	0.25	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
064-530-042	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-530-043	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-040-036	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-040-037	Magalia	RR	RR-5	0.21	Mobile Home Double Wide
055-350-032	Paradise SOI	FR	FR-5	21.67	Single Family Residence Single Story
055-350-037	Paradise SOI	FR	FR-5	4.95	Single Family Residence Single Story
055-350-028	Paradise SOI	RR	RR-5	13.78	Single Family Residence Single Story

**Duplicate APNs reflect parcels on which more than one residential unit was destroyed.*

TABLE B-2: REBUILD SITES IN NORTH COMPLEX-IMPACTED COMMUNITIES

APN*	Community	GP	Zone	Acres	Previous Use
061-010-004	Berry Creek	TM	TM	525.20	Single Family Residence Multi Story
061-010-005	Berry Creek	TM	TM	94.60	Single Family Residence Single Story
061-020-012	Berry Creek	TM	TPZ	310.38	Single Family Residence Single Story
061-020-053	Berry Creek	MultiZone	MultiZone	9.06	Single Family Residence Single Story
061-020-053	Berry Creek	MultiZone	MultiZone	9.06	Single Family Residence Single Story
061-020-054	Berry Creek	FR	FR-5	7.61	Single Family Residence Single Story
061-020-056	Berry Creek	FR	FR-5	9.46	Single Family Residence Single Story
061-020-079	Berry Creek	FR	FR-5	8.65	Single Family Residence Single Story
061-020-092	Berry Creek	FR	FR-5	15.62	Mobile Home Single Wide
061-020-095	Berry Creek	FR	FR-5	9.20	Single Family Residence Single Story
061-020-095	Berry Creek	FR	FR-5	9.20	Mobile Home Single Wide
061-020-104	Berry Creek	FR	FR-5	9.57	Single Family Residence Single Story
061-020-105	Berry Creek	MultiZone	MultiZone	9.26	Single Family Residence Single Story
061-020-106	Berry Creek	MultiZone	MultiZone	9.65	Mobile Home Double Wide
061-020-113	Berry Creek	FR	FR-5	8.02	Mobile Home Double Wide
061-020-113	Berry Creek	FR	FR-5	8.02	Single Family Residence Single Story
061-020-114	Berry Creek	FR	FR-5	10.15	Single Family Residence Single Story
061-020-151	Berry Creek	TM	TM	1.24	Single Family Residence Single Story
061-020-153	Berry Creek	TM	TM	10.70	Single Family Residence Single Story
061-030-005	Berry Creek	FR	FR-1	2.00	Single Family Residence Single Story
061-030-006	Berry Creek	FR	FR-1	1.10	Single Family Residence Single Story
061-030-008	Berry Creek	FR	FR-1	1.11	Mobile Home Single Wide
061-030-009	Berry Creek	FR	FR-1	2.32	Single Family Residence Single Story
061-030-011	Berry Creek	TM	TPZ	15.13	Single Family Residence Single Story
061-030-011	Berry Creek	TM	TPZ	15.13	Single Family Residence Single Story
061-030-025	Berry Creek	FR	FR-5	19.26	Single Family Residence Single Story
061-030-033	Berry Creek	RTL	C-C	0.83	Single Family Residence Single Story
061-030-035	Berry Creek	RTL	G-C	1.01	Single Family Residence Single Story
061-030-040	Berry Creek	TM	TM	19.61	Single Family Residence Multi Story
061-050-013	Berry Creek	TM	TPZ	310.13	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
061-050-035	Berry Creek	TM	TM	115.60	Mobile Home Single Wide
061-080-013	Berry Creek	TM	TM	77.78	Single Family Residence Single Story
061-080-037	Berry Creek	TM	TM	20.15	Mobile Home Single Wide
061-080-038	Berry Creek	TM	TM	10.41	Single Family Residence Single Story
061-080-044	Berry Creek	TM	TM	9.39	Mobile Home Single Wide
061-080-049	Berry Creek	TM	TM	9.85	Mobile Home Single Wide
061-080-054	Berry Creek	TM	TM	18.28	Mobile Home Single Wide
061-080-069	Berry Creek	TM	TM	0.51	Single Family Residence Single Story
061-080-122	Berry Creek	TM	TM	4.59	Mobile Home Single Wide
061-080-124	Berry Creek	TM	TM	5.04	Mobile Home Single Wide
061-080-147	Berry Creek	TM	TM	52.98	Single Family Residence Multi Story
061-080-147	Berry Creek	TM	TM	52.98	Single Family Residence Single Story
061-080-148	Berry Creek	TM	TM	1.14	Mobile Home Double Wide
061-230-031	Berry Creek	TM	TM	101.23	Single Family Residence Single Story
061-230-031	Berry Creek	TM	TM	101.23	Single Family Residence Single Story
061-230-031	Berry Creek	TM	TM	101.23	Single Family Residence Single Story
061-230-031	Berry Creek	TM	TM	101.23	Single Family Residence Single Story
061-230-031	Berry Creek	TM	TM	101.23	Single Family Residence Single Story
061-230-031	Berry Creek	TM	TM	101.23	Single Family Residence Single Story
061-230-031	Berry Creek	TM	TM	101.23	Single Family Residence Single Story
061-230-031	Berry Creek	TM	TM	101.23	Single Family Residence Single Story
061-230-031	Berry Creek	TM	TM	101.23	Single Family Residence Single Story
061-230-031	Berry Creek	TM	TM	101.23	Single Family Residence Single Story
061-230-031	Berry Creek	TM	TM	101.23	Single Family Residence Single Story
061-250-020	Berry Creek	TM	TM	29.88	Single Family Residence Single Story
061-250-024	Berry Creek	TM	TM	9.43	Single Family Residence Single Story
061-300-010	Berry Creek	FR	FR-1	2.31	Single Family Residence Multi Story
061-300-012	Berry Creek	FR	FR-1	1.91	Single Family Residence Single Story
061-300-019	Berry Creek	FR	FR-1	2.10	Single Family Residence Single Story
061-300-023	Berry Creek	FR	FR-1	1.80	Mobile Home Double Wide
061-300-026	Berry Creek	FR	FR-1	1.40	Mobile Home Double Wide
061-300-031	Berry Creek	FR	FR-1	1.75	Single Family Residence Single Story
061-300-032	Berry Creek	FR	FR-1	1.69	Single Family Residence Multi Story

APN*	Community	GP	Zone	Acres	Previous Use
061-300-035	Berry Creek	FR	FR-1	3.49	Single Family Residence Single Story
061-300-037	Berry Creek	FR	FR-1	2.27	Single Family Residence Single Story
061-300-040	Berry Creek	FR	FR-1	2.17	Single Family Residence Single Story
061-310-015	Berry Creek	RR	RR-5	9.19	Mobile Home Double Wide
061-310-015	Berry Creek	RR	RR-5	9.19	Mobile Home Single Wide
061-310-015	Berry Creek	RR	RR-5	9.19	Single Family Residence Single Story
061-310-015	Berry Creek	RR	RR-5	9.19	Single Family Residence Single Story
061-310-017	Berry Creek	RR	RR-5	10.53	Single Family Residence Single Story
061-310-026	Berry Creek	TM	TM	22.60	Mobile Home Double Wide
061-310-029	Berry Creek	RR	RR-5	3.74	Single Family Residence Single Story
061-310-030	Berry Creek	RR	RR-5	9.57	Mobile Home Double Wide
061-310-037	Berry Creek	RR	RR-5	12.58	Mobile Home Single Wide
061-310-055	Berry Creek	RR	RR-5	2.19	Mobile Home Single Wide
061-310-055	Berry Creek	RR	RR-5	2.19	Mobile Home Single Wide
061-310-061	Berry Creek	RR	RR-5	4.10	Mobile Home Double Wide
061-310-062	Berry Creek	RR	RR-5	2.34	Mobile Home Single Wide
061-310-064	Berry Creek	TM	TM	20.27	Single Family Residence Single Story
061-310-065	Berry Creek	TM	TM	20.60	Single Family Residence Single Story
061-310-066	Berry Creek	TM	TM	19.84	Single Family Residence Single Story
061-310-067	Berry Creek	RR	RR-5	2.01	Mobile Home Triple Wide
061-310-068	Berry Creek	RR	RR-5	2.10	Single Family Residence Single Story
061-310-069	Berry Creek	RR	RR-5	12.38	Single Family Residence Single Story
061-320-002	Berry Creek	FR	FR-5	10.73	Single Family Residence Single Story
061-320-008	Berry Creek	FR	FR-5	2.56	Single Family Residence Single Story
061-320-027	Berry Creek	FR	FR-5	4.40	Single Family Residence Single Story
061-320-028	Berry Creek	FR	FR-5	4.19	Single Family Residence Single Story
061-320-033	Berry Creek	FR	FR-5	4.00	Single Family Residence Single Story
061-320-038	Berry Creek	FR	FR-5	3.37	Single Family Residence Single Story
061-320-044	Berry Creek	FR	FR-5	1.05	Single Family Residence Single Story
061-320-059	Berry Creek	FR	FR-5	10.00	Single Family Residence Single Story
061-320-062	Berry Creek	FR	FR-5	11.63	Single Family Residence Single Story
061-320-082	Berry Creek	FR	FR-5	4.25	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
061-330-004	Berry Creek	TM	TM	18.90	Single Family Residence Single Story
061-330-004	Berry Creek	TM	TM	18.90	Mobile Home Single Wide
061-330-014	Berry Creek	FR	FR-1	2.71	Single Family Residence Single Story
061-330-015	Berry Creek	TM	TM	16.76	Single Family Residence Single Story
061-330-015	Berry Creek	TM	TM	16.76	Single Family Residence Single Story
061-330-015	Berry Creek	TM	TM	16.76	Single Family Residence Single Story
061-330-015	Berry Creek	TM	TM	16.76	Single Family Residence Single Story
061-330-015	Berry Creek	TM	TM	16.76	Single Family Residence Single Story
061-330-015	Berry Creek	TM	TM	16.76	Single Family Residence Single Story
061-330-015	Berry Creek	TM	TM	16.76	Single Family Residence Single Story
061-330-015	Berry Creek	TM	TM	16.76	Single Family Residence Single Story
061-340-002	Berry Creek	FR	FR-5	4.71	Single Family Residence Single Story
061-340-008	Berry Creek	FR	FR-20	27.54	Single Family Residence Single Story
061-340-009	Berry Creek	FR	FR-20	28.46	Mobile Home Single Wide
061-340-011	Berry Creek	FR	FR-5	7.48	Single Family Residence Single Story
061-340-014	Berry Creek	FR	FR-5	10.08	Single Family Residence Single Story
061-340-014	Berry Creek	FR	FR-5	10.08	Single Family Residence Single Story
061-340-014	Berry Creek	FR	FR-5	10.08	Single Family Residence Single Story
061-340-024	Berry Creek	FR	FR-1	2.07	Single Family Residence Single Story
061-340-024	Berry Creek	FR	FR-1	2.07	Single Family Residence Single Story
061-340-025	Berry Creek	FR	FR-20	5.03	Single Family Residence Single Story
061-340-028	Berry Creek	FR	FR-1	3.97	Single Family Residence Single Story
061-340-028	Berry Creek	FR	FR-1	3.97	Single Family Residence Single Story
061-340-029	Berry Creek	FR	FR-1	1.29	Mobile Home Single Wide
061-340-038	Berry Creek	FR	FR-5	10.33	Single Family Residence Single Story
061-340-045	Berry Creek	FR	FR-20	5.73	Single Family Residence Single Story
061-340-046	Berry Creek	FR	FR-20	5.39	Single Family Residence Single Story
061-340-048	Berry Creek	FR	FR-1	1.23	Single Family Residence Multi Story
061-340-054	Berry Creek	FR	FR-1	3.03	Single Family Residence Multi Story
061-340-055	Berry Creek	FR	FR-1	3.06	Single Family Residence Single Story
061-340-055	Berry Creek	FR	FR-1	3.06	Single Family Residence Multi Story
061-350-007	Berry Creek	RR	RR-5	2.52	Mobile Home Single Wide

APN*	Community	GP	Zone	Acres	Previous Use
061-350-013	Berry Creek	RR	RR-5	3.73	Mobile Home Double Wide
061-350-015	Berry Creek	RR	RR-5	2.79	Mobile Home Single Wide
061-350-016	Berry Creek	RR	RR-5	3.21	Mobile Home Double Wide
061-350-017	Berry Creek	RR	RR-5	2.44	Single Family Residence Single Story
061-350-025	Berry Creek	RR	RR-5	5.01	Mobile Home Double Wide
061-350-028	Berry Creek	RR	RR-5	5.01	Mobile Home Double Wide
061-350-029	Berry Creek	RR	RR-5	9.97	Single Family Residence Single Story
061-350-030	Berry Creek	RR	RR-5	10.04	Single Family Residence Multi Story
061-350-031	Berry Creek	RR	RR-5	5.01	Mobile Home Double Wide
061-350-033	Berry Creek	RR	RR-5	5.01	Mobile Home Double Wide
061-350-034	Berry Creek	RR	RR-5	11.41	Mobile Home Triple Wide
061-350-039	Berry Creek	RR	RR-5	5.00	Mobile Home Double Wide
061-350-042	Berry Creek	RR	RR-5	5.02	Mobile Home Double Wide
061-350-044	Berry Creek	RR	RR-5	10.04	Mobile Home Double Wide
061-350-045	Berry Creek	RR	RR-5	9.53	Mobile Home Single Wide
061-350-049	Berry Creek	RR	RR-5	5.00	Single Family Residence Single Story
061-350-049	Berry Creek	RR	RR-5	5.00	Single Family Residence Single Story
061-350-050	Berry Creek	RR	RR-5	5.00	Single Family Residence Single Story
061-350-050	Berry Creek	RR	RR-5	5.00	Mobile Home Double Wide
061-350-051	Berry Creek	RR	RR-5	5.00	Mobile Home Double Wide
061-350-052	Berry Creek	RR	RR-5	5.00	Single Family Residence Single Story
061-350-055	Berry Creek	RR	RR-5	5.00	Mobile Home Double Wide
061-350-057	Berry Creek	RR	RR-5	5.00	Mobile Home Double Wide
061-350-059	Berry Creek	RR	RR-5	5.00	Mobile Home Single Wide
061-350-068	Berry Creek	RR	RR-5	10.85	Single Family Residence Single Story
061-350-070	Berry Creek	RR	RR-5	5.32	Single Family Residence Multi Story
061-350-071	Berry Creek	RR	RR-5	9.63	Single Family Residence Multi Story
061-410-021	Berry Creek	P	P	0.14	Mobile Home Double Wide
061-410-026	Berry Creek	FR	FR-5	3.20	Mobile Home Double Wide
061-410-026	Berry Creek	FR	FR-5	3.20	Mobile Home Single Wide
061-410-027	Berry Creek	FR	FR-5	4.00	Mobile Home Single Wide
061-410-029	Berry Creek	FR	FR-5	5.99	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
061-410-029	Berry Creek	FR	FR-5	5.99	Mobile Home Single Wide
061-410-033	Berry Creek	FR	FR-1	2.06	Single Family Residence Single Story
061-410-036	Berry Creek	TM	TM	27.99	Single Family Residence Single Story
061-410-037	Berry Creek	MultiZone	MultiZone	13.44	Mobile Home Single Wide
061-410-038	Berry Creek	TM	TM	96.94	Single Family Residence Single Story
061-410-041	Berry Creek	FR	FR-1	2.37	Mobile Home Single Wide
061-430-002	Berry Creek	FR	FR-5	10.70	Mobile Home Single Wide
061-430-004	Berry Creek	FR	FR-5	13.74	Single Family Residence Single Story
061-430-011	Berry Creek	FR	FR-5	5.56	Single Family Residence Single Story
061-430-017	Berry Creek	FR	FR-5	5.67	Mobile Home Double Wide
061-430-019	Berry Creek	FR	FR-40	48.11	Mobile Home Double Wide
061-430-021	Berry Creek	FR	FR-5	5.82	Single Family Residence Single Story
061-440-003	Berry Creek	FR	FR-5	5.16	Single Family Residence Single Story
061-440-007	Berry Creek	FR	FR-5	2.49	Single Family Residence Single Story
061-440-012	Berry Creek	FR	FR-5	4.95	Single Family Residence Single Story
061-440-015	Berry Creek	FR	FR-5	10.52	Single Family Residence Single Story
061-440-020	Berry Creek	FR	FR-5	5.56	Single Family Residence Single Story
061-440-029	Berry Creek	FR	FR-5	4.97	Single Family Residence Multi Story
061-440-030	Berry Creek	FR	FR-5	4.97	Single Family Residence Single Story
061-440-032	Berry Creek	FR	FR-5	5.26	Single Family Residence Single Story
061-440-035	Berry Creek	FR	FR-5	5.03	Mobile Home Single Wide
061-440-038	Berry Creek	FR	FR-5	4.38	Single Family Residence Single Story
061-440-039	Berry Creek	FR	FR-5	17.91	Mobile Home Single Wide
061-440-039	Berry Creek	FR	FR-5	17.91	Single Family Residence Single Story
061-450-001	Berry Creek	TM	TM	36.64	Single Family Residence Single Story
061-450-002	Berry Creek	TM	TM	38.01	Single Family Residence Single Story
061-450-014	Berry Creek	RR	RR-5	10.79	Single Family Residence Single Story
061-450-015	Berry Creek	RR	RR-5	10.36	Single Family Residence Multi Story
061-450-031	Berry Creek	RR	RR-5	7.46	Mobile Home Double Wide
061-450-031	Berry Creek	RR	RR-5	7.46	Mobile Home Double Wide
061-450-037	Berry Creek	VLDR	VLDR	3.15	Mobile Home Double Wide
061-450-038	Berry Creek	VLDR	VLDR	3.31	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
061-450-039	Berry Creek	TM	TM	118.31	Single Family Residence Single Story
061-450-041	Berry Creek	TM	TM	46.34	Single Family Residence Single Story
061-450-041	Berry Creek	TM	TM	46.34	Single Family Residence Multi Story
061-450-041	Berry Creek	TM	TM	46.34	Single Family Residence Multi Story
061-450-041	Berry Creek	TM	TM	46.34	Single Family Residence Multi Story
061-460-005	Berry Creek	RR	RR-5	10.23	Mobile Home Triple Wide
061-460-006	Berry Creek	RR	RR-5	10.50	Single Family Residence Single Story
061-460-008	Berry Creek	RR	RR-5	10.49	Mobile Home Triple Wide
061-460-039	Berry Creek	TM	TM	33.22	Single Family Residence Single Story
061-460-039	Berry Creek	TM	TM	33.22	Mobile Home Double Wide
061-460-040	Berry Creek	TM	TM	0.70	Single Family Residence Single Story
061-480-009	Berry Creek	FR	FR-40	22.35	Single Family Residence Single Story
061-480-011	Berry Creek	TM	TM	12.25	Mobile Home Double Wide
061-480-011	Berry Creek	TM	TM	12.25	Mobile Home Single Wide
061-480-032	Berry Creek	TM	TM	14.70	Mobile Home Single Wide
061-480-044	Berry Creek	FR	FR-40	26.36	Mobile Home Double Wide
061-480-058	Berry Creek	TM	TM	43.66	Single Family Residence Multi Story
061-480-058	Berry Creek	TM	TM	43.66	Mobile Home Single Wide
061-480-061	Berry Creek	TM	TM	21.40	Single Family Residence Multi Story
061-480-061	Berry Creek	TM	TM	21.40	Single Family Residence Single Story
061-490-030	Berry Creek	FR	FR-5	19.66	Single Family Residence Multi Story
061-490-037	Berry Creek	FR	FR-5	9.02	Single Family Residence Single Story
061-520-011	Berry Creek	RR	RR-5	13.93	Mobile Home Single Wide
061-520-014	Berry Creek	RR	RR-5	10.88	Single Family Residence Multi Story
061-520-014	Berry Creek	RR	RR-5	10.88	Mobile Home Single Wide
061-520-014	Berry Creek	RR	RR-5	10.88	Mobile Home Single Wide
061-540-006	Berry Creek	RR	RR-5	1.01	Single Family Residence Multi Story
061-540-019	Berry Creek	RR	RR-5	3.19	Single Family Residence Multi Story
061-540-025	Berry Creek	RR	RR-5	6.93	Single Family Residence Single Story
061-540-035	Berry Creek	RR	RR-5	5.48	Single Family Residence Single Story
061-540-035	Berry Creek	RR	RR-5	5.48	Single Family Residence Single Story
061-540-037	Berry Creek	RR	RR-5	2.29	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
061-540-039	Berry Creek	RR	RR-5	4.07	Mobile Home Single Wide
061-540-040	Berry Creek	RR	RR-5	3.83	Single Family Residence Single Story
061-540-057	Berry Creek	RR	RR-5	1.74	Single Family Residence Single Story
061-540-057	Berry Creek	RR	RR-5	1.74	Single Family Residence Single Story
061-540-059	Berry Creek	RR	RR-5	20.98	Single Family Residence Multi Story
061-540-062	Berry Creek	RR	RR-5	6.57	Single Family Residence Single Story
061-540-062	Berry Creek	RR	RR-5	6.57	Single Family Residence Single Story
061-540-062	Berry Creek	RR	RR-5	6.57	Mobile Home Single Wide
061-540-062	Berry Creek	RR	RR-5	6.57	Single Family Residence Single Story
061-550-003	Berry Creek	VLDR	VLDR	2.52	Single Family Residence Multi Story
061-550-009	Berry Creek	VLDR	VLDR	2.86	Single Family Residence Single Story
061-550-026	Berry Creek	VLDR	VLDR	1.63	Single Family Residence Single Story
061-550-034	Berry Creek	VLDR	VLDR	4.11	Mobile Home Single Wide
061-550-034	Berry Creek	VLDR	VLDR	4.11	Single Family Residence Single Story
061-550-036	Berry Creek	VLDR	VLDR	3.52	Mobile Home Single Wide
061-550-037	Berry Creek	VLDR	VLDR	3.20	Mobile Home Single Wide
061-550-038	Berry Creek	VLDR	VLDR	5.30	Mobile Home Single Wide
061-550-038	Berry Creek	VLDR	VLDR	5.30	Mobile Home Double Wide
061-550-039	Berry Creek	VLDR	VLDR	3.37	Mobile Home Single Wide
061-550-039	Berry Creek	VLDR	VLDR	3.37	Mobile Home Single Wide
061-550-040	Berry Creek	VLDR	VLDR	2.81	Mobile Home Double Wide
061-550-041	Berry Creek	VLDR	VLDR	4.61	Mobile Home Double Wide
061-550-041	Berry Creek	VLDR	VLDR	4.61	Mobile Home Single Wide
061-550-041	Berry Creek	VLDR	VLDR	4.61	Mobile Home Single Wide
061-550-043	Berry Creek	VLDR	VLDR	4.94	Mobile Home Single Wide
061-550-045	Berry Creek	VLDR	VLDR	1.76	Mobile Home Single Wide
061-560-015	Berry Creek	VLDR	VLDR	1.76	Mobile Home Single Wide
061-560-020	Berry Creek	VLDR	VLDR	1.36	Single Family Residence Single Story
061-560-027	Berry Creek	VLDR	VLDR	2.19	Mobile Home Single Wide
061-570-007	Berry Creek	RR	RR-5	4.95	Mobile Home Double Wide
061-570-011	Berry Creek	RR	RR-5	1.94	Single Family Residence Single Story
061-570-014	Berry Creek	RR	RR-5	7.45	Single Family Residence Multi Story

APN*	Community	GP	Zone	Acres	Previous Use
061-580-006	Berry Creek	RR	RR-5	2.48	Mobile Home Single Wide
061-580-007	Berry Creek	RR	RR-5	2.97	Mobile Home Double Wide
061-580-011	Berry Creek	RR	RR-5	1.25	Mobile Home Single Wide
061-580-012	Berry Creek	RR	RR-5	2.83	Single Family Residence Single Story
061-580-013	Berry Creek	RR	RR-5	4.44	Mobile Home Single Wide
061-580-015	Berry Creek	RR	RR-5	4.48	Mobile Home Single Wide
061-580-022	Berry Creek	TM	TM	10.10	Mobile Home Double Wide
061-580-022	Berry Creek	TM	TM	10.10	Mobile Home Single Wide
061-590-007	Berry Creek	VLDR	VLDR	0.93	Mobile Home Single Wide
061-590-008	Berry Creek	VLDR	VLDR	1.26	Mobile Home Single Wide
061-590-012	Berry Creek	VLDR	VLDR	1.00	Mobile Home Double Wide
061-600-003	Berry Creek	VLDR	VLDR	1.07	Mobile Home Single Wide
061-600-006	Berry Creek	VLDR	VLDR	1.00	Mobile Home Single Wide
061-610-009	Berry Creek	VLDR	VLDR	1.60	Mobile Home Single Wide
061-610-013	Berry Creek	VLDR	VLDR	1.85	Mobile Home Double Wide
061-620-014	Berry Creek	VLDR	VLDR	2.46	Mobile Home Double Wide
061-630-005	Berry Creek	FR	FR-5	6.05	Single Family Residence Single Story
061-630-012	Berry Creek	FR	FR-40	24.41	Mobile Home Double Wide
061-630-012	Berry Creek	FR	FR-40	24.41	Mobile Home Single Wide
061-640-001	Berry Creek	RR	RR-5	1.29	Mobile Home Single Wide
061-640-001	Berry Creek	RR	RR-5	1.29	Mobile Home Single Wide
061-640-003	Berry Creek	RR	RR-5	1.35	Single Family Residence Multi Story
061-640-003	Berry Creek	RR	RR-5	1.35	Single Family Residence Single Story
061-640-006	Berry Creek	RR	RR-5	0.86	Single Family Residence Single Story
061-640-008	Berry Creek	RR	RR-5	2.50	Single Family Residence Single Story
061-640-010	Berry Creek	RR	RR-5	1.35	Single Family Residence Single Story
061-640-011	Berry Creek	RR	RR-5	2.48	Single Family Residence Multi Story
061-640-012	Berry Creek	RTL	C-C	3.41	Single Family Residence Single Story
061-650-014	Berry Creek	RR	RR-5	5.00	Single Family Residence Single Story
062-110-006	Berry Creek	TM	TM	10.04	Single Family Residence Single Story
062-110-007	Berry Creek	TM	TM	9.19	Single Family Residence Single Story
062-110-009	Berry Creek	TM	TM	3.33	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
062-120-049	Berry Creek	TM	TM	23.48	Mobile Home Single Wide
062-120-075	Berry Creek	RR	RR-5	38.96	Single Family Residence Single Story
062-130-014	Berry Creek	TM	TM	42.96	Single Family Residence Single Story
062-130-016	Berry Creek	TM	TM	49.97	Single Family Residence Multi Story
062-140-023	Berry Creek	MDR	MDR	0.11	Single Family Residence Single Story
062-150-019	Berry Creek	MDR	MDR	0.32	Single Family Residence Multi Story
062-160-006	Berry Creek	LDR	LDR	0.15	Single Family Residence Single Story
062-160-007	Berry Creek	LDR	LDR	0.15	Single Family Residence Single Story
062-160-013	Berry Creek	LDR	LDR	0.15	Single Family Residence Multi Story
062-160-014	Berry Creek	LDR	LDR	0.27	Single Family Residence Multi Story
062-160-015	Berry Creek	LDR	LDR	0.12	Single Family Residence Multi Story
062-160-016	Berry Creek	LDR	LDR	0.15	Single Family Residence Multi Story
062-160-017	Berry Creek	LDR	LDR	0.15	Single Family Residence Multi Story
062-160-019	Berry Creek	LDR	LDR	0.12	Single Family Residence Multi Story
062-160-020	Berry Creek	LDR	LDR	0.12	Single Family Residence Multi Story
062-160-021	Berry Creek	LDR	LDR	0.15	Single Family Residence Multi Story
062-160-025	Berry Creek	LDR	LDR	0.15	Single Family Residence Single Story
062-160-025	Berry Creek	LDR	LDR	0.15	Single Family Residence Multi Story
062-160-028	Berry Creek	LDR	LDR	0.15	Single Family Residence Multi Story
062-160-029	Berry Creek	LDR	LDR	0.15	Single Family Residence Single Story
062-160-031	Berry Creek	LDR	LDR	0.21	Single Family Residence Multi Story
062-160-032	Berry Creek	LDR	LDR	0.15	Single Family Residence Single Story
062-160-033	Berry Creek	LDR	LDR	0.15	Single Family Residence Multi Story
062-160-044	Berry Creek	LDR	LDR	0.52	Single Family Residence Multi Story
062-160-046	Berry Creek	LDR	LDR	0.13	Single Family Residence Single Story
062-160-047	Berry Creek	LDR	LDR	1.88	Single Family Residence Single Story
062-160-047	Berry Creek	LDR	LDR	1.88	Single Family Residence Multi Story
062-160-048	Berry Creek	LDR	LDR	0.30	Single Family Residence Multi Story
062-160-050	Berry Creek	LDR	LDR	0.43	Single Family Residence Single Story
062-160-051	Berry Creek	LDR	LDR	0.35	Single Family Residence Multi Story
062-170-006	Berry Creek	LDR	LDR	0.19	Single Family Residence Single Story
062-170-007	Berry Creek	LDR	LDR	0.13	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
062-170-012	Berry Creek	LDR	LDR	0.17	Single Family Residence Single Story
062-170-015	Berry Creek	LDR	LDR	0.16	Single Family Residence Single Story
062-170-015	Berry Creek	LDR	LDR	0.16	Single Family Residence Multi Story
062-170-032	Berry Creek	LDR	LDR	0.38	Single Family Residence Multi Story
062-170-033	Berry Creek	LDR	LDR	1.00	Single Family Residence Multi Story
062-170-038	Berry Creek	LDR	LDR	0.32	Single Family Residence Multi Story
062-170-039	Berry Creek	LDR	LDR	0.30	Single Family Residence Single Story
062-180-013	Berry Creek	LDR	LDR	0.19	Single Family Residence Single Story
062-180-016	Berry Creek	LDR	LDR	0.29	Single Family Residence Single Story
062-180-019	Berry Creek	LDR	LDR	0.15	Single Family Residence Single Story
062-180-022	Berry Creek	LDR	LDR	0.31	Single Family Residence Multi Story
062-180-023	Berry Creek	LDR	LDR	0.15	Single Family Residence Multi Story
062-180-031	Berry Creek	LDR	LDR	0.30	Single Family Residence Single Story
062-180-035	Berry Creek	VLDR	VLDR	0.81	Single Family Residence Single Story
062-180-037	Berry Creek	LDR	LDR	0.32	Single Family Residence Multi Story
062-180-041	Berry Creek	LDR	LDR	0.61	Single Family Residence Multi Story
062-180-044	Berry Creek	LDR	LDR	0.46	Single Family Residence Multi Story
062-190-004	Berry Creek	LDR	LDR	0.63	Single Family Residence Multi Story
062-190-007	Berry Creek	LDR	LDR	0.24	Single Family Residence Multi Story
062-190-008	Berry Creek	LDR	LDR	0.22	Single Family Residence Multi Story
062-190-009	Berry Creek	LDR	LDR	0.22	Single Family Residence Single Story
062-190-010	Berry Creek	LDR	LDR	0.25	Single Family Residence Multi Story
062-190-011	Berry Creek	LDR	LDR	0.27	Single Family Residence Single Story
062-190-012	Berry Creek	LDR	LDR	0.40	Single Family Residence Single Story
062-200-012	Berry Creek	RR	RR-5	4.28	Mobile Home Double Wide
062-200-021	Berry Creek	RR	RR-5	1.52	Single Family Residence Multi Story
062-200-024	Berry Creek	RTL	C-C	1.58	Single Family Residence Single Story
062-200-025	Berry Creek	RR	RR-5	7.60	Single Family Residence Single Story
062-200-030	Berry Creek	RR	RR-5	11.27	Single Family Residence Single Story
062-200-030	Berry Creek	RR	RR-5	11.27	Single Family Residence Single Story
062-200-030	Berry Creek	RR	RR-5	11.27	Single Family Residence Single Story
062-200-040	Berry Creek	RR	RR-5	3.06	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
062-200-040	Berry Creek	RR	RR-5	3.06	Single Family Residence Single Story
062-200-041	Berry Creek	RR	RR-5	1.20	Mobile Home Double Wide
062-200-048	Berry Creek	RR	RR-5	3.23	Single Family Residence Multi Story
062-200-048	Berry Creek	RR	RR-5	3.23	Single Family Residence Single Story
062-200-054	Berry Creek	RR	RR-5	2.60	Single Family Residence Single Story
062-200-056	Berry Creek	RR	RR-5	5.02	Single Family Residence Single Story
062-200-058	Berry Creek	RR	RR-5	1.12	Mobile Home Single Wide
062-200-059	Berry Creek	RR	RR-5	2.01	Single Family Residence Single Story
062-200-060	Berry Creek	RR	RR-5	1.09	Single Family Residence Single Story
062-200-067	Berry Creek	RR	RR-5	1.03	Mobile Home Double Wide
062-200-071	Berry Creek	RR	RR-5	8.53	Mobile Home Double Wide
062-200-077	Berry Creek	RR	RR-5	1.25	Mobile Home Double Wide
062-200-085	Berry Creek	RR	RR-5	0.86	Single Family Residence Single Story
062-200-086	Berry Creek	RR	RR-5	1.21	Single Family Residence Single Story
062-200-090	Berry Creek	RR	RR-5	2.87	Single Family Residence Multi Story
062-200-091	Berry Creek	RR	RR-5	3.81	Mobile Home Double Wide
062-200-092	Berry Creek	RR	RR-5	3.82	Single Family Residence Multi Story
062-200-093	Berry Creek	RR	RR-5	3.82	Mobile Home Double Wide
062-200-096	Berry Creek	RR	RR-5	4.44	Mobile Home Single Wide
062-200-098	Berry Creek	RR	RR-5	3.42	Mobile Home Double Wide
062-200-103	Berry Creek	RR	RR-5	1.75	Single Family Residence Single Story
062-200-104	Berry Creek	RR	RR-5	9.94	Mobile Home Single Wide
062-200-106	Berry Creek	RR	RR-5	2.62	Single Family Residence Multi Story
062-200-107	Berry Creek	RR	RR-5	16.83	Mobile Home Double Wide
062-200-109	Berry Creek	RR	RR-5	16.85	Single Family Residence Single Story
062-200-111	Berry Creek	RR	RR-5	0.78	Single Family Residence Single Story
062-200-116	Berry Creek	RR	RR-5	5.65	Mobile Home Double Wide
062-200-121	Berry Creek	RR	RR-5	3.02	Mobile Home Double Wide
062-200-122	Berry Creek	RR	RR-5	3.19	Mobile Home Double Wide
062-200-123	Berry Creek	RR	RR-5	5.92	Mobile Home Double Wide
062-200-125	Berry Creek	RR	RR-5	3.51	Mobile Home Double Wide
062-200-129	Berry Creek	RR	RR-5	1.90	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
062-200-130	Berry Creek	RR	RR-5	1.81	Mobile Home Double Wide
062-200-131	Berry Creek	RR	RR-5	2.44	Mobile Home Double Wide
062-200-132	Berry Creek	TM	TM	1.92	Single Family Residence Single Story
062-200-133	Berry Creek	TM	TM	1.98	Mobile Home Single Wide
062-200-134	Berry Creek	RR	RR-5	3.73	Single Family Residence Single Story
062-210-006	Berry Creek	TM	TM	27.05	Single Family Residence Single Story
062-210-008	Berry Creek	RR	RR-5	12.38	Mobile Home Single Wide
062-210-020	Berry Creek	RR	RR-5	1.07	Mobile Home Double Wide
062-210-024	Berry Creek	RR	RR-5	1.49	Mobile Home Single Wide
062-210-083	Berry Creek	RR	RR-5	1.80	Mobile Home Single Wide
062-210-090	Berry Creek	RR	RR-5	2.71	Single Family Residence Single Story
062-210-119	Berry Creek	RR	RR-5	1.63	Single Family Residence Single Story
062-210-125	Berry Creek	RR	RR-5	16.27	Single Family Residence Single Story
062-210-126	Berry Creek	RR	RR-5	6.39	Mobile Home Single Wide
062-210-138	Berry Creek	RR	RR-5	12.09	Single Family Residence Single Story
062-210-138	Berry Creek	RR	RR-5	12.09	Single Family Residence Single Story
062-210-138	Berry Creek	RR	RR-5	12.09	Single Family Residence Single Story
062-210-138	Berry Creek	RR	RR-5	12.09	Single Family Residence Single Story
062-210-139	Berry Creek	RR	RR-5	17.24	Single Family Residence Single Story
062-220-002	Berry Creek	RR	RR-5	1.80	Single Family Residence Single Story
062-220-010	Berry Creek	RR	RR-5	1.84	Single Family Residence Single Story
062-220-011	Berry Creek	RR	RR-5	1.24	Single Family Residence Single Story
062-220-013	Berry Creek	RR	RR-5	0.94	Single Family Residence Multi Story
062-220-014	Berry Creek	RR	RR-5	1.63	Single Family Residence Multi Story
062-220-016	Berry Creek	LDR	LDR	3.33	Single Family Residence Single Story
062-220-026	Berry Creek	RR	RR-5	2.18	Mobile Home Double Wide
062-220-031	Berry Creek	RR	RR-5	3.55	Mobile Home Double Wide
062-240-003	Berry Creek	TM	TM	20.07	Single Family Residence Single Story
062-240-003	Berry Creek	TM	TM	20.07	Mobile Home Single Wide
062-240-008	Berry Creek	TM	TM	292.73	Single Family Residence Single Story
062-240-008	Berry Creek	TM	TM	292.73	Single Family Residence Single Story
062-250-002	Berry Creek	TM	TM	23.38	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
062-250-003	Berry Creek	RR	RR-5	9.03	Single Family Residence Single Story
062-250-011	Berry Creek	TM	TM	1.84	Single Family Residence Single Story
062-250-013	Berry Creek	TM	TM	0.69	Single Family Residence Single Story
062-250-019	Berry Creek	TM	TM	113.56	Single Family Residence Single Story
062-250-020	Berry Creek	TM	TM	0.74	Single Family Residence Single Story
062-250-024	Berry Creek	TM	TM	92.22	Single Family Residence Single Story
062-250-024	Berry Creek	TM	TM	92.22	Mobile Home Double Wide
062-250-026	Berry Creek	TM	TM	18.48	Single Family Residence Single Story
062-250-027	Berry Creek	TM	TM	2.83	Single Family Residence Single Story
062-250-027	Berry Creek	TM	TM	2.83	Single Family Residence Single Story
062-250-028	Berry Creek	TM	TM	0.93	Single Family Residence Single Story
062-260-010	Berry Creek	RR	RR-5	0.73	Single Family Residence Single Story
062-260-011	Berry Creek	MultiZone	MultiZone	80.87	Single Family Residence Single Story
062-260-012	Berry Creek	RR	RR-5	11.93	Single Family Residence Single Story
062-260-012	Berry Creek	RR	RR-5	11.93	Mobile Home Single Wide
062-260-020	Berry Creek	RR	RR-5	5.59	Single Family Residence Single Story
062-260-023	Berry Creek	RR	RR-5	10.69	Single Family Residence Single Story
062-260-030	Berry Creek	RR	RR-5	10.28	Single Family Residence Single Story
062-260-032	Berry Creek	RR	RR-5	2.69	Single Family Residence Single Story
062-260-034	Berry Creek	RR	RR-5	17.49	Single Family Residence Single Story
062-260-036	Berry Creek	RR	RR-5	13.81	Single Family Residence Multi Story
062-260-039	Berry Creek	RR	RR-5	1.74	Single Family Residence Multi Story
062-260-040	Berry Creek	RR	RR-5	1.54	Single Family Residence Single Story
062-260-041	Berry Creek	RR	RR-5	13.01	Mobile Home Double Wide
062-260-042	Berry Creek	RR	RR-5	3.99	Single Family Residence Single Story
062-260-043	Berry Creek	RR	RR-5	10.21	Single Family Residence Multi Story
062-260-046	Berry Creek	RR	RR-5	13.08	Single Family Residence Single Story
062-260-053	Berry Creek	RR	RR-5	5.01	Single Family Residence Single Story
062-260-054	Berry Creek	RR	RR-5	5.01	Single Family Residence Single Story
062-260-055	Berry Creek	RR	RR-5	5.33	Mobile Home Single Wide
062-260-056	Berry Creek	RR	RR-5	5.26	Mobile Home Single Wide
062-270-010	Berry Creek	TM	TM	20.90	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
062-270-015	Berry Creek	RR	RR-5	13.25	Mobile Home Double Wide
062-270-019	Berry Creek	RR	RR-5	5.22	Mobile Home Double Wide
062-270-020	Berry Creek	RR	RR-5	4.80	Mobile Home Double Wide
062-270-021	Berry Creek	RR	RR-5	53.36	Single Family Residence Single Story
062-270-022	Berry Creek	RR	RR-5	4.54	Mobile Home Double Wide
062-270-023	Berry Creek	RR	RR-5	4.62	Mobile Home Double Wide
062-270-024	Berry Creek	RR	RR-5	6.72	Mobile Home Single Wide
062-270-025	Berry Creek	RR	RR-5	21.11	Mobile Home Double Wide
062-270-026	Berry Creek	RR	RR-5	23.09	Mobile Home Double Wide
062-270-029	Berry Creek	RR	RR-5	8.92	Single Family Residence Single Story
062-270-030	Berry Creek	VLDR	VLDR	4.81	Single Family Residence Single Story
062-270-030	Berry Creek	VLDR	VLDR	4.81	Mobile Home Single Wide
062-270-030	Berry Creek	VLDR	VLDR	4.81	Single Family Residence Single Story
062-270-031	Berry Creek	VLDR	VLDR	4.60	Single Family Residence Single Story
062-280-004	Berry Creek	MDR	MDR	0.23	Mobile Home Double Wide
062-280-028	Berry Creek	MDR	MDR	0.22	Single Family Residence Multi Story
062-300-001	Berry Creek	MDR	MDR	0.30	Single Family Residence Single Story
062-300-021	Berry Creek	MDR	MDR	0.23	Single Family Residence Multi Story
062-300-028	Berry Creek	MDR	MDR	0.26	Single Family Residence Single Story
062-300-029	Berry Creek	MDR	MDR	0.23	Single Family Residence Multi Story
062-300-043	Berry Creek	MDR	MDR	0.25	Single Family Residence Single Story
062-300-062	Berry Creek	MDR	MDR	0.23	Single Family Residence Single Story
062-300-079	Berry Creek	MDR	MDR	0.48	Single Family Residence Single Story
062-300-080	Berry Creek	MDR	MDR	0.71	Single Family Residence Single Story
062-300-081	Berry Creek	MDR	MDR	0.68	Single Family Residence Single Story
062-310-014	Berry Creek	LDR	LDR	0.85	Single Family Residence Single Story
062-310-015	Berry Creek	LDR	LDR	0.98	Single Family Residence Single Story
062-310-028	Berry Creek	LDR	LDR	0.59	Single Family Residence Multi Story
062-310-033	Berry Creek	LDR	LDR	1.20	Single Family Residence Single Story
062-320-002	Berry Creek	LDR	LDR	0.65	Single Family Residence Multi Story
062-320-003	Berry Creek	LDR	LDR	0.54	Mobile Home Single Wide
062-320-005	Berry Creek	LDR	LDR	0.65	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
062-320-007	Berry Creek	LDR	LDR	0.65	Single Family Residence Single Story
062-320-008	Berry Creek	LDR	LDR	0.54	Single Family Residence Multi Story
062-320-020	Berry Creek	LDR	LDR	0.53	Single Family Residence Single Story
062-320-024	Berry Creek	LDR	LDR	0.85	Single Family Residence Single Story
062-320-027	Berry Creek	LDR	LDR	0.70	Single Family Residence Single Story
062-320-028	Berry Creek	LDR	LDR	0.63	Single Family Residence Single Story
062-320-033	Berry Creek	LDR	LDR	6.34	Single Family Residence Single Story
062-320-033	Berry Creek	LDR	LDR	6.34	Single Family Residence Multi Story
062-330-017	Berry Creek	LDR	LDR	0.53	Single Family Residence Multi Story
062-330-035	Berry Creek	LDR	LDR	0.43	Single Family Residence Single Story
062-330-040	Berry Creek	LDR	LDR	0.42	Single Family Residence Multi Story
062-330-042	Berry Creek	LDR	LDR	4.27	Single Family Residence Multi Story
062-340-003	Berry Creek	LDR	LDR	0.59	Mobile Home Double Wide
062-340-004	Berry Creek	LDR	LDR	0.57	Single Family Residence Multi Story
062-340-015	Berry Creek	LDR	LDR	0.63	Single Family Residence Multi Story
062-340-016	Berry Creek	LDR	LDR	0.51	Single Family Residence Single Story
062-340-017	Berry Creek	LDR	LDR	0.46	Single Family Residence Single Story
062-340-025	Berry Creek	LDR	LDR	0.49	Single Family Residence Single Story
062-340-038	Berry Creek	LDR	LDR	0.80	Single Family Residence Single Story
062-350-003	Berry Creek	LDR	LDR	0.51	Mobile Home Double Wide
062-350-014	Berry Creek	LDR	LDR	0.59	Single Family Residence Single Story
062-350-017	Berry Creek	LDR	LDR	0.47	Single Family Residence Single Story
062-350-021	Berry Creek	LDR	LDR	0.60	Mobile Home Double Wide
062-350-022	Berry Creek	LDR	LDR	0.57	Single Family Residence Multi Story
062-350-024	Berry Creek	LDR	LDR	0.49	Single Family Residence Single Story
062-350-026	Berry Creek	LDR	LDR	0.48	Single Family Residence Single Story
062-350-028	Berry Creek	LDR	LDR	0.64	Single Family Residence Single Story
062-350-038	Berry Creek	LDR	LDR	0.59	Single Family Residence Single Story
062-350-039	Berry Creek	LDR	LDR	1.24	Single Family Residence Single Story
062-360-002	Berry Creek	RR	RR-5	0.73	Single Family Residence Single Story
062-360-003	Berry Creek	RR	RR-5	0.57	Single Family Residence Single Story
062-360-005	Berry Creek	RR	RR-5	0.62	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
062-360-006	Berry Creek	RR	RR-5	0.71	Single Family Residence Single Story
062-390-006	Berry Creek	FR	FR-5	2.04	Single Family Residence Single Story
062-390-020	Berry Creek	FR	FR-5	12.14	Mobile Home Double Wide
062-390-031	Berry Creek	FR	FR-5	3.34	Single Family Residence Single Story
062-390-033	Berry Creek	FR	FR-5	7.46	Single Family Residence Single Story
062-390-034	Berry Creek	FR	FR-5	9.93	Single Family Residence Single Story
062-400-015	Berry Creek	FR	FR-5	10.61	Mobile Home Single Wide
062-400-026	Berry Creek	FR	FR-5	6.80	Single Family Residence Single Story
062-400-037	Berry Creek	FR	FR-5	9.90	Single Family Residence Single Story
062-400-038	Berry Creek	FR	FR-40	41.82	Single Family Residence Single Story
062-440-001	Berry Creek	LDR	LDR	0.47	Mobile Home Double Wide
062-440-002	Berry Creek	LDR	LDR	0.43	Mobile Home Double Wide
062-440-002	Berry Creek	LDR	LDR	0.43	Mobile Home Double Wide
062-440-008	Berry Creek	LDR	LDR	0.36	Single Family Residence Single Story
062-440-009	Berry Creek	LDR	LDR	0.37	Single Family Residence Single Story
062-440-010	Berry Creek	LDR	LDR	0.36	Single Family Residence Single Story
062-440-013	Berry Creek	LDR	LDR	0.39	Mobile Home Double Wide
062-500-022	Berry Creek	TM	TM	13.40	Single Family Residence Single Story
062-510-046	Berry Creek	RR	RR-5	1.96	Mobile Home Double Wide
062-510-052	Berry Creek	VLDR	VLDR	1.00	Single Family Residence Single Story
062-510-052	Berry Creek	VLDR	VLDR	1.00	Single Family Residence Single Story
062-510-057	Berry Creek	RTL	C-C	1.45	Single Family Residence Multi Story
062-510-058	Berry Creek	RR	RR-5	1.85	Single Family Residence Multi Story
062-510-059	Berry Creek	RR	RR-5	6.93	Single Family Residence Single Story
062-510-059	Berry Creek	RR	RR-5	6.93	Single Family Residence Single Story
062-510-061	Berry Creek	RR	RR-5	5.08	Mobile Home Double Wide
062-510-064	Berry Creek	RR	RR-5	4.87	Mobile Home Single Wide
062-560-001	Berry Creek	RR	RR-5	10.33	Mobile Home Single Wide
062-560-003	Berry Creek	RR	RR-5	8.84	Mobile Home Double Wide
062-560-008	Berry Creek	RR	RR-5	9.12	Mobile Home Double Wide
062-560-009	Berry Creek	RR	RR-5	7.43	Mobile Home Double Wide
062-560-009	Berry Creek	RR	RR-5	7.43	Single Family Residence Multi Story

APN*	Community	GP	Zone	Acres	Previous Use
062-560-009	Berry Creek	RR	RR-5	7.43	Single Family Residence Single Story
062-560-010	Berry Creek	RR	RR-5	3.83	Mobile Home Double Wide
062-560-011	Berry Creek	RR	RR-5	6.44	Mobile Home Double Wide
062-560-014	Berry Creek	RR	RR-5	3.65	Mobile Home Triple Wide
062-560-020	Berry Creek	VLDR	VLDR	1.41	Single Family Residence Multi Story
062-560-022	Berry Creek	VLDR	VLDR	1.39	Single Family Residence Single Story
062-560-023	Berry Creek	VLDR	VLDR	2.44	Mobile Home Single Wide
062-560-023	Berry Creek	VLDR	VLDR	2.44	Mobile Home Single Wide
062-560-026	Berry Creek	RR	RR-5	3.11	Single Family Residence Single Story
062-560-027	Berry Creek	RR	RR-5	4.21	Mobile Home Double Wide
062-560-028	Berry Creek	RR	RR-5	2.10	Mobile Home Double Wide
062-600-008	Berry Creek	FR	FR-5	18.70	Single Family Residence Multi Story
062-600-026	Berry Creek	TM	TM	116.28	Mobile Home Single Wide
062-600-031	Berry Creek	FR	FR-5	3.82	Single Family Residence Single Story
062-600-031	Berry Creek	FR	FR-5	3.82	Single Family Residence Single Story
062-600-033	Berry Creek	FR	FR-5	1.93	Mobile Home Single Wide
062-600-034	Berry Creek	FR	FR-5	0.54	Mobile Home Double Wide
062-610-003	Berry Creek	RR	RR-5	6.49	Single Family Residence Multi Story
062-610-005	Berry Creek	RR	RR-5	7.45	Mobile Home Double Wide
062-610-006	Berry Creek	RR	RR-5	5.27	Single Family Residence Multi Story
062-610-007	Berry Creek	RR	RR-5	9.91	Single Family Residence Multi Story
062-610-012	Berry Creek	RR	RR-5	20.50	Single Family Residence Multi Story
062-610-016	Berry Creek	RR	RR-5	8.97	Single Family Residence Single Story
062-610-024	Berry Creek	RR	RR-5	10.63	Mobile Home Double Wide
062-610-025	Berry Creek	RR	RR-5	20.07	Single Family Residence Single Story
062-610-026	Berry Creek	RR	RR-5	26.07	Single Family Residence Single Story
062-620-001	Berry Creek	TM	TM	268.62	Single Family Residence Single Story
062-620-001	Berry Creek	TM	TM	268.62	Single Family Residence Multi Story
062-620-001	Berry Creek	TM	TM	268.62	Single Family Residence Single Story
062-620-001	Berry Creek	TM	TM	268.62	Single Family Residence Multi Story
062-620-001	Berry Creek	TM	TM	268.62	Single Family Residence Single Story
062-620-001	Berry Creek	TM	TM	268.62	Mobile Home Single Wide

APN*	Community	GP	Zone	Acres	Previous Use
062-620-001	Berry Creek	TM	TM	268.62	Single Family Residence Single Story
062-640-001	Berry Creek	TM	TM	4.21	Mobile Home Double Wide
062-640-005	Berry Creek	RR	RR-5	4.88	Mobile Home Double Wide
062-640-008	Berry Creek	TM	TM	21.12	Single Family Residence Multi Story
062-640-009	Berry Creek	MultiZone	MultiZone	74.79	Single Family Residence Single Story
062-640-012	Berry Creek	RR	RR-5	5.68	Mobile Home Double Wide
062-640-013	Berry Creek	RR	RR-5	5.20	Mobile Home Triple Wide
062-640-013	Berry Creek	RR	RR-5	5.20	Single Family Residence Single Story
062-640-014	Berry Creek	RR	RR-5	6.64	Single Family Residence Single Story
062-650-001	Berry Creek	RR	RR-5	2.98	Mobile Home Double Wide
062-650-002	Berry Creek	RR	RR-5	3.43	Mobile Home Double Wide
062-650-003	Berry Creek	RR	RR-5	2.92	Single Family Residence Multi Story
062-650-004	Berry Creek	RR	RR-5	3.01	Single Family Residence Single Story
062-650-006	Berry Creek	RR	RR-5	2.95	Single Family Residence Single Story
062-650-008	Berry Creek	RR	RR-5	3.09	Mobile Home Double Wide
062-650-009	Berry Creek	RR	RR-5	3.64	Mobile Home Double Wide
062-650-010	Berry Creek	RR	RR-5	3.12	Mobile Home Double Wide
062-650-013	Berry Creek	RR	RR-5	3.35	Mobile Home Double Wide
062-660-002	Berry Creek	VLDR	VLDR	4.16	Mobile Home Single Wide
062-660-002	Berry Creek	VLDR	VLDR	4.16	Mobile Home Single Wide
062-660-003	Berry Creek	VLDR	VLDR	4.38	Mobile Home Double Wide
062-660-007	Berry Creek	VLDR	VLDR	2.07	Mobile Home Single Wide
062-660-010	Berry Creek	VLDR	VLDR	2.52	Mobile Home Double Wide
062-660-011	Berry Creek	VLDR	VLDR	2.79	Mobile Home Single Wide
062-660-012	Berry Creek	VLDR	VLDR	1.80	Single Family Residence Single Story
062-660-013	Berry Creek	VLDR	VLDR	1.79	Mobile Home Single Wide
062-660-014	Berry Creek	VLDR	VLDR	3.35	Single Family Residence Single Story
062-660-017	Berry Creek	VLDR	VLDR	7.25	Single Family Residence Single Story
062-660-019	Berry Creek	VLDR	VLDR	1.79	Mobile Home Double Wide
062-660-020	Berry Creek	VLDR	VLDR	1.31	Mobile Home Double Wide
062-670-001	Berry Creek	VLDR	VLDR	7.68	Single Family Residence Multi Story
062-670-002	Berry Creek	TM	TM	22.89	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
062-670-005	Berry Creek	TM	TM	24.27	Single Family Residence Multi Story
062-670-008	Berry Creek	VLDR	VLDR	2.25	Mobile Home Double Wide
062-670-009	Berry Creek	VLDR	VLDR	4.45	Mobile Home Single Wide
062-680-001	Berry Creek	VLDR	VLDR	2.00	Mobile Home Double Wide
062-680-002	Berry Creek	VLDR	VLDR	1.51	Mobile Home Double Wide
062-680-004	Berry Creek	VLDR	VLDR	1.36	Mobile Home Double Wide
062-680-005	Berry Creek	VLDR	VLDR	1.32	Mobile Home Single Wide
062-680-006	Berry Creek	VLDR	VLDR	1.42	Mobile Home Double Wide
062-680-007	Berry Creek	VLDR	VLDR	1.56	Mobile Home Single Wide
062-680-008	Berry Creek	VLDR	VLDR	2.14	Single Family Residence Single Story
062-680-009	Berry Creek	VLDR	VLDR	2.67	Mobile Home Double Wide
062-680-010	Berry Creek	VLDR	VLDR	2.08	Mobile Home Double Wide
062-680-012	Berry Creek	VLDR	VLDR	1.37	Mobile Home Double Wide
062-680-013	Berry Creek	VLDR	VLDR	1.55	Mobile Home Double Wide
062-680-014	Berry Creek	VLDR	VLDR	1.59	Mobile Home Single Wide
062-680-014	Berry Creek	VLDR	VLDR	1.59	Single Family Residence Single Story
062-680-016	Berry Creek	VLDR	VLDR	3.91	Single Family Residence Single Story
062-680-017	Berry Creek	VLDR	VLDR	1.92	Single Family Residence Multi Story
062-680-018	Berry Creek	VLDR	VLDR	1.69	Mobile Home Double Wide
062-680-019	Berry Creek	VLDR	VLDR	2.45	Single Family Residence Multi Story
062-680-021	Berry Creek	VLDR	VLDR	7.24	Single Family Residence Single Story
062-680-021	Berry Creek	VLDR	VLDR	7.24	Mobile Home Single Wide
062-680-022	Berry Creek	VLDR	VLDR	9.02	Single Family Residence Single Story
062-680-022	Berry Creek	VLDR	VLDR	9.02	Single Family Residence Single Story
062-680-023	Berry Creek	VLDR	VLDR	2.57	Mobile Home Single Wide
062-680-024	Berry Creek	VLDR	VLDR	3.19	Single Family Residence Multi Story
062-680-025	Berry Creek	VLDR	VLDR	1.69	Mobile Home Double Wide
062-680-026	Berry Creek	VLDR	VLDR	3.47	Mobile Home Single Wide
062-680-028	Berry Creek	VLDR	VLDR	3.80	Mobile Home Single Wide
062-690-001	Berry Creek	VLDR	VLDR	1.38	Single Family Residence Single Story
062-690-003	Berry Creek	VLDR	VLDR	2.39	Mobile Home Single Wide
062-690-004	Berry Creek	VLDR	VLDR	2.49	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
062-690-005	Berry Creek	VLDR	VLDR	2.17	Mobile Home Triple Wide
062-690-005	Berry Creek	VLDR	VLDR	2.17	Mobile Home Triple Wide
062-690-007	Berry Creek	VLDR	VLDR	1.62	Single Family Residence Multi Story
062-690-009	Berry Creek	VLDR	VLDR	2.46	Single Family Residence Single Story
062-690-011	Berry Creek	VLDR	VLDR	3.86	Single Family Residence Single Story
062-690-012	Berry Creek	VLDR	VLDR	2.00	Single Family Residence Single Story
062-690-017	Berry Creek	VLDR	VLDR	2.01	Mobile Home Single Wide
062-690-018	Berry Creek	VLDR	VLDR	1.95	Mobile Home Double Wide
062-690-019	Berry Creek	VLDR	VLDR	4.01	Single Family Residence Single Story
062-690-020	Berry Creek	VLDR	VLDR	3.24	Single Family Residence Single Story
062-690-021	Berry Creek	VLDR	VLDR	1.92	Single Family Residence Single Story
062-690-024	Berry Creek	VLDR	VLDR	2.00	Mobile Home Single Wide
062-690-025	Berry Creek	VLDR	VLDR	2.71	Mobile Home Single Wide
062-690-028	Berry Creek	VLDR	VLDR	8.65	Mobile Home Single Wide
062-690-029	Berry Creek	VLDR	VLDR	4.56	Mobile Home Single Wide
062-690-030	Berry Creek	VLDR	VLDR	2.23	Mobile Home Single Wide
062-690-031	Berry Creek	VLDR	VLDR	2.79	Mobile Home Double Wide
062-690-032	Berry Creek	VLDR	VLDR	4.02	Single Family Residence Single Story
062-700-001	Berry Creek	VLDR	VLDR	3.87	Single Family Residence Single Story
062-700-002	Berry Creek	VLDR	VLDR	2.66	Mobile Home Double Wide
062-700-003	Berry Creek	VLDR	VLDR	0.84	Single Family Residence Multi Story
062-700-004	Berry Creek	VLDR	VLDR	0.88	Mobile Home Single Wide
062-700-005	Berry Creek	VLDR	VLDR	0.88	Single Family Residence Single Story
062-700-006	Berry Creek	VLDR	VLDR	2.62	Mobile Home Double Wide
062-700-007	Berry Creek	VLDR	VLDR	3.24	Single Family Residence Single Story
062-700-007	Berry Creek	VLDR	VLDR	3.24	Mobile Home Single Wide
062-700-009	Berry Creek	VLDR	VLDR	1.23	Mobile Home Single Wide
062-700-009	Berry Creek	VLDR	VLDR	1.23	Mobile Home Single Wide
062-700-010	Berry Creek	VLDR	VLDR	4.00	Mobile Home Double Wide
062-700-013	Berry Creek	VLDR	VLDR	2.50	Mobile Home Double Wide
062-700-014	Berry Creek	VLDR	VLDR	3.17	Single Family Residence Single Story
062-700-018	Berry Creek	VLDR	VLDR	1.22	Single Family Residence Multi Story

APN*	Community	GP	Zone	Acres	Previous Use
062-700-019	Berry Creek	VLDR	VLDR	1.25	Mobile Home Double Wide
062-700-020	Berry Creek	RR	RR-5	1.03	Mobile Home Single Wide
062-710-002	Berry Creek	RR	RR-5	6.90	Single Family Residence Single Story
062-710-003	Berry Creek	RR	RR-5	5.56	Single Family Residence Multi Story
062-710-004	Berry Creek	RR	RR-5	7.43	Single Family Residence Single Story
062-710-004	Berry Creek	RR	RR-5	7.43	Single Family Residence Single Story
062-710-004	Berry Creek	RR	RR-5	7.43	Mobile Home Single Wide
062-710-006	Berry Creek	RR	RR-5	4.33	Single Family Residence Single Story
062-710-008	Berry Creek	RR	RR-5	2.36	Single Family Residence Single Story
062-710-009	Berry Creek	RR	RR-5	1.26	Single Family Residence Single Story
062-710-010	Berry Creek	RR	RR-5	1.25	Single Family Residence Single Story
062-710-011	Berry Creek	RR	RR-5	3.00	Mobile Home Single Wide
062-710-012	Berry Creek	RR	RR-5	3.01	Single Family Residence Single Story
062-710-013	Berry Creek	RR	RR-5	2.99	Mobile Home Single Wide
062-710-015	Berry Creek	RR	RR-5	1.25	Mobile Home Double Wide
062-710-016	Berry Creek	RR	RR-5	5.09	Mobile Home Single Wide
062-710-017	Berry Creek	RR	RR-5	3.05	Single Family Residence Single Story
062-720-002	Berry Creek	RR	RR-5	6.60	Mobile Home Triple Wide
062-720-002	Berry Creek	RR	RR-5	6.60	Mobile Home Single Wide
062-720-003	Berry Creek	RR	RR-5	4.14	Single Family Residence Single Story
062-720-005	Berry Creek	RR	RR-5	10.40	Mobile Home Double Wide
062-720-009	Berry Creek	RR	RR-5	20.40	Single Family Residence Multi Story
062-720-009	Berry Creek	RR	RR-5	20.40	Single Family Residence Single Story
062-730-003	Berry Creek	VLDR	VLDR	0.98	Mobile Home Single Wide
062-730-005	Berry Creek	VLDR	VLDR	0.87	Single Family Residence Single Story
062-730-006	Berry Creek	VLDR	VLDR	0.72	Mobile Home Single Wide
062-730-008	Berry Creek	VLDR	VLDR	0.72	Mobile Home Single Wide
062-730-009	Berry Creek	VLDR	VLDR	0.82	Single Family Residence Single Story
062-730-009	Berry Creek	VLDR	VLDR	0.82	Single Family Residence Single Story
062-730-010	Berry Creek	VLDR	VLDR	1.64	Mobile Home Double Wide
062-730-011	Berry Creek	VLDR	VLDR	0.80	Mobile Home Double Wide
062-730-012	Berry Creek	VLDR	VLDR	0.79	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
062-730-013	Berry Creek	VLDR	VLDR	1.64	Mobile Home Double Wide
062-730-015	Berry Creek	RR	RR-5	9.36	Single Family Residence Single Story
062-730-016	Berry Creek	RR	RR-5	2.04	Single Family Residence Multi Story
062-730-017	Berry Creek	RR	RR-5	11.95	Single Family Residence Single Story
062-730-017	Berry Creek	RR	RR-5	11.95	Single Family Residence Single Story
062-730-018	Berry Creek	VLDR	VLDR	1.73	Mobile Home Single Wide
062-730-022	Berry Creek	VLDR	VLDR	1.25	Mobile Home Double Wide
062-730-024	Berry Creek	VLDR	VLDR	1.02	Mobile Home Single Wide
062-730-025	Berry Creek	VLDR	VLDR	2.43	Mobile Home Double Wide
062-730-026	Berry Creek	VLDR	VLDR	3.63	Mobile Home Double Wide
062-730-026	Berry Creek	VLDR	VLDR	3.63	Mobile Home Triple Wide
062-730-027	Berry Creek	VLDR	VLDR	4.69	Single Family Residence Single Story
062-730-027	Berry Creek	VLDR	VLDR	4.69	Single Family Residence Multi Story
062-730-031	Berry Creek	VLDR	VLDR	0.99	Single Family Residence Single Story
062-730-032	Berry Creek	VLDR	VLDR	0.11	Single Family Residence Single Story
062-730-034	Berry Creek	VLDR	VLDR	0.78	Mobile Home Single Wide
062-730-036	Berry Creek	VLDR	VLDR	0.78	Single Family Residence Single Story
062-730-036	Berry Creek	VLDR	VLDR	0.78	Single Family Residence Single Story
062-730-037	Berry Creek	VLDR	VLDR	0.79	Mobile Home Double Wide
062-730-038	Berry Creek	VLDR	VLDR	1.04	Single Family Residence Single Story
062-730-043	Berry Creek	VLDR	VLDR	0.79	Mobile Home Double Wide
062-740-003	Berry Creek	VLDR	VLDR	1.13	Mobile Home Double Wide
062-740-006	Berry Creek	RR	RR-5	9.75	Mobile Home Double Wide
062-740-008	Berry Creek	VLDR	VLDR	1.80	Mobile Home Double Wide
062-740-012	Berry Creek	VLDR	VLDR	1.20	Mobile Home Single Wide
062-740-013	Berry Creek	VLDR	VLDR	1.18	Mobile Home Double Wide
062-740-014	Berry Creek	VLDR	VLDR	1.20	Mobile Home Double Wide
062-740-015	Berry Creek	VLDR	VLDR	1.75	Single Family Residence Single Story
062-740-016	Berry Creek	VLDR	VLDR	1.97	Single Family Residence Single Story
062-740-018	Berry Creek	VLDR	VLDR	1.75	Mobile Home Triple Wide
062-740-020	Berry Creek	VLDR	VLDR	4.06	Mobile Home Triple Wide
062-740-020	Berry Creek	VLDR	VLDR	4.06	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
062-740-020	Berry Creek	VLDR	VLDR	4.06	Single Family Residence Single Story
062-740-021	Berry Creek	VLDR	VLDR	1.81	Single Family Residence Single Story
062-740-024	Berry Creek	VLDR	VLDR	4.78	Single Family Residence Single Story
062-740-025	Berry Creek	VLDR	VLDR	4.83	Single Family Residence Single Story
062-740-027	Berry Creek	VLDR	VLDR	5.18	Single Family Residence Single Story
062-740-028	Berry Creek	VLDR	VLDR	1.99	Mobile Home Double Wide
062-750-001	Berry Creek	VLDR	VLDR	0.51	Mobile Home Double Wide
062-750-009	Berry Creek	RR	RR-5	4.08	Mobile Home Double Wide
062-750-009	Berry Creek	RR	RR-5	4.08	Mobile Home Single Wide
062-750-011	Berry Creek	RR	RR-5	16.17	Mobile Home Double Wide
062-750-018	Berry Creek	VLDR	VLDR	0.97	Mobile Home Double Wide
062-750-024	Berry Creek	VLDR	VLDR	1.02	Mobile Home Double Wide
062-750-026	Berry Creek	VLDR	VLDR	2.44	Mobile Home Double Wide
062-750-028	Berry Creek	VLDR	VLDR	1.69	Single Family Residence Single Story
062-750-029	Berry Creek	VLDR	VLDR	0.72	Single Family Residence Single Story
062-750-033	Berry Creek	VLDR	VLDR	0.55	Single Family Residence Single Story
062-750-033	Berry Creek	VLDR	VLDR	0.55	Single Family Residence Single Story
062-750-034	Berry Creek	VLDR	VLDR	1.12	Mobile Home Double Wide
062-750-036	Berry Creek	VLDR	VLDR	1.00	Mobile Home Double Wide
062-750-037	Berry Creek	VLDR	VLDR	1.48	Single Family Residence Single Story
062-750-039	Berry Creek	VLDR	VLDR	0.48	Single Family Residence Single Story
062-750-040	Berry Creek	VLDR	VLDR	0.50	Single Family Residence Single Story
062-750-041	Berry Creek	VLDR	VLDR	2.89	Single Family Residence Multi Story
062-750-042	Berry Creek	VLDR	VLDR	1.50	Single Family Residence Single Story
062-760-001	Berry Creek	RR	RR-5	7.06	Single Family Residence Single Story
062-760-002	Berry Creek	RR	RR-5	1.30	Single Family Residence Single Story
062-760-003	Berry Creek	RR	RR-5	10.19	Single Family Residence Single Story
062-760-003	Berry Creek	RR	RR-5	10.19	Single Family Residence Multi Story
062-760-005	Berry Creek	RR	RR-5	1.03	Mobile Home Single Wide
062-760-006	Berry Creek	RR	RR-5	1.03	Single Family Residence Single Story
062-760-007	Berry Creek	RR	RR-5	0.96	Single Family Residence Single Story
062-760-010	Berry Creek	RR	RR-5	3.68	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
062-760-011	Berry Creek	RR	RR-5	2.07	Single Family Residence Single Story
062-760-012	Berry Creek	RR	RR-5	2.39	Single Family Residence Single Story
062-760-013	Berry Creek	RR	RR-5	1.14	Single Family Residence Single Story
071-020-018	Berry Creek	TM	TM	241.29	Single Family Residence Single Story
071-020-028	Berry Creek	TM	TM	168.65	Single Family Residence Single Story
071-020-045	Berry Creek	TM	TM	41.77	Mobile Home Triple Wide
071-020-047	Berry Creek	TM	TM	156.62	Single Family Residence Single Story
071-020-047	Berry Creek	TM	TM	156.62	Mobile Home Double Wide
071-020-047	Berry Creek	TM	TM	156.62	Mobile Home Double Wide
071-020-048	Berry Creek	TM	TM	37.18	Single Family Residence Single Story
071-020-053	Berry Creek	TM	TM	36.52	Mobile Home Single Wide
071-020-054	Berry Creek	TM	TM	35.15	Mobile Home Single Wide
071-030-001	Berry Creek	TM	TM	39.10	Single Family Residence Single Story
071-030-004	Berry Creek	TM	TM	34.02	Single Family Residence Single Story
071-030-004	Berry Creek	TM	TM	34.02	Mobile Home Double Wide
071-030-012	Berry Creek	TM	TM	254.09	Single Family Residence Single Story
071-030-019	Berry Creek	TM	TM	159.37	Single Family Residence Single Story
071-030-019	Berry Creek	TM	TM	159.37	Mobile Home Single Wide
071-030-023	Berry Creek	TM	TM	79.37	Single Family Residence Single Story
071-030-023	Berry Creek	TM	TM	79.37	Single Family Residence Single Story
071-030-023	Berry Creek	TM	TM	79.37	Single Family Residence Single Story
071-240-002	Berry Creek	FR	FR-5	5.64	Mobile Home Double Wide
071-240-005	Berry Creek	FR	FR-5	1.10	Single Family Residence Single Story
071-240-009	Berry Creek	FR	FR-5	6.74	Mobile Home Single Wide
071-240-013	Berry Creek	FR	FR-5	9.09	Mobile Home Double Wide
071-240-016	Berry Creek	FR	FR-5	11.69	Single Family Residence Single Story
071-240-017	Berry Creek	FR	FR-5	11.32	Single Family Residence Single Story
071-240-026	Berry Creek	FR	FR-5	12.68	Mobile Home Single Wide
071-240-032	Berry Creek	FR	FR-5	3.15	Single Family Residence Multi Story
071-250-003	Berry Creek	FR	FR-5	4.75	Single Family Residence Single Story
071-250-007	Berry Creek	FR	FR-5	2.30	Mobile Home Single Wide
071-250-012	Berry Creek	FR	FR-1	0.70	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
071-250-023	Berry Creek	FR	FR-1	0.33	Mobile Home Single Wide
071-250-037	Berry Creek	FR	FR-1	0.53	Mobile Home Double Wide
071-250-041	Berry Creek	FR	FR-5	4.69	Single Family Residence Single Story
071-250-046	Berry Creek	FR	FR-1	1.19	Mobile Home Single Wide
071-260-010	Berry Creek	FR	FR-5	6.19	Single Family Residence Multi Story
071-310-004	Berry Creek	FR	FR-5	5.77	Mobile Home Single Wide
071-310-007	Berry Creek	FR	FR-5	10.06	Mobile Home Single Wide
071-310-012	Berry Creek	FR	FR-5	13.31	Single Family Residence Single Story
071-320-004	Berry Creek	FR	FR-5	2.24	Mobile Home Single Wide
071-320-011	Berry Creek	FR	FR-5	6.61	Single Family Residence Single Story
071-320-012	Berry Creek	FR	FR-5	1.99	Mobile Home Single Wide
071-320-016	Berry Creek	FR	FR-5	5.20	Single Family Residence Single Story
071-330-012	Berry Creek	FR	FR-5	5.02	Single Family Residence Single Story
071-370-003	Berry Creek	TM	TM	43.55	Mobile Home Single Wide
071-370-004	Berry Creek	TM	TM	43.06	Mobile Home Single Wide
071-370-004	Berry Creek	TM	TM	43.06	Single Family Residence Single Story
071-370-006	Berry Creek	TM	TM	19.11	Single Family Residence Single Story
071-370-008	Berry Creek	TM	TM	10.47	Mobile Home Single Wide
071-370-009	Berry Creek	TM	TM	15.50	Single Family Residence Single Story
071-370-010	Berry Creek	TM	TM	11.28	Mobile Home Double Wide
071-370-010	Berry Creek	TM	TM	11.28	Mobile Home Double Wide
071-370-014	Berry Creek	FR	FR-5	8.71	Single Family Residence Multi Story
071-370-016	Berry Creek	FR	FR-5	9.57	Mobile Home Single Wide
071-370-016	Berry Creek	FR	FR-5	9.57	Single Family Residence Single Story
071-370-021	Berry Creek	RR	RR-5	1.01	Single Family Residence Single Story
071-370-022	Berry Creek	TM	TM	36.67	Mobile Home Double Wide
071-370-024	Berry Creek	TM	TM	34.69	Mobile Home Single Wide
071-370-025	Berry Creek	TM	TM	37.80	Single Family Residence Multi Story
071-370-030	Berry Creek	FR	FR-5	8.00	Single Family Residence Single Story
071-370-033	Berry Creek	TM	TM	56.46	Mobile Home Double Wide
071-370-034	Berry Creek	TM	TM	9.55	Mobile Home Double Wide
071-370-035	Berry Creek	FR	FR-5	4.38	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
071-370-036	Berry Creek	FR	FR-5	6.50	Mobile Home Single Wide
071-370-036	Berry Creek	FR	FR-5	6.50	Mobile Home Double Wide
071-370-036	Berry Creek	FR	FR-5	6.50	Single Family Residence Single Story
071-380-004	Berry Creek	TM	TM	19.52	Mobile Home Single Wide
071-380-004	Berry Creek	TM	TM	19.52	Single Family Residence Multi Story
071-380-004	Berry Creek	TM	TM	19.52	Mobile Home Single Wide
071-380-006	Berry Creek	TM	TM	20.59	Single Family Residence Single Story
071-380-008	Berry Creek	TM	TM	24.00	Mobile Home Single Wide
071-390-003	Berry Creek	RR	RR-5	3.20	Mobile Home Triple Wide
071-390-007	Berry Creek	RR	RR-5	4.34	Single Family Residence Single Story
071-390-008	Berry Creek	RR	RR-5	4.19	Mobile Home Double Wide
071-390-009	Berry Creek	RR	RR-5	6.13	Single Family Residence Single Story
071-390-010	Berry Creek	RR	RR-5	5.44	Single Family Residence Single Story
071-390-011	Berry Creek	RR	RR-5	5.63	Mobile Home Single Wide
071-390-012	Berry Creek	RR	RR-5	6.79	Mobile Home Triple Wide
071-390-016	Berry Creek	RR	RR-5	3.79	Mobile Home Double Wide
071-390-019	Berry Creek	RR	RR-5	3.78	Single Family Residence Single Story
071-390-020	Berry Creek	RR	RR-5	4.85	Mobile Home Triple Wide
071-390-021	Berry Creek	RR	RR-5	4.83	Single Family Residence Single Story
071-390-022	Berry Creek	RR	RR-5	3.91	Mobile Home Double Wide
071-390-025	Berry Creek	RR	RR-5	4.69	Mobile Home Double Wide
071-390-026	Berry Creek	RR	RR-5	7.70	Mobile Home Single Wide
071-390-027	Berry Creek	RR	RR-5	5.18	Single Family Residence Single Story
071-390-028	Berry Creek	RR	RR-5	3.02	Mobile Home Double Wide
071-390-029	Berry Creek	RR	RR-5	3.83	Single Family Residence Single Story
071-390-031	Berry Creek	RR	RR-5	3.59	Mobile Home Double Wide
071-390-033	Berry Creek	RR	RR-5	3.96	Mobile Home Double Wide
071-390-039	Berry Creek	RR	RR-5	4.11	Mobile Home Double Wide
071-400-003	Berry Creek	FR	FR-40	22.67	Single Family Residence Single Story
071-400-019	Berry Creek	FR	FR-40	10.75	Single Family Residence Single Story
071-400-021	Berry Creek	FR	FR-40	21.19	Single Family Residence Multi Story
071-400-029	Berry Creek	FR	FR-40	20.02	Single Family Residence Multi Story

APN*	Community	GP	Zone	Acres	Previous Use
071-400-040	Berry Creek	FR	FR-40	5.09	Single Family Residence Single Story
071-400-055	Berry Creek	FR	FR-40	7.62	Single Family Residence Multi Story
071-400-056	Berry Creek	FR	FR-40	7.72	Single Family Residence Multi Story
071-430-002	Berry Creek	RR	RR-5	5.32	Single Family Residence Single Story
071-430-003	Berry Creek	RR	RR-5	2.32	Mobile Home Double Wide
071-430-005	Berry Creek	RR	RR-5	1.01	Mobile Home Double Wide
071-430-006	Berry Creek	RR	RR-5	1.06	Mobile Home Single Wide
071-430-007	Berry Creek	RR	RR-5	1.48	Mobile Home Single Wide
071-430-011	Berry Creek	RR	RR-5	5.58	Mobile Home Single Wide
071-430-012	Berry Creek	RR	RR-5	5.89	Mobile Home Double Wide
071-430-017	Berry Creek	RR	RR-5	1.93	Single Family Residence Single Story
071-430-019	Berry Creek	RR	RR-5	2.85	Mobile Home Double Wide
071-430-020	Berry Creek	RR	RR-5	2.84	Single Family Residence Single Story
071-430-021	Berry Creek	RR	RR-5	1.45	Mobile Home Single Wide
071-430-022	Berry Creek	RR	RR-5	1.36	Single Family Residence Single Story
071-430-024	Berry Creek	RR	RR-5	1.43	Mobile Home Double Wide
071-430-026	Berry Creek	RR	RR-5	0.96	Single Family Residence Single Story
071-430-028	Berry Creek	RR	RR-5	0.99	Single Family Residence Single Story
071-430-029	Berry Creek	RR	RR-5	2.01	Single Family Residence Multi Story
071-430-031	Berry Creek	RR	RR-5	4.71	Single Family Residence Single Story
071-440-002	Berry Creek	RR	RR-5	13.45	Single Family Residence Single Story
071-440-004	Berry Creek	MultiZone	MultiZone	44.41	Single Family Residence Single Story
071-440-006	Berry Creek	FR	FR-5	14.07	Single Family Residence Single Story
071-440-008	Berry Creek	FR	FR-5	5.00	Mobile Home Single Wide
071-440-009	Berry Creek	FR	FR-5	5.11	Mobile Home Double Wide
071-440-010	Berry Creek	FR	FR-5	13.76	Mobile Home Double Wide
071-440-011	Berry Creek	FR	FR-5	1.14	Single Family Residence Single Story
071-440-012	Berry Creek	TM	TM	119.01	Single Family Residence Single Story
071-440-012	Berry Creek	TM	TM	119.01	Single Family Residence Multi Story
071-440-012	Berry Creek	TM	TM	119.01	Mobile Home Double Wide
071-440-013	Berry Creek	TM	TM	42.39	Single Family Residence Single Story
071-450-002	Berry Creek	TM	TM	76.27	Mobile Home Single Wide

APN*	Community	GP	Zone	Acres	Previous Use
071-450-004	Berry Creek	TM	TM	8.48	Single Family Residence Single Story
071-450-006	Berry Creek	TM	TM	27.74	Single Family Residence Single Story
071-450-013	Berry Creek	TM	TM	43.62	Mobile Home Double Wide
071-450-018	Berry Creek	TM	TM	31.94	Mobile Home Double Wide
071-460-011	Berry Creek	TM	TM	16.86	Single Family Residence Single Story
071-460-012	Berry Creek	TM	TM	5.52	Single Family Residence Single Story
071-460-015	Berry Creek	TM	TM	35.44	Single Family Residence Single Story
071-460-024	Berry Creek	TM	TM	33.61	Single Family Residence Single Story
071-460-024	Berry Creek	TM	TM	33.61	Single Family Residence Single Story
071-460-025	Berry Creek	TM	TM	154.54	Single Family Residence Multi Story
071-460-029	Berry Creek	TM	TM	29.18	Single Family Residence Single Story
071-520-001	Berry Creek	RR	RR-5	4.97	Single Family Residence Single Story
071-520-002	Berry Creek	RR	RR-5	4.97	Mobile Home Single Wide
071-520-003	Berry Creek	RR	RR-5	1.02	Mobile Home Double Wide
071-520-006	Berry Creek	RR	RR-5	1.94	Mobile Home Double Wide
071-520-007	Berry Creek	RR	RR-5	1.72	Mobile Home Double Wide
071-520-009	Berry Creek	RR	RR-5	0.99	Mobile Home Double Wide
071-520-013	Berry Creek	RR	RR-5	2.67	Single Family Residence Single Story
071-520-013	Berry Creek	RR	RR-5	2.67	Single Family Residence Single Story
071-520-015	Berry Creek	TM	TM	10.28	Single Family Residence Single Story
071-520-016	Berry Creek	RR	RR-5	4.97	Single Family Residence Single Story
071-520-019	Berry Creek	RR	RR-5	4.90	Single Family Residence Multi Story
071-520-021	Berry Creek	RR	RR-5	2.67	Mobile Home Double Wide
071-530-001	Berry Creek	RR	RR-5	5.62	Single Family Residence Multi Story
071-530-003	Berry Creek	RR	RR-5	4.72	Single Family Residence Multi Story
071-530-004	Berry Creek	RR	RR-5	5.61	Single Family Residence Multi Story
071-530-005	Berry Creek	TM	TM	42.05	Single Family Residence Single Story
071-530-005	Berry Creek	TM	TM	42.05	Single Family Residence Single Story
071-530-006	Berry Creek	TM	TM	35.43	Mobile Home Double Wide
071-530-007	Berry Creek	TM	TM	17.92	Single Family Residence Multi Story
061-410-018	Brush Creek	TM	TM	155.83	Single Family Residence Multi Story
061-410-018	Brush Creek	TM	TM	155.83	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
061-410-018	Brush Creek	TM	TM	155.83	Single Family Residence Single Story
058-700-024	Concow	FR	FR-40	3.30	Mobile Home Single Wide
058-700-027	Concow	FR	FR-40	11.65	Mobile Home Single Wide
071-040-009	Feather Falls	TM	TM	20.04	Mobile Home Single Wide
071-040-020	Feather Falls	TM	TM	298.10	Single Family Residence Single Story
071-040-020	Feather Falls	TM	TM	298.10	Single Family Residence Single Story
071-040-021	Feather Falls	TM	TM	2.72	Single Family Residence Single Story
071-040-026	Feather Falls	TM	TM	40.14	Single Family Residence Single Story
071-040-029	Feather Falls	TM	TM	6.12	Single Family Residence Single Story
071-040-031	Feather Falls	TM	TM	6.04	Mobile Home Single Wide
071-050-055	Feather Falls	TM	TM	162.62	Single Family Residence Multi Story
071-060-004	Feather Falls	TM	TPZ	165.12	Single Family Residence Single Story
071-060-005	Feather Falls	TM	TM	154.29	Single Family Residence Single Story
071-060-009	Feather Falls	MultiZone	MultiZone	243.78	Single Family Residence Single Story
071-060-009	Feather Falls	MultiZone	MultiZone	243.78	Mobile Home Double Wide
071-060-009	Feather Falls	MultiZone	MultiZone	243.78	Single Family Residence Single Story
071-060-009	Feather Falls	MultiZone	MultiZone	243.78	Single Family Residence Multi Story
071-060-009	Feather Falls	MultiZone	MultiZone	243.78	Single Family Residence Single Story
071-060-011	Feather Falls	FR	FR-40	122.60	Single Family Residence Single Story
071-060-012	Feather Falls	TM	TM	241.92	Mobile Home Single Wide
071-060-023	Feather Falls	FR	FR-40	20.04	Single Family Residence Single Story
071-060-024	Feather Falls	FR	FR-40	19.56	Mobile Home Triple Wide
071-060-025	Feather Falls	FR	FR-40	2.40	Mobile Home Single Wide
071-060-025	Feather Falls	FR	FR-40	2.40	Mobile Home Single Wide
071-060-025	Feather Falls	FR	FR-40	2.40	Single Family Residence Single Story
071-060-026	Feather Falls	FR	FR-40	2.50	Mobile Home Single Wide
071-060-027	Feather Falls	FR	FR-40	2.07	Mobile Home Single Wide
071-060-028	Feather Falls	FR	FR-40	2.13	Mobile Home Single Wide
071-060-028	Feather Falls	FR	FR-40	2.13	Mobile Home Single Wide
071-060-030	Feather Falls	FR	FR-40	4.76	Mobile Home Single Wide
071-060-034	Feather Falls	FR	FR-40	6.35	Mobile Home Double Wide
071-060-046	Feather Falls	FR	FR-10	9.06	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
071-060-047	Feather Falls	FR	FR-10	10.12	Mobile Home Single Wide
071-070-008	Feather Falls	TM	TM	224.82	Single Family Residence Single Story
071-070-018	Feather Falls	TM	TM	159.48	Mobile Home Double Wide
071-070-023	Feather Falls	TM	TM	149.99	Single Family Residence Multi Story
071-070-023	Feather Falls	TM	TM	149.99	Single Family Residence Single Story
071-070-023	Feather Falls	TM	TM	149.99	Single Family Residence Single Story
071-070-033	Feather Falls	P	P	289.12	Single Family Residence Single Story
071-090-023	Feather Falls	FR	FR-40	60.59	Single Family Residence Single Story
071-090-032	Feather Falls	FR	FR-40	52.04	Mobile Home Single Wide
071-140-018	Feather Falls	FR	FR-5	6.39	Mobile Home Double Wide
071-140-020	Feather Falls	FR	FR-5	6.09	Mobile Home Single Wide
071-140-023	Feather Falls	FR	FR-40	76.41	Mobile Home Double Wide
071-140-024	Feather Falls	FR	FR-5	0.71	Single Family Residence Single Story
071-140-036	Feather Falls	FR	FR-5	5.71	Mobile Home Single Wide
071-140-043	Feather Falls	TM	TM	276.11	Single Family Residence Single Story
071-150-002	Feather Falls	FR	FR-5	4.98	Single Family Residence Single Story
071-150-008	Feather Falls	FR	FR-5	4.58	Single Family Residence Single Story
071-150-010	Feather Falls	FR	FR-5	4.91	Single Family Residence Multi Story
071-150-012	Feather Falls	FR	FR-5	2.26	Mobile Home Single Wide
071-150-013	Feather Falls	FR	FR-5	5.91	Mobile Home Double Wide
071-150-014	Feather Falls	FR	FR-5	4.49	Single Family Residence Single Story
071-150-017	Feather Falls	FR	FR-5	4.64	Mobile Home Triple Wide
071-150-020	Feather Falls	RTL	C-C	3.90	Mobile Home Double Wide
071-150-023	Feather Falls	FR	FR-5	4.28	Single Family Residence Single Story
071-160-018	Feather Falls	FR	FR-5	4.27	Single Family Residence Single Story
071-160-018	Feather Falls	FR	FR-5	4.27	Single Family Residence Single Story
071-160-020	Feather Falls	FR	FR-10	5.16	Single Family Residence Single Story
071-160-021	Feather Falls	FR	FR-10	10.25	Mobile Home Double Wide
071-160-023	Feather Falls	FR	FR-10	4.85	Single Family Residence Single Story
071-160-023	Feather Falls	FR	FR-10	4.85	Mobile Home Double Wide
071-160-023	Feather Falls	FR	FR-10	4.85	Single Family Residence Single Story
071-160-027	Feather Falls	FR	FR-5	4.86	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
071-160-034	Feather Falls	FR	FR-10	10.42	Mobile Home Single Wide
071-160-038	Feather Falls	FR	FR-10	10.87	Single Family Residence Single Story
071-160-040	Feather Falls	FR	FR-10	1.54	Mobile Home Single Wide
071-160-046	Feather Falls	FR	FR-10	1.38	Mobile Home Single Wide
071-160-057	Feather Falls	FR	FR-10	5.39	Mobile Home Single Wide
071-160-057	Feather Falls	FR	FR-10	5.39	Mobile Home Single Wide
071-160-058	Feather Falls	FR	FR-10	10.07	Single Family Residence Single Story
071-160-064	Feather Falls	FR	FR-10	2.39	Single Family Residence Single Story
071-160-065	Feather Falls	FR	FR-10	4.80	Single Family Residence Single Story
071-160-066	Feather Falls	FR	FR-10	3.71	Mobile Home Double Wide
071-160-082	Feather Falls	FR	FR-5	4.90	Single Family Residence Single Story
071-160-083	Feather Falls	FR	FR-10	8.10	Single Family Residence Single Story
071-180-004	Feather Falls	FR	FR-5	0.76	Single Family Residence Single Story
071-180-006	Feather Falls	FR	FR-5	2.59	Mobile Home Single Wide
071-180-009	Feather Falls	FR	FR-5	2.59	Mobile Home Double Wide
071-180-018	Feather Falls	FR	FR-5	1.18	Mobile Home Double Wide
071-180-020	Feather Falls	FR	FR-5	1.81	Single Family Residence Single Story
071-180-020	Feather Falls	FR	FR-5	1.81	Mobile Home Double Wide
071-180-023	Feather Falls	FR	FR-5	0.89	Single Family Residence Multi Story
071-180-026	Feather Falls	FR	FR-20	5.90	Single Family Residence Single Story
071-180-027	Feather Falls	FR	FR-20	5.91	Single Family Residence Single Story
071-190-001	Feather Falls	FR	FR-5	6.82	Single Family Residence Multi Story
071-190-002	Feather Falls	FR	FR-5	5.44	Single Family Residence Multi Story
071-190-004	Feather Falls	FR	FR-5	4.64	Mobile Home Double Wide
071-190-005	Feather Falls	FR	FR-5	12.45	Mobile Home Single Wide
071-190-006	Feather Falls	FR	FR-5	12.02	Mobile Home Single Wide
071-190-010	Feather Falls	FR	FR-5	4.25	Mobile Home Single Wide
071-190-011	Feather Falls	FR	FR-5	4.47	Mobile Home Single Wide
071-190-012	Feather Falls	FR	FR-5	4.80	Mobile Home Single Wide
071-190-013	Feather Falls	FR	FR-5	5.42	Single Family Residence Multi Story
071-190-014	Feather Falls	FR	FR-5	5.04	Mobile Home Single Wide
071-190-015	Feather Falls	FR	FR-5	4.96	Mobile Home Single Wide

APN*	Community	GP	Zone	Acres	Previous Use
071-190-016	Feather Falls	FR	FR-5	4.30	Mobile Home Triple Wide
071-190-017	Feather Falls	FR	FR-5	7.95	Single Family Residence Multi Story
071-190-017	Feather Falls	FR	FR-5	7.95	Mobile Home Double Wide
071-190-018	Feather Falls	FR	FR-5	9.98	Single Family Residence Single Story
071-190-019	Feather Falls	FR	FR-5	5.62	Single Family Residence Single Story
071-190-022	Feather Falls	FR	FR-5	4.55	Single Family Residence Single Story
071-190-023	Feather Falls	TM	TM	14.24	Single Family Residence Single Story
071-190-024	Feather Falls	TM	TM	22.00	Mobile Home Double Wide
071-190-025	Feather Falls	FR	FR-5	9.96	Single Family Residence Single Story
071-190-028	Feather Falls	FR	FR-5	9.31	Single Family Residence Single Story
071-190-031	Feather Falls	FR	FR-5	33.12	Mobile Home Single Wide
071-190-036	Feather Falls	FR	FR-5	4.93	Mobile Home Double Wide
071-190-039	Feather Falls	FR	FR-5	5.60	Mobile Home Double Wide
071-190-040	Feather Falls	FR	FR-5	19.40	Single Family Residence Multi Story
071-190-046	Feather Falls	FR	FR-5	11.78	Single Family Residence Single Story
071-190-046	Feather Falls	FR	FR-5	11.78	Mobile Home Single Wide
071-190-047	Feather Falls	FR	FR-5	5.14	Mobile Home Triple Wide
071-190-048	Feather Falls	FR	FR-5	4.90	Single Family Residence Single Story
071-190-048	Feather Falls	FR	FR-5	4.90	Mobile Home Double Wide
071-190-049	Feather Falls	FR	FR-5	10.16	Mobile Home Single Wide
071-190-050	Feather Falls	FR	FR-5	4.84	Mobile Home Double Wide
071-190-052	Feather Falls	FR	FR-5	6.11	Mobile Home Triple Wide
071-200-006	Feather Falls	FR	FR-40	36.09	Single Family Residence Single Story
071-200-026	Feather Falls	FR	FR-2	2.44	Mobile Home Single Wide
071-200-040	Feather Falls	FR	FR-2	2.83	Single Family Residence Single Story
071-200-058	Feather Falls	FR	FR-2	2.58	Single Family Residence Single Story
071-200-065	Feather Falls	FR	FR-2	2.50	Mobile Home Double Wide
071-200-065	Feather Falls	FR	FR-2	2.50	Mobile Home Double Wide
071-210-023	Feather Falls	TM	TM	20.20	Single Family Residence Single Story
071-270-005	Feather Falls	FR	FR-40	18.93	Mobile Home Single Wide
071-270-019	Feather Falls	FR	FR-5	5.24	Single Family Residence Single Story
071-270-019	Feather Falls	FR	FR-5	5.24	Mobile Home Single Wide

APN*	Community	GP	Zone	Acres	Previous Use
071-270-019	Feather Falls	FR	FR-5	5.24	Mobile Home Single Wide
071-270-020	Feather Falls	FR	FR-5	5.03	Single Family Residence Single Story
071-270-024	Feather Falls	FR	FR-5	4.83	Mobile Home Single Wide
071-270-036	Feather Falls	FR	FR-5	5.09	Mobile Home Single Wide
071-270-044	Feather Falls	FR	FR-5	5.33	Single Family Residence Single Story
071-270-053	Feather Falls	FR	FR-40	18.73	Mobile Home Single Wide
071-280-012	Feather Falls	FR	FR-5	5.07	Mobile Home Double Wide
071-280-012	Feather Falls	FR	FR-5	5.07	Mobile Home Double Wide
071-280-012	Feather Falls	FR	FR-5	5.07	Mobile Home Single Wide
071-280-013	Feather Falls	TM	TM	40.70	Mobile Home Double Wide
071-280-013	Feather Falls	TM	TM	40.70	Single Family Residence Single Story
071-280-013	Feather Falls	TM	TM	40.70	Mobile Home Triple Wide
071-280-026	Feather Falls	FR	FR-5	2.16	Mobile Home Single Wide
071-280-029	Feather Falls	FR	FR-5	2.55	Mobile Home Single Wide
071-280-030	Feather Falls	FR	FR-5	2.55	Mobile Home Single Wide
071-280-032	Feather Falls	FR	FR-5	2.93	Mobile Home Single Wide
071-280-033	Feather Falls	FR	FR-10	40.73	Single Family Residence Single Story
071-280-033	Feather Falls	FR	FR-10	40.73	Mobile Home Single Wide
071-280-036	Feather Falls	FR	FR-5	5.05	Mobile Home Single Wide
071-280-037	Feather Falls	FR	FR-5	5.05	Mobile Home Double Wide
071-280-038	Feather Falls	FR	FR-5	5.06	Mobile Home Single Wide
071-280-039	Feather Falls	FR	FR-5	5.06	Mobile Home Double Wide
071-290-002	Feather Falls	FR	FR-5	5.01	Mobile Home Single Wide
071-290-002	Feather Falls	FR	FR-5	5.01	Mobile Home Single Wide
071-290-003	Feather Falls	FR	FR-5	4.61	Mobile Home Single Wide
071-290-006	Feather Falls	FR	FR-5	4.85	Mobile Home Single Wide
071-290-006	Feather Falls	FR	FR-5	4.85	Mobile Home Double Wide
071-290-007	Feather Falls	FR	FR-5	5.90	Mobile Home Double Wide
071-290-008	Feather Falls	FR	FR-5	1.35	Mobile Home Single Wide
071-290-009	Feather Falls	FR	FR-5	1.51	Mobile Home Single Wide
071-290-010	Feather Falls	FR	FR-5	1.65	Single Family Residence Single Story
071-290-010	Feather Falls	FR	FR-5	1.65	Mobile Home Single Wide

APN*	Community	GP	Zone	Acres	Previous Use
071-290-011	Feather Falls	FR	FR-5	1.16	Mobile Home Single Wide
071-290-011	Feather Falls	FR	FR-5	1.16	Mobile Home Double Wide
071-290-015	Feather Falls	FR	FR-10	1.00	Single Family Residence Single Story
071-290-016	Feather Falls	FR	FR-5	4.27	Mobile Home Double Wide
071-290-019	Feather Falls	FR	FR-5	5.48	Single Family Residence Single Story
071-290-019	Feather Falls	FR	FR-5	5.48	Single Family Residence Single Story
071-290-019	Feather Falls	FR	FR-5	5.48	Mobile Home Single Wide
071-290-020	Feather Falls	FR	FR-5	6.50	Mobile Home Double Wide
071-290-021	Feather Falls	FR	FR-5	5.82	Mobile Home Double Wide
071-290-026	Feather Falls	FR	FR-5	1.67	Single Family Residence Single Story
071-290-026	Feather Falls	FR	FR-5	1.67	Mobile Home Single Wide
071-290-037	Feather Falls	FR	FR-5	4.38	Single Family Residence Single Story
071-290-043	Feather Falls	FR	FR-5	5.37	Single Family Residence Single Story
071-290-043	Feather Falls	FR	FR-5	5.37	Single Family Residence Single Story
071-290-045	Feather Falls	FR	FR-5	14.56	Single Family Residence Single Story
071-290-046	Feather Falls	FR	FR-5	5.02	Single Family Residence Single Story
071-290-050	Feather Falls	FR	FR-5	4.99	Single Family Residence Multi Story
071-290-056	Feather Falls	FR	FR-5	4.19	Single Family Residence Single Story
071-290-058	Feather Falls	FR	FR-5	3.99	Single Family Residence Single Story
071-290-059	Feather Falls	FR	FR-5	3.99	Single Family Residence Single Story
071-290-065	Feather Falls	FR	FR-10	6.17	Mobile Home Single Wide
071-290-065	Feather Falls	FR	FR-10	6.17	Mobile Home Double Wide
071-290-066	Feather Falls	FR	FR-10	6.86	Mobile Home Double Wide
071-290-068	Feather Falls	FR	FR-5	2.31	Mobile Home Single Wide
071-290-068	Feather Falls	FR	FR-5	2.31	Single Family Residence Single Story
071-290-069	Feather Falls	FR	FR-10	14.66	Single Family Residence Single Story
071-290-069	Feather Falls	FR	FR-10	14.66	Single Family Residence Single Story
071-290-072	Feather Falls	FR	FR-5	4.59	Mobile Home Double Wide
071-290-078	Feather Falls	FR	FR-10	9.14	Single Family Residence Single Story
071-290-078	Feather Falls	FR	FR-10	9.14	Single Family Residence Single Story
071-290-079	Feather Falls	FR	FR-10	3.84	Mobile Home Single Wide
071-290-082	Feather Falls	FR	FR-5	2.38	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
071-290-082	Feather Falls	FR	FR-5	2.38	Single Family Residence Multi Story
071-300-004	Feather Falls	FR	FR-10	9.81	Single Family Residence Single Story
071-300-005	Feather Falls	FR	FR-10	10.64	Single Family Residence Multi Story
071-300-008	Feather Falls	FR	FR-5	4.99	Single Family Residence Single Story
071-300-010	Feather Falls	FR	FR-5	5.63	Single Family Residence Single Story
071-300-012	Feather Falls	FR	FR-5	5.12	Mobile Home Double Wide
071-300-013	Feather Falls	FR	FR-5	5.25	Mobile Home Double Wide
071-300-014	Feather Falls	FR	FR-10	6.80	Single Family Residence Single Story
071-300-015	Feather Falls	FR	FR-10	10.21	Single Family Residence Multi Story
071-300-021	Feather Falls	FR	FR-10	2.91	Single Family Residence Multi Story
071-300-021	Feather Falls	FR	FR-10	2.91	Single Family Residence Single Story
071-300-023	Feather Falls	FR	FR-10	6.58	Single Family Residence Single Story
071-300-026	Feather Falls	FR	FR-10	4.84	Single Family Residence Single Story
071-300-026	Feather Falls	FR	FR-10	4.84	Single Family Residence Single Story
071-300-028	Feather Falls	FR	FR-40	71.29	Mobile Home Double Wide
071-300-028	Feather Falls	FR	FR-40	71.29	Single Family Residence Single Story
071-360-003	Feather Falls	FR	FR-5	5.70	Single Family Residence Single Story
071-360-010	Feather Falls	FR	FR-5	1.03	Mobile Home Single Wide
071-360-021	Feather Falls	FR	FR-5	6.95	Single Family Residence Single Story
071-360-021	Feather Falls	FR	FR-5	6.95	Single Family Residence Single Story
071-360-021	Feather Falls	FR	FR-5	6.95	Single Family Residence Single Story
071-360-024	Feather Falls	FR	FR-5	3.07	Single Family Residence Single Story
071-470-006	Feather Falls	FR	FR-40	16.05	Single Family Residence Single Story
071-470-006	Feather Falls	FR	FR-40	16.05	Single Family Residence Single Story
071-500-003	Feather Falls	TM	TM	6.25	Single Family Residence Single Story
071-500-005	Feather Falls	TM	TM	7.57	Mobile Home Double Wide
071-510-001	Feather Falls	TM	TM	409.62	Mobile Home Triple Wide
071-510-002	Feather Falls	FR	FR-20	53.12	Mobile Home Double Wide
071-510-002	Feather Falls	FR	FR-20	53.12	Mobile Home Single Wide
071-510-002	Feather Falls	FR	FR-20	53.12	Mobile Home Single Wide
071-510-009	Feather Falls	FR	FR-20	53.01	Mobile Home Triple Wide
073-040-029	Feather Falls	TM	TM	39.00	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
073-040-031	Feather Falls	TM	TM	40.47	Single Family Residence Single Story
073-040-034	Feather Falls	TM	TM	5.26	Single Family Residence Single Story
071-360-026	Feather Falls	FR	FR-10	11.93	Single Family Residence Single Story
071-360-026	Feather Falls	FR	FR-10	11.93	Single Family Residence Single Story
071-220-033	Forbestown	TM	TM	8.68	Single Family Residence Multi Story
071-220-038	Forbestown	TM	TM	7.16	Single Family Residence Multi Story

**Duplicate APNs reflect parcels on which more than one residential unit was destroyed.*


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2022-2030 Housing Element

Public Review Draft | July 2022
Revised November 2022

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5. HOUSING ELEMENT

I. GOALS, POLICIES AND PROGRAMS

This Policy Document presents the goals, policies, and actions that will guide Butte County's efforts in housing production, rehabilitation, and preservation over the next eight-year Housing Element planning period. This document represents the second of two documents that comprise the Butte County Housing Element. The first document, the Housing Needs Assessment, reviews the County's progress in implementing the 2014 Housing Element, and analyzes the current and projected housing needs of the residents of the Unincorporated Area of Butte County. This Policy Document responds to the findings of the Housing Needs Assessment by providing an updated set of policies and actions that are designed to help the County achieve its stated Housing Element goals.

The goals of the Butte County Housing Element update include the following:

- Goal H-1: Provide for the County's regional share of new housing for all income groups and future residents as identified in the Housing Needs Assessment.
- Goal H-2: Encourage the provision of affordable housing in the Unincorporated Area.
- Goal H-3: Partner with property owners to preserve and rehabilitate the existing supply of housing.
- Goal H-4: Collaborate with existing service providers to meet the special housing needs of homeless persons, elderly, large families, disabled persons, and farmworkers.
- Goal H-5: Facilitate rebuilding of communities impacted by wildfires.
- Goal H-6: Ensure equal housing opportunity.
- Goal H-7: Promote energy conservation.

A. Goals, Policies, Actions, and Objectives

Goal H-1 **Provide for the County's regional share of new housing for all income groups and future residents as identified in the Housing Needs Assessment.**

Policies

H-P1.1 Evaluate the impact on the County's regional share of housing when considering General Plan Amendments.

H-P1.2 Focus new development in the unincorporated areas of the spheres of influence of the cities and rebuild development in the sphere of influence of the Town of Paradise to accommodate the County's housing allocation.

H-P1.3 Work to transfer portions of the County's Regional Housing Needs Allocations to incorporated municipalities in conjunction with annexations and when incorporated towns and cities have greater capacity to provide urban services needed by housing.

H-P1.4 Maintain an adequate number and variety of sites to meet the County's Regional Housing Needs Allocation, including sites to meet the rebuild allocation in disaster-impacted communities.

H-P1.5 Promote infill development on appropriate sites in existing neighborhoods and reuse underutilized parcels throughout the Unincorporated Area.

H-P1.6 Ensure that local land use policies updated as part of Butte County General Plan 2040, and any corresponding changes in zoning, are consistent with accommodating the County's regional share of housing for all income groups.

Actions

H-A1.1 **Provide Adequate Sites for Housing by Expanding Infrastructure:** *(Modified from previous Program H-A1.1)* The County shall work with the incorporated municipalities and utility service districts to overcome constraints to water and sewer service for housing, prioritizing improvements for lower-income housing and in low-resource areas to further place-based revitalization efforts, and expand the supply of developable land, particularly for multifamily housing projects within each city's sphere of influence. The County will:

a. Apply for available state and federal funding for water, sewer, and storm drainage improvements.

b. Seek financial assistance of developers in preparing community plans or specific plans that can address public service and facilities for new developments.

c. Coordinate every two years with special districts to assess infrastructure and service needs, establish appropriate financing arrangements to charge reasonable fees on new development to pay for the expansion of water and sewer services within their spheres of influence, and discuss and assist in implementation of necessary expansions.

d. Provide technical assistance to developers interested in establishing community facilities and community service districts to finance needed infrastructure and services where these are financially feasible, including infrastructure expansions to serve residential units in the North Chico and Rio d'Oro specific plans.

e. Work with the Town of Paradise to evaluate the environmental impact of extending sewer service beyond the existing Town boundary.

f. Identify appropriate areas within existing undeveloped, residentially focused specific plans, as well as future specific plans identified under the Butte County General Plan 2030 process, which have not yet been approved.

g. Provide a copy of the adopted Housing Element to all area water and sewer providers serving the unincorporated communities within one month of adoption, in accordance with Government Code Section 65589.7. The bill requires the providers to give priority to proposed housing projects that will include units affordable to lower-income households when capacity is limited.

h. Work with Lake Oroville Area Public Utility District (LOAPUD) identify funding opportunities to design the Las Plumas Area Gravity Sewer Interceptor to provide service to approximately 1,440 new equivalent dwelling units, including new residential units in the Rio d'Oro Specific Plan.

Responsibility: Administrative Office
Funding: Local Early Action Planning (LEAP) Grant funding, Community Development Block Grant Program (CDBG), US Department of Agriculture (USDA) Rural Development, state Clean Water grants or loans, developer fees
Time Frame: Coordinate with service providers every two years and identify infrastructure constraints by July 2023; conduct infrastructure improvements dependent on grant funding availability. Apply annually for Notices of Funding Availability (NOFAs).

H-A1.2 **Development of Sites for Multifamily Housing:** *(Modified from previous Program H-A1.2)* The County shall provide developers with information about suitable sites for small-scale multifamily projects in unincorporated communities that are closest to employment, transit, and services. The information will be disseminated biannually

by the Department of Development Services to developers. In addition, the County shall offer density bonuses, assist interested developers in acquiring surplus government land suitable for multifamily development, and expedite permit processing for housing units affordable to lower-income households. The level of project assistance shall be commensurate with the amount of affordable housing provided as well as the level of affordability. The County shall meet with interested developers on a case-by-case basis to discuss project possibilities, with priority given to developers of projects that would include units affordable to extremely low-income households, accessible ground-level units, and/or provide affordable studio and/or one-bedroom units.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Time Frame: Provide information biannually.
Quantified Objective: 25 lower-income units, 25 units within close proximity to services and other resources in high opportunity areas

H-A1.3 **Negotiate Transfer of a Portion of the County's Regional Housing Need Allocation in Conjunction with Annexations:** *(Modified from previous Program H-A1.3)* If, during the planning cycle, towns or cities plan to annex residential sites that would accommodate a portion of the County's current Regional Housing Needs Allocation (RHNA), the County will work with the affected towns or cities, Local Agency Formation Commission (LAFCo), and Butte County Association of Governments (BCAG) to transfer an appropriate portion of the County's RHNA to the City, in compliance with Government Code Section 65584.07. Further, during the next regional housing needs determination process, the County shall continue to reach agreements with the incorporated areas that can provide urban services, including transferring a portion of the County's share of the RHNA within existing spheres of influence. In this way, the numbers of housing units assigned to Butte County will be reduced, with the difference being accommodated within the towns or cities.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Time Frame: In conjunction with annexation proceedings and during the next regional housing needs determination process

H-A1.4 **Large-Lot Development and Subdivision:** *(Modified from previous Program H-A1.6)* To facilitate the development of large lots for affordable housing and provide for development phasing for development of 50 to 150 units, the County will give high priority to processing housing developments that include housing for all income levels on lots larger than 10 acres and provide incentives on a case-by-case basis for

development of high-density residential on large sites. The County will adopt regulations for development of high-density residential on large sites (such as the North Chico Specific Plan) that will reduce minimum building placement standards to enhance design flexibility and create a more pedestrian-oriented environment. On large sites annexed into incorporated municipalities, the County will work with the jurisdiction prior to annexation to establish development standards, such as is occurring for the North Chico Specific Plan, to ensure future development achieves intended goals.

Further, the County will provide technical assistance and incentives to subdivide parcels in the housing sites inventory larger than 10 acres for projects including affordable housing. The County will offer expedited review for the subdivision of larger sites into buildable lots as long as the development is consistent with County land use and environmental regulations, and priority processing for subdivision maps including affordable housing.

To ensure the program is successful, the County will reach out to developers annually, and as projects are processed, of affordable housing and incorporate necessary strategies such as ministerial lot splits or other incentives.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Time Frame: Ongoing, as projects are processed through the Department of Development Services and incentives will be adopted within one year of adoption of the Housing Element. Annually meet with developers and incorporate and revise strategies at least every two years.
Quantified Objective: 485 lower-income units in an area of concentrated poverty to reduce displacement risk and 416 in a high resource and affluence area to promote housing mobility opportunities.

Goal H-2 Encourage the provision of affordable housing in the Unincorporated Area.

Policies

H-P2.1 Support the development of affordable housing in locations with adequate services and transportation accessibility.

H-P2.2 Work with other public agencies, developers, the incorporated municipalities, and nonprofit housing corporations to make use of state and federal programs for lower- and moderate-income housing, with priority for projects that will include units

affordable to extremely low-income households and/or provide affordable studio or one-bedroom units.

H-P2.3 Consistent with state law, provide density bonuses to homebuilders proposing to include a minimum specified percentage of lower- and moderate-income dwelling units within residential developments.

H-P2.4 Ensure that developers and county residents are made aware of key housing programs and development opportunities, and offer County assistance as deemed appropriate for affordable projects.

H-P2.5 Work with employers and housing partners to encourage the production of housing units on either employer-owned sites or other areas adjacent to their job sites.

H-P2.6 Provide technical assistance to agencies and organizations that are involved in the development and construction of housing and/or provide support services.

H-P2.7 Encourage self-help housing as an appropriate means of providing affordable ownership housing.

~~H-P2.8 Allow housing developments with at least 20 percent affordable housing by right on lower-income housing sites that have been counted in previous housing element cycles, consistent with Government Code Section 65583.2(c).~~

Actions

H-A2.1 **Development Streamlining:** *(New)* The County will establish a written policy or procedure and other guidance as appropriate to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under California Government Code Section 65913.4. The County will also continue to improve planning permit processing procedures by improving information retrieval capabilities of counter and project staff, continuing pre-application meetings, applying mandatory time frames for application review, and providing updated written materials, such as checklists and application forms with fee and standards guidelines to developers.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Timeframe: Establish a SB 35 process by December 2023, implement as projects are submitted to the Department of Development Services
Quantified Objective: 20 lower-income units

H-A2.2 **Specific Plans and Large-Scale Residential Developments:** *(Modified from previous Program H-A2.1)* Specific Plans and other large-scale developments can include a range of residential densities and housing types, and therefore have the potential to include affordable housing. Although the County cannot initiate development proposals for large-scale development, through the development agreement process, the County will meet with developers and seek commitments that a percentage of dwelling units be affordable to lower-income households.

Responsibility: Administrative Office, Department of Development Services
Funding: Regional Early Action Planning (REAP) Grant funding, Specific and Master Plans (paid for by developers), Administrative Overhead
Time Frame: Ongoing, annually meet with developers and as development proposals for specific plans and other large-scale development come forward
Quantified Objective: 1,071 lower-income units through the North Chico and Rio d'Oro specific plans

H-A2.3 **Pursue Funding Under State and Federal Programs:** *(Previous Program H-A2.2 continued)* There are several state and federal programs that provide low-cost financing or subsidies for the production and rehabilitation of low- and moderate-income housing. Butte County will pursue available funding under those state and federal programs that require its direct participation, such as CDBG and HOME Investment Partnerships Program (HOME) funds.

Responsibility: Administrative Office
Funding: Administrative Overhead; HOME and other HUD, HCD, and state grants as they become available
Time Frame: Annually apply for CDBG and HOME grants
Quantified Objective: 250 extremely low-income units, 250 very low-income units, and 500 low-income units; 40 percent of these in high opportunity areas, 30 percent in areas of concentrated poverty or low resource.

H-A2.4 **Identify Surplus Government Land for Affordable Housing:** *(Previous Program H-A2.3 continued)* The County's Administrative Office shall provide records on surplus government property to the Department of Development Services. From these records, the Department of Development Services will select suitable housing sites and advertise their availability for low-income housing via a developer Request for Proposals (RFP) process, with preference given for developers who commit to provide units affordable to very low- and extremely low-income households and/or that address identified special needs, such as young adults transitioning from foster care to living independently, seniors, or persons with disabilities.

Responsibility: Administrative Office, Department of Development Services
Funding: Administrative Overhead
Time Frame: Compile list of sites by September 2023, issue RFPs by March 2024, re-issuing annually as needed

H-A2.5 **Work with Incorporated Municipalities**: *(Previous Program H-A2.4 continued)* Thus far, all subsidized housing projects have been built in the incorporated areas of the county where there is easy access to sewer lines as well as services. County staff will work with Chico, Oroville, and Paradise staff to increase the supply of affordable housing in their spheres of influence, including Thermalito and South Oroville, as infrastructure and services are limited in unincorporated areas outside of spheres of influence. The municipalities and County will jointly pursue state or federal funds to subsidize housing in these areas. By working with these municipalities and the Housing Authority of the County of Butte, the County will be able to expand its affordable housing activities, for example, by developing a joint down payment assistance program.

Responsibility: Administrative Office
Funding: Administrative Overhead
Time Frame: Butte County will set up an annual meeting to discuss potential projects, including the North Chico Specific Plan and Rio d'Oro Specific Plan, with the Housing Authority and the cities of Oroville and Chico beginning in 2023. The County will meet with the Town of Paradise beginning in 2023 to discuss rebuild potential.
Quantified Objective: 416 lower-income units within the Chico sphere of influence and 655 lower-income units within the Oroville sphere of influence.

H-A2.6 **Support Affordable Housing Development:** *(New)* The County shall work with housing developers to expand opportunities for affordable lower-income and workforce housing by creating partnerships, providing incentives, and pursuing funding opportunities, with a particular emphasis on developing affordable housing in high resource areas to promote mobility between low and high resource areas, and in affordable rental options in disaster-impacted communities to replace units lost. Specifically, the County shall:

- Provide technical assistance with site identification, site acquisition, and permit processing procedures.
- Promote the use of the density bonus ordinance, application processing fee waivers, impact fee waivers, and fee deferrals to encourage affordable housing, with an emphasis on encouraging affordable housing in high resource areas.

- Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development and process fee deferrals related to the subdivision for projects affordable to lower-income households.
- Partner with nonprofit and for-profit affordable housing developers and self-help housing providers to provide technical assistance and support their financing applications for state and federal grant programs, tax-exempt bonds (e.g., Mortgage Revenue Bonds), and other programs that become available.
- Encourage construction of larger housing units with three or more bedrooms, particularly in communities with the highest rates of overcrowding (i.e., Thermalito).
- Develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities within the county, provide information on this program to realtors and housing providers.
- Annually review and revise fees as necessary to ensure they do not constrain development.

Responsibility: Department of Development Services
Funding: Administrative Overhead, California Housing Finance Agency (CHFA), HOME funds, CDBG funds, Technical Assistance grants
Timeframe: Meet with developers annually, apply for funding annually as available.
Quantified Objective: 100 moderate-income, 100 low-income, 100 very low-income, 25 extremely low-income units. Half of these will be in high resource areas to promote access to services and opportunity, the remainder will be in low-resource areas with a shortage of affordable housing and facilitate rebuilding of affordable rental units lost to wildfires.

H-A2.7 **Update Density Bonus:** *(New)* The County will amend Division 13 of the County Code to comply with changes in California's density bonus law (California Government Code Section 65915, as revised) and will promote the use of density bonuses for lower-income units by providing information through a brochure in County buildings and on the County's website.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Timeframe: Amend Division 13 by June 2023
Quantified Objective: 30 lower-income units

H-A2.8 **Accessory Dwelling Units:** *(New)* The County shall promote accessory dwelling units as an affordable housing option and an economic mobility opportunity in Butte County through the following actions

- Continue to implement streamlined permit processing for ADUs.
- Seek funding to establish an ADU incentive program that offers homeowners financial assistance for constructing ADUs and placing a deed restriction on the unit for 20 years.
- Provide guidance and educational materials for building ADUs on the County's website and hold at least two public meetings to present the permitting procedures and construction resources, as well as educate the community on ADUs and to increase housing access and affordability. Additionally, the County shall present homeowner associations with the community and neighborhood benefits of accessory dwelling units, inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to State law, and ask homeowner associations to encourage such uses.
- Develop and implement a monitoring program. The program will track ADU approvals and affordability. The County will use this monitoring program to track progress in ADU development and adjust or expand the focus of its education and outreach efforts through the 2022 – 2030 planning period. The County will evaluate ADU production and affordability two years into the planning period (2024) and if it is determined these units are not meeting the lower-income housing need, the County shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA by 2025. If additional sites must be rezoned, they will be consistent with Government Code Sections 65583(f) and 65583.2(h).

Responsibility: Department of Development Services
Funding: Administrative Overhead
Timeframe: Post guidance on the County's website by the end of 2023. Evaluate effectiveness of ADU approvals and affordability by 2024, rezone, if necessary, by 2025, and continue to monitor every two years. Apply for funding in 2023 and biannually thereafter.
Quantified Objective: 21 lower-income accessory dwelling units (ADUs), 36 moderate-income ADUs, and 15 above moderate-income ADUs; promote construction of lower-income units in high resource areas

H-A2.9 **First-Time Homebuyer and Mortgage Credit Certificate (~~CCC~~MCC) Programs:** *(New)* Continue to participate in the Golden State Finance Authority's Homebuyer Assistance programs, including first-time homebuyer and Mortgage Credit Certificate (MCC) programs, to provide financial assistance to eligible first-time low-income and moderate-income homebuyers. To reduce displacement risk of prospective homebuyers being priced out of the community, the County will promote the availability of these programs in areas with concentrations of renters, particularly low-income renters, through providing information materials at public buildings and locations and will maintain information on the programs on the County's website.

Responsibility: Administrative Office
Funding: Administrative Overhead, Golden State Finance Authority
Timeframe: Develop informational materials to distribute by May 2023
Quantified Objective: Connect 30 eligible residents with assistance programs to reduce displacement and assist in housing mobility for eligible households

H-A2.10 **Mobile Home Monitoring Program.** *(New)* The County will develop and implement a monitoring program. The program will track mobile homes and manufactured homes approvals and affordability. The County will use this monitoring program to track progress in development. The County will evaluate the production and affordability of mobile homes and manufactured homes two years into the planning period (2024) and if it is determined these units are not meeting the lower-income housing need, the County shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA. If additional sites must be rezoned, they will be consistent with Government Code Sections 65583(f) and 65583.2(h).

Responsibility: Department of Development Services
Funding: Administrative Overhead
Timeframe: Evaluate affordability and approvals by 2024, rezone if necessary.
Quantified Objective: 50 above moderate-income units, 100 moderate income units, 100 lower income units. Of these, 25 lower income units in areas of high opportunity, and 25 moderate income units in areas of high opportunity.

~~H-A2.10~~H-A2.11 **Use of Previous Cycle Sites.** *(New)* Pursuant to Government Code Section 65583.2(c), any non-vacant sites identified in the prior fifth Cycle or vacant sites identified two or more consecutive planning periods, shall be provided by-right development when at least 20 percent of the units in the proposed development are affordable to lower-income households.

Responsibility: Department of Development Services

Funding: Administrative Overhead
Timeframe: ~~Evaluate affordability and approvals by 2024, rezone if necessary.~~
~~*Quantified Objective:* 50 above moderate-income units, 100 moderate income units, 100 lower income units. Of these, 25 lower income units in areas of high opportunity, and 25 moderate income units in areas of high opportunity.~~Upon adoption of the Housing Element.

Goal H-3 **Partner with property owners to preserve and rehabilitate the existing supply of housing.**

Policies

H-P3.1 Inspect residential buildings and identify code violations.

H-P3.2 Continue to apply, when feasible, for state and federal assistance for housing rehabilitation for low-income households. Require that rental housing that is repaired with government assistance remain affordable to low-income households for a specified period of time.

H-P3.3 Require the abatement or demolition of substandard housing that is not economically feasible to repair.

H-P3.4 Seek the private rehabilitation of substandard dwelling units (as identified through code enforcement) and provide financial assistance, when available, to owners of dwelling units occupied by low-income households. In applying this policy, the County shall seek to avoid the displacement of low-income households.

Actions

H-A3.1 **Code Enforcement and Abatement:** *(Modified from previous Program H-A3.1)* Continue to enforce the Nuisance Abatement Ordinance that authorizes the County to initiate appropriate action against owners of properties with public nuisances, including existing code deficiencies, addressing substandard housing conditions, and the case-by-case removal of dilapidated dwellings. The intent of this program is to eliminate substandard conditions and address areas of concentrated rehabilitation need to reduce displacement risk for occupants. The County will provide brochures in both English and Spanish on the County's website regarding the code enforcement process and available resources to assist with rehabilitation. The County will determine areas in need of prioritized rehabilitation assistance through a housing conditions survey (Program H-A3.2).

Responsibility: Department of Development Services
Funding: General Fund
Time Frame: Make brochures available by July 2023, implement code enforcement process on a proactive basis.
Quantified Objective: Reduce displacement risk and encourage place-based revitalization by facilitating rehabilitation of 25 units by connecting owners with available assistance programs, annually promote available assistance programs in areas of concentrated lower-income households.

H-A3.2 **Rehabilitation of Substandard Dwelling Units:** *(Modified from previous Program H-A3.2)* The County will continue the Housing Rehabilitation Loan Program which provides low to no interest loans to help low- and moderate- income eligible homeowners fix and repair their homes in order to have a safe and healthy place to live. The County will also seek additional funding through the CalHome Program and the CDBG Program to provide weatherization and rehabilitation services for extremely low-, very low-, and low-income households and for single-family, multifamily, and mobile home units. Funding for the Housing Rehabilitation Loan Program and weatherization services will be available to both owner-occupied units and owners of renter-occupied units and marketed through multilingual outreach materials to educate and inform all residents on the available rehabilitation programs and resources. When funding allows, the County will also provide relocation assistance for occupants displaced due to rehabilitation work.

To further the effectiveness of this program, the County will conduct a survey of housing conditions in areas of concentrated poverty and renter-occupied households, such as in Thermalito, to determine the rehabilitation needs by June 2024. Based on the results of this survey, the County will prioritize marketing of rehabilitation assistance programs in areas of the greatest need and will mail information to property owners of units in need of repair.

Responsibility: Department of Development Services, Department of Employment and Social Services, Housing and Homeless Services
Funding: CDBG, HOME, and additional public funds
Time Frame: Annually apply for funds to support existing rehabilitation efforts, conduct housing conditions survey by June 2024.
Quantified Objective: Support place-based revitalization and reduce displacement risk for 80 lower-income households,45 of which in areas of concentrated poverty and reported substandard housing conditions, such as the Thermalito and Palermo areas

H-A3.3 **At-Risk Properties:** *(New)* The County will update its list of subsidized rental properties on an annual basis and identify units at risk of converting to market rate. For complexes or units at risk of converting to market rate, the County shall:

- Contact the owner(s) of any identified at-risk units within one year of affordability expiration to discuss the desire to preserve complexes as affordable.
- Reach out to owner(s) to determine their intent to maintain the affordability of the units' interest in selling the property. In addition, the County will coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.
- Reach out to agencies interested in purchasing and/or managing at-risk units.
- Work with property owners to apply for federal, state, and local subsidies to ensure the continued affordability of at-risk units and maintain a list of non-profit organizations that may be interested in the acquisition/rehabilitation of at-risk units.
- Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

Responsibility: Department of Employment and Social Services
Funding: Administrative Overhead
Timeframe: Annually monitor and apply for funding as NOFAs are released

Goal H-4	**Collaborate with existing service providers to meet the special housing needs of homeless persons, elderly, large families, disabled persons, and farmworkers.**

Policies

H-P4.1 Provide referrals for housing and services to homeless persons.

H-P4.2 Partner with service providers to accommodate the needs of the homeless population in the Unincorporated Area.

H-P4.3 Encourage transitional housing as a bridge between homeless facilities and independent living.

H-P4.4 Continue to facilitate efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers.

H-P4.5 Support appropriate amounts of farmworker and farm family housing in agriculturally zoned areas where it promotes efficiency in the farming operation and has a minimal impact on productive farmland.

H-P4.6 Promote increased housing opportunities for the elderly, large families, young adults exiting the foster care system, and disabled persons.

H-P4.7 Encourage alternative living arrangements for seniors, including market-rate retirement communities and affordable rental housing.

H-P4.8 Encourage developers of rental units to build units for large families, and studio and one-bedroom units to facilitate independent living for persons with mental illness.

H-P4.9 Provide reasonable accommodation for individuals with disabilities to ensure equal access to housing.

Actions

H-A4.1 **Development Standards for Special-Needs Housing:** *(New)* The County will remove barriers to housing for special-needs groups by amending the Zoning Ordinance to address the following:

- **Transitional and Supportive Housing Units:** Allow transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone and to allow supportive housing as a permitted use without discretionary review in zones where multifamily and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses, in compliance with California Government Code Section 65583(c)(3).
- **Residential Care Facilities.** Allow residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone in accordance with the State's definition of family in all residential zones.
- **Low-Barrier Navigation Centers.** Allow low-barrier navigation centers by-right in zones that allow for mixed-use and non-residential zones permitting multifamily uses, in compliance with Government Code Section 65662.
- **Employee and Farmworker Housing.** Treat employee and farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses, and employee/farm labor housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).

Responsibility: Department of Development Services
Funding: Administrative Overhead
Time Frame: By June 2023

Quantified Objectives: 4 residential care facility units within close proximity to services and other resources in high opportunity areas

H-A4.2 **County Housing Coordination:** *(Previous Program H-A4.1 continued)* The County shall encourage staff in various County departments and outside agencies and organizations to coordinate housing activities by establishing regular collaborative meetings twice per year. Coordination meetings will include staff from the Department of Behavioral Health, the Community Action Agency of Butte County, and the Housing Authority of the County of Butte, among others, to operate Butte County's housing programs. As part of these meetings, the County will continue to work with the Housing Authority and other partners to apply for funding to support construction of public housing, such as the Creekside Place Apartments, Prospect View Apartments, and Oleander Community Housing Apartments, all currently in progress. The County Administrative Office will be charged with gaining an understanding of all of the housing assistance programs to assist special populations, develop a list or brochure, and have that info available on the County's website.

Responsibility: Administrative Office, Department of Behavioral Health
Funding: Administrative Overhead, No Place Like Home Grant funding
Time Frame: Ongoing, hold collaboration meetings twice per year beginning in 2023; develop a list or brochure, and make available on the County's website by June 2023. The Department of Behavioral Health will continue to support developers with funding applications to construct public housing.

H-A4.3 **Funding Program for Accessibility Improvements:** *(Modified from previous Program H-A4.3)* The County shall pursue funding to make accessibility improvements to rental units to be occupied by seniors and persons with disabilities. The intent of this will be to increase the supply of accessible units, thus facilitating housing mobility for persons with disabilities.

Responsibility: Administrative Office
Funding: CDBG and other state and federal funds
Time Frame: Annually apply for funding as NOFAs are released.
Quantified Objective: As funding is available, make accessibility improvements to 10 rental units annually

H-A4.4 **Homeless Task Force:** *(Modified from previous Program H-A4.3)* The County shall increase involvement in the Greater Chico Homeless Task Force to address the needs of the homeless in Butte County and collaborate in providing financial resources to local agencies serving homeless persons. The County will coordinate with service providers to expand availability of services in the Unincorporated Area through a variety of strategies that may include mobile resources in communities with the highest rates of poverty and overpayment, informational materials, and

construction of new physical locations for services in or near Magalia and other fire-impacted communities.

~~H-A4.4~~ Further, the County will continue to work with developers of Everhart Village to provide 20 individual tiny homes with community supportive services for persons experiencing or at risk of homelessness and will continue to work with the City of Chico for the addition of 177 pallet shelters to serve homeless residents in Butte County and Chico. Additionally, the County will support developers interested in reusing vacant structures for emergency shelters, where appropriate, by providing assistance with identifying available structures as needed.

Responsibility: Department of Behavioral Health, and Department of Social Services
Funding: Administrative Overhead; annual funding for the Homeless Task Force's Emergency Housing Assistance Program (EHAP)
Time Frame: Continue annual funding for the Homeless Task Force
Quantified Objective: Provide services for at least 200 homeless individuals through Everhart Village and pallet shelters, as well as through additional needs identifies as part of the County's involvement in the Greater Chico Homeless Task Force

H-A4.5 **Homeless Services:** *(Modified from previous Program H-A4.4)* The County shall take the following steps to assess need for homeless services and improve access to services:

- The Butte County Office of Education and Butte County Behavioral Health and the Butte County Department of Employment and Social Services ~~-~~shall continue to participate in the annual Butte County Continuum of Care Point in Time Homeless County Report.
- Amend the Zoning Ordinance to allow sufficient parking to accommodate all staff working in emergency shelters, in compliance with Government Code Section 65583(a)(4)(A)(ii).

Responsibility: Office of Education and Behavioral Health, Department of Development Services, Department of Employment and Social Services
Funding: Administrative Overhead
Time Frame: Conduct point-in-time count annually, beginning in January 2023; amend the zoning ordinance by June 2023.

H-A4.6 **Support Funding for Farmworker Housing:** *(Previous Program H-A4.5 continued)* The County shall continue to provide technical support and offer incentives to developers who wish to complete applications for funding for farmworker housing, including the Housing and Community Development Department's Joe Serna Jr.

Farmworker Housing Grant Program. Incentives may include expedited permit processing, plan checking, and inspections. County staff will continue to coordinate with interested developers on a project-by-project basis to streamline the permitting process and reduce barriers to development. The County will also annually reach out to developers to provide information on available funding opportunities and information on sites suitable for farmworker housing.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Time Frame: County staff will meet with farmworker housing developers and advocates on a biannual basis to discuss their needs and offer assistance in the form of letters of recommendation for grant applications, assistance with site identification and grant opportunities, and discuss incentives for constructing farmworker housing.
Quantified Objective: 40 lower-income units in areas of concentrated need for farmworkers, including near the City of Gridley

H-A4.7 **Rehabilitation of Existing Farmworker Housing:** *(Modified from previous Program H-A4.6)* The County will continue to support the efforts of the Housing Authority of the County of Butte to rehabilitate ~~the~~ any existing farm worker housing ~~Gridley Farm Labor Housing facili~~facilities~~ty~~, including providing expedited permit processing, plan checking, and inspections. The County will also assist the Housing Authority in the event that it requires County assistance in pursuing grant funding or other financial assistance. To further promote affordable development, the County will increase the allowable density on this parcel to at least 20 dwelling units per acre, in line with development intentions of the Housing Authority.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Time Frame: Ongoing assistance as requested by Housing Authority. The County can offer assistance in the form of letters of recommendation for grant applications for funding on an annual basis. Increase the allowable density on the parcel by June 2025.
Quantified Objective: Rehabilitation of 130 farmworker units to reduce displacement risk and facilitate place-based revitalization

H-A4.8 **Farmworker Preference in New Affordable Housing:** *(Program H-A4.7 continued)* For new affordable housing projects developed with County assistance, incentives, and/or subject to County requirements, the County will require that the developer give qualified farmworker households a preference for 15 percent of the new units. Should demand from farmworker households be insufficient to fill the set-aside units, then the units will be made available to other qualified households. The County will annually reach out to affordable housing developers to gather interest and input on how to best implement this program and will provide information on available funding.

Responsibility: Department of Development Services
Funding: Administrative Overhead, CDBG, HOME, USDA Rural Development, development agreements for major projects
Time Frame: Ongoing, as projects are processed through the Planning Division and Department of Development Services; annually reach out to developers and determine next steps within 6 months.
Quantified Objective: 100 lower-income units for farmworkers, or other qualified households, to reduce displacement risk

H-A4.9 **Extremely Low-Income Households:** *(Modified from previous Program H-A4.8)* The County will encourage the development of housing for extremely low-income households through a variety of activities, such as coordinating with potential housing developers every 12 to 18 months, providing financial assistance (when feasible) or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, considering local funding, and/or offering additional incentives beyond the density bonus.

Responsibility: Department of Development Services
Funding: Administrative Overhead, CDBG, HOME, USDA Rural Development
Time Frame: Ongoing; at least annually monitor NOFAs and ~~consider applying~~identify opportunities to apply to at least every other year, as projects are processed through the Planning Division and Department of Development Services, and annual outreach with local developers
Quantified Objective: Support the development of at least 136 extremely low-income units

H-A4.10 **Persons with Disabilities:** *(Modified from previous Program H-A4.9)* To ensure that persons with disabilities, including developmental disabilities, have increased access/placement in residential units, the County will do the following:

- Meet with the Far Northern Regional Center by March 2023 to implement an outreach program that informs families within the county of housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the County's website, and providing housing-related training for individuals/families through workshops.
- Continue to ensure new developments are compliant with standards outlined in the Americans with Disabilities Act (ADA) for persons with disabilities.
- Encourage "universal design" features, such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities.
- Encourage multifamily housing developers to designate accessible and/or adaptable units to be affordable to persons with disabilities or persons with special needs, similar to the Walker Commons model in Chico.
- Review and revise the County's findings for approving reasonable accommodation requests, including, but not limited to, potential impact on surrounding uses, physical attributes of the property and structures, and any other findings that may be potential barriers to housing for persons with disabilities.
- Review the County's Zoning Ordinance, revising as necessary, to remove barriers to construction and operation of boarding houses for persons with mental illnesses.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Time Frame: Development of outreach program by December 2023; review and revise the County's findings for reasonable accommodations by June 2024, encourage accessibility elements as projects are proposed and processed.
Quantified Objective: 50 units accessible to persons with disabilities and 30 accessible and supportive units for persons with developmental disabilities or suffering from mental illnesses

Goal H-5 **Facilitate rebuilding of communities impacted by wildfires.**

Policies

H-P5.1 Continue to streamline review and approval of reconstruction of housing in communities impacted by wildfires.

H-P5.2 Identify opportunities for property owners to voluntarily transfer development rights from high and very high fire hazard zones to safer, infill areas in areas with lower fire hazard.

H-P5.3 Streamline permitting process for residential building permits in fire-impacted areas.

Actions

H-A5.1 **Rebuild Assistance:** *(New)* To ensure that housing rebuilt in communities impacted by, and at risk of, wildfires will serve a range of incomes and special-needs groups, the County will complete the following actions:

- Continue the CalHome Disaster Assistance Housing Rehabilitation Loan Program to help facilitate reconstruction and/or rehabilitation of single-family homes owned and occupied by low- and moderate- income households and to provide financial assistance to eligible households in the form of gap financing to complete repair or reconstruction of homes after insurance proceeds or other financing provided for repair or reconstruction have been applied. The County will continue to apply annually as NOFAs are released.
- Continue the federal Community Development Block Grant- Disaster Recovery (CDBG-DR) funding program to finance rental housing. The goal of the CDBG-DR fund is to produce new rental housing units affordable to low- and moderate- income households and provide housing for displaced individuals, and individuals who became homeless, as a result of the Camp Fire. The County will continue to apply annually as NOFAs are released.
- Work with companies exploring 3-D printed homes to pilot these units as an affordable development opportunity and non-wood housing option in high fire hazard areas by 2026, or sooner if technology is available.
- Identify suitable sites for medium-density residential uses in unincorporated communities to facilitate construction of affordable housing and smaller units for seniors and other small households.

- Provide financial assistance to owners of mobile home parks and individual mobile homes destroyed by wildfires to rebuild units of the same type in unincorporated areas.

Responsibility: Department of Development Services
Funding: Administrative Overhead, CDBG, CDBG-DR CalHome Disaster Assistance funding and other state and federal funding
Timeframe: Refer to individual bullets for specific timeframes.
Quantified Objective: 200 lower-income units in fire-impacted communities to support housing mobility

H-A5.2 **Emergency Energy Source Assistance:** *(New)* Several stakeholders and community members identified the cost of generators and other alternative energy sources for emergency situations as a barrier to mobility for lower-income households to live in areas with fire risk. To address this concern, the County will include a page on the County's website with information on Pacific Gas and Electric Company's (PG&E's) Generator and Battery Rebate Program for eligible households. The intent of these programs will be to reduce barriers to housing access for lower-income households. The County will reach target households by posting information on the County website and social media platforms, sending emails with information to County listservs, and publishing information annually, prior to fire seasons, in community newsletters or newspapers.

Responsibility: Administrative Office, Department of Development Services
Funding: Administrative Overhead, grant funding
Timeframe: Update the County's website with PG&E information by February 2023 and apply for funding annually as NOFAs are released.
Quantified Objective: Connect at least 25 lower-income households with financial assistance for emergency energy sources, such as generators, to reduce displacement risk due to power outages.

H-A5.3 **Fire Risk Reduction:** *(New)* To reduce displacement risk due to environmental disasters such as wildfires, the County will maintain information on organizations and programs that are available to landowners to assist in meeting defensible space goals and taking other steps that may decrease flood and fire insurance rates. These programs may include the National Fire Protection Association's Firewise USA program and CalFire's Landowners Assistance and wildfire preparedness informational tools. Provide links to these resources on the County's website. The County will reach households by posting information on the County website and social media platforms, sending emails with information to County listservs, and publishing information annually, prior to fire seasons, in community newsletters or newspapers.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Timeframe: By the end of 2024
Quantified Objective: Connect at least 30 residents with fire risk reduction assistance programs to preserve existing units

Goal H-6 Ensure equal housing opportunity.

Policies

H-P6.1 Continue to promote housing opportunities for all persons regardless of age, race, religion, gender, marital status, national origin, disability, or other barriers that prevent choice in housing.

H-P6.2 Continue to work with other public and local private organizations to provide referral services to individuals with housing discrimination complaints and to remedy instances of housing discrimination.

Actions

H-A6.1 **Improve Low Resource Areas Access to Opportunities:** *(New)* The County shall take the following actions to improve access to opportunity in low resource areas

- Meet with school districts within two years of Housing Element adoption to (1) determine if a rural teacher incentive program is necessary to attract and retain high-quality teachers to poorly ranked schools and (2) what, if any, outside factors impede student performance that can be alleviated, such as stable housing opportunities, childcare opportunities for working parents, and more. If such a need for such a program or specific issues are identified, the County will pursue solutions, which may include:
    - Reviewing the Zoning Ordinance to ensure childcare facilities are permitted in close proximity to schools and employment centers;
    - Meeting with developers to identify sites suitable for housing affordable on a teacher's salary;
    - Facilitating coordination between school districts and transit agencies to increase the availability of bussing and transportation, as needed, for students to/from school, childcare, or athletic events;
    - Developing a program to assist school districts in training classroom aides through the Health and Human Services Agency programs such as CalWorks; and

  - Supporting school applications for grants that may be used for teacher recruitment and retention bonuses, providing classroom materials, and other similar incentives to attract high-quality teachers.

- Promote CalWorks in rural areas of the unincorporated County to improve access to employment training, assistance, and job opportunities. The County will develop strategies to expand the effectiveness of employee training programs for lower-income residents and special-needs groups, particularly in rural areas, which may include:
  - Reviewing the Zoning Ordinance to alleviate constraints on small business establishment so interested residents in rural areas are able to secure home occupation permits;
  - Meet with local employee training programs, such as the Alliance for Workforce Development (AFWD) and The Training Place at Butte College at least once by December 2024 to identify opportunities to provide pop-up events in remote communities to connect residents with resources and training.
- Meet annually with Butte Regional Transit to determine if transit demand is met by existing routes and frequency. If needed, assist in applying for additional funding to expand transit options in the Unincorporated Area to services including employment, medical, and recreational opportunities.
- Review the Zoning Ordinance to identify and remove any barriers to creation of community gardens in all unincorporated communities by June 2023.
- Meet with medical service providers by December 2024 to identify strategies to expand capacity in unincorporated areas through new clinics or popup service events. Support efforts to pursue funding to facilitate expansions.

Responsibility: Department of Development Services, Administrative Office
Funding: Administrative Overhead, grant funding
Time Frame: Refer to each bulleted action for specific timeframes.

H-A6.2 **Housing Choice Vouchers:** *(New)* Continue to administer the Housing Choice Voucher Program (formerly Section 8) through the Housing Authority of the County of Butte. Provide assistance for low-income families that use Housing Choice Vouchers to identify housing opportunities in areas of high opportunity and close proximity to resources to improve opportunities for mobility between low and high resource areas. To increase the availability of rental opportunities for low-income residents, the County will meet with the Housing Authority to identify strategies to incentivize landlords to market their units to voucher holders, promoting the incentives, particularly in high resource areas.

Responsibility: Department of Employment and Social Services
Funding: HUD Housing Choice Voucher Funds, Administrative Overhead
Time Frame: Ongoing, meet with the Housing Authority to identify strategies by September 2023
Quantified Objective: Incentivize housing providers to market 20 new units as available to Housing Choice Voucher holders

H-A6.3 **Fair Housing Outreach and Education:** *(Modified from previous Program H-A5.1)* The County will further fair housing through accessible outreach efforts and community education by:

- By July 2023, provide links to Legal Services of Northern California's (LSNC's) services on the County's website. Refer all fair housing complaints or inquiries received by County staff to LSNC on an ongoing basis.
- Contract LSNC to provide a biannual, by March 2024, training to mortgage lenders, landlords, property managers, and other housing providers on fair housing laws and to distribute information on tenant and landlord rights and responsibilities at County buildings and other public locations.
- Ensure all public outreach materials are accessible for all persons, including translation and dictation, where needed, by June 2023. The County will notice the availability of the draft Housing Element in Hmong with the assistance of the Hmong Community Center or other translation service providers.

Responsibility: Administrative Office
Funding: Administrative Overhead
Time Frame: Refer to individual bullets for specific time frames
Quantified Objective: Assist 10 residents annually through legal services, educate at least 10 housing providers biannually on fair housing laws, and distribute information on available translation services for each public meeting or event.

Goal H-7 Promote energy conservation.

Policies

H-P7.1 Continue to implement state energy-efficiency standards.

H-P7.2 Provide energy conservation assistance to low-income households.

Actions

H-A7.1 **Building Code Standards:** *(Modified from previous Program H-A6.1)* As new uniform codes are adopted every three years by the California Building Standards Commission, the County will review and revise its building code for current compliance and adopt necessary revisions to further local development objectives.

Responsibility: Department of Development Services
Funding: Administrative Overhead
Time Frame: Review and update the County's building codes as new and updated codes are adopted by the State of California

H-A7.2 **Energy Conservation Assistance:** *(Modified from previous Program H-A6.2)* Substantial energy conservation and reduced utility payments can be realized from weatherizing and insulating older dwelling units. Many lower-income households and owners of rental units lack the financial resources, however, to undertake such home improvements. There are several programs that can provide financial assistance to lower-income homeowners and rental unit owners whose tenants are lower-income. The County will promote energy efficiency and financial assistance programs through links on the County's website and informational brochures. In addition, the County shall collect information from program participants on an annual basis regarding the number of households assisted with weatherization assistance.

Additionally, the County has set goals to address and support positive environmental change, including, but not limited to:

- Promote safe and healthy homes by exploring a policy or ordinance establishing multi- unit housing as 100 percent smoke-free spaces.

- Encourage energy-efficient development.

Responsibility: Administrative Office
Funding: Administrative Overhead, CDBG, HOME
Time Frame: Make information available on the County's website and in brochures in public buildings by May 2023 and implement as applications for new construction and rehabilitation are received.
Quantified Objective: Direct 10 lower-income households annually toward programs of other agencies that provide financial assistance to improve the energy efficiency of their dwelling units.

B. Quantified Objectives

Quantified objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. The quantified objectives do not set a ceiling on development; rather, they set a target goal for the County to achieve based on needs, resources, and constraints. Each quantified objective is detailed by income level, as shown in **Table A-1**.

TABLE A-1: QUANTIFIED OBJECTIVES FOR BUTTE COUNTY PROGRAMS, 2022-2030

Action	Extremely Low[1]	Very Low[1]	Low[1]	Moderate[1,2]	Above Moderate[1,2]
RHNA	**136**	**136**	**361**	**998**	**2,157**
New Construction					
Program H-A1.2	5	20	25		
Program H-A1.4[3]	200	350	521		
Program H-A2.1	5	5	10		
Program H-A2.3	250	250	500		
Program H-A2.6	25	100	100	100	
Program H-A2.7	5	10	15		
Program H-A2.8	5	5	11	36	15
Program H-A2.9			15	15	
Program H-A2.10	25	25	50	100	50
Program H-A4.6	10	15	15		
Program H-A4.8	20	40	40		
Program H-A4.9	136				
Program H-A4.10	10	20	20	30	
Program H-A5.1	50	50	100		
Rehabilitation					
Program H-A3.1		5	10	10	
Program H-A3.2	10	35	35		
Program H-A4.7	30	50	50		
Conservation					
Program H-A4.3		16	32	32	
Program H-A4.4	200				
Program H-A5.3	5	5	10	10	
Program H-A6.3		10	10		

Source: Butte County, 2022

Notes:

1. In some cases, quantified objectives overlap and therefore identify multiple strategies to achieve the RHNA.

2. Moderate- and above moderate-income unit capacity is anticipated to be met by market development trends.

3. Programs H-A2.2 and H-A2.5 account for specific plan units as well and are therefore not included here to avoid duplication.

APPENDIX A. 2022 – 2030 HOUSING ELEMENT HOUSING NEEDS ASSESSMENT

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EXECUTIVE SUMMARY

The Housing Element analyzes population and housing characteristics; identifies special housing needs among certain population groups; evaluates housing conditions; and provides other important information to support the goals, policies, and programs to meet the needs of current and future residents.

A. Review of Existing Housing Element

The last Butte County Housing Element was reviewed by the California Department of Housing and Community Development in June 2015 and deemed in compliance with California Housing Element law.[1] The 2014-2022 Housing Element Policy Report established a series of goals, policies, and implementation programs for Butte County to achieve during the Housing Element planning period. The County implemented many of the programs from the 2014-2022 Housing Element, including completion of zoning ordinance amendments to comply with state law requirements, completion of rezone efforts to provide for all income levels, and the completion of the Butte County Continuum of Care Point in Time Homeless Count Report. Please refer to the Review of Existing Housing Element section for a full review of the 2014-2022 Housing Element.

B. Demographic and Economic Trends

The population and number of households in the Unincorporated Area decreased from 2010 through 2021 by approximately 29 percent, from 83,758 to 59,414 residents. Much of the decrease can likely be attributed to the loss of homes in the 2018 Camp Fire and 2020 North Complex Fire, pushing displaced residents into incorporated areas, or out of Butte County entirely. The median household income for a family of four in 2019 for Butte County, for both incorporated and unincorporated areas, was $52,537. According to the United States Department of Housing and Urban Development (HUD) 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data set, in 2017, approximately 11 percent of households fell into the extremely low-income category. Approximately 40 percent of households in the Unincorporated Area were at or below the low-income level. Approximately 79 percent of all households in the Unincorporated Area earning 30 percent or less of the area median income (AMI) spent more than 30 percent of their income on housing costs, with 89 percent of these households experiencing severe housing cost burdens.

[1] California Department of Housing and Community Development. 2008. "Housing Element Compliance Report." Accessed April 17, 2008. http://www.hcd.ca.gov/hpd/hrc/plan/he/status.pdf.

C. Housing Conditions

Housing in the Unincorporated Area consists of mainly single-family, detached units, similar to the pattern in Butte County and the state of California. In 2019, approximately 72 percent of all housing units in the Unincorporated Area consisted of single-family, detached housing. The percentage of multifamily units, however, is significantly lower and the percentage of mobile homes significantly higher than that in Butte County and the state as a whole. With the limited multifamily options available to residents given infrastructure limitations, mobile homes are a major provider of affordable housing in the Unincorporated Area. Overall, the housing stock in the Unincorporated Area is relatively old, with approximately 71 percent of housing units constructed prior to 1980, only a small number of incidences of overcrowding, and a high vacancy rate. Data on the housing cost burden of Unincorporated Area residents implies that lower-income renters should be the targets of affordable housing programs.

D. Special Housing Needs

Numerous special needs populations are present throughout the Unincorporated Area, requiring special-needs housing that meets their particular needs, indicating that the greatest unmet needs occur among the elderly, disabled, and the homeless. As of 2019, approximately 15,899 persons in the Unincorporated Area had a disability, or 21 percent of the population. Elderly persons ages 65 years and older comprise 23 percent of the total population in the Unincorporated Area in 2019. At this time, single female-headed households represented approximately 14 percent of total households. Farmworker data indicates that approximately 4,348 persons worked as either full-time or seasonal employees in Butte County in 2017. Some farmworkers have special housing needs due to the seasonal nature of their work, along with their need to migrate based on seasonal demand for their services. Additionally, in 2020, Butte County, including both incorporated and unincorporated areas, had roughly 1,093 homeless individuals, with approximately 812 of these individuals unsheltered. These special-needs populations have diverse and unique housing needs. The County and incorporated municipalities must work together to find ways to provide additional shelters to the homeless.

E. Housing Sites Inventory

The Regional Housing Needs Allocation (RHNA) for Butte County mandates that the Unincorporated Area facilitate the development of 3,788 units across all income categories, and the housing sites inventory analysis section demonstrates how the Unincorporated Area can accommodate the units. Given current General Plan land use designations and zoning districts, infrastructure, and environmental constraints, the Unincorporated Area surpasses the requirement and has land available to accommodate the development of more than enough units to satisfy the RHNA.

I. INTRODUCTION

Since its establishment in 1969, the California housing element law has mandated that California local governments develop plans to supply housing to current and future residents, regardless of income level.[2]

A. Housing Element Purpose

The purpose of the Housing Element is to address housing needs of the residents of the Unincorporated Area of Butte County through June 15, 2030. The Housing Element consists of two documents: the Housing Needs Assessment, which analyzes the needs of residents of the Unincorporated Area through the eight-year planning period, and the Housing Policy document that establishes policies and programs to help Butte County meet the needs identified in the Housing Needs Assessment. The complete Housing Element document is an update of the 2014-2022 Butte County Housing Element.

B. Authority

According to Section 65302 of the California Government Code, all jurisdictions must adopt a general plan with seven mandatory elements. The housing element is one of the seven required elements, and it is the only element that must be reviewed by the State of California (State) for compliance to ensure that each jurisdiction is doing its part to help meet the state's housing goals.

C. Consistency with the General Plan

State law requires that the housing element contain a statement of "the means by which consistency will be achieved with other general plan elements and community goals" (California Government Code Section 65583[c][6][B]). This requires an evaluation of two primary characteristics: (1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element; and (2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

The Butte County Housing Element, last updated in 2014, is one of seven mandatory elements of the General Plan. The General Plan was adopted by Butte County in 2010. The County is updating all of its General Plan elements concurrently with the update of this Housing Element, including the Safety

[2] California Department of Housing and Community Development. 2008. "Housing Element Compliance Report." Accessed April 17, 2008. http://www.hcd.ca.gov/hpd/hrc/plan/he/status.pdf.

Element to address the requirements of Government Code Section 65302(g)(6) and is planned for adoption in early 2023. This joint process ensures consistency between elements of the General Plan to provide effective guidance on land use issues.

A review of the other General Plan elements demonstrates consistency with all other policies and programs. The County will maintain this consistency in the future by ensuring General Plan amendments are evaluated for consistency with all other General Plan elements.

D. Data Sources

Data sources for the Housing Element include the 2010 Census, 2014-2018 and 2015-2019 American Community Survey (ACS), 2013-2017 Comprehensive Housing Affordability Strategy (CHAS), California Department of Finance (DOF), United States Department of Housing and Urban Development (HUD), the California Department of Housing and Community Development (HCD), and the 2017 Agricultural Census, as well as information from local data sources. Additional information came from the Butte County Department of Development Services, Planning Division, and water and sewer providers throughout Butte County. Projections from the Butte County Association of Governments (BCAG) show anticipated trends in population.

The data packet developed by HCD for jurisdictions in Butte County is the primary source of data for this document. Where additional information is required, the ACS is the preferred data source as it provides the most reliable and in-depth data for demographic characteristics of a locality.

E. Public Participation

State law requires towns, cities, and counties to make a "diligent effort" to achieve participation by all segments of the community in preparing a housing element (California Government Code Section 65583(c)(6)). State law requires towns, cities, and counties to take active steps to inform, involve, and solicit input from the public, particularly groups and organizations representing the interests of lower-income and minority households that might otherwise not participate in the process.

Butte County has actively solicited public participation in the preparation of the Housing Element update, and as part of the General Plan update and Upper Ridge Community Plan efforts, and has taken the public input into consideration in the drafting and revisions to the proposed Housing Element update. Opportunities for public participation have included a Housing Element Workshop on October 13, 2021, a Planning Commission Study Session on October 28, 2021, a Board of Supervisors Study Session on November 9, 2021, and a Stakeholder Meeting on November 17, 2021. In addition to these workshops and meetings specific to the Housing Element, housing was discussed at three General Plan Public Workshops on June 29, 2021, September 21, 2021, and September 29, 2021, at pop-up events at the Home and Garden Show on October 23 and 24, 2021 and the Home

and Garden Show on April 2 and 3, 2022, and at an Environmental Justice stakeholder meeting on July 27, 2021. There were also four community workshops held during the development of the Upper Ridge Community Plan (URCP) which informed housing need in the unincorporated areas, particularly disaster-impacted areas. The County also solicited input from stakeholders through individual consultations.

1. Stakeholder Consultations

To ensure that the County was soliciting feedback from all segments of the communities in unincorporated Butte County and to target stakeholders and other organizations that represent lower-income and special-needs households, consultations were conducted with service providers and other stakeholders who represent different socioeconomic groups. Between September and December 2021, Butte County reached out to nine agencies through several attempts. Of these, six responded and consultations were conducted with stakeholders to offer the opportunity for each to provide one-on-one input. The following stakeholders were interviewed:

- Housing Authority of the County of Butte – September 22, 2021, and December 29, 2021
- Habitat for Humanity of Butte County – September 24, 2021
- Butte County Behavioral Health – October 5, 2021
- Community Action Agency of Butte County – October 15, 2021
- Community Housing Improvement Program (CHIP) – October 21, 2021
- Guillon, Inc. – October 25, 2021
- Legal Services of Northern California – March 1, 2022

In each of the consultations, the stakeholders were asked the following questions:

1. What are the three top opportunities you see for the future of housing in unincorporated Butte County? What are your three top concerns for the future of housing in unincorporated Butte County?
2. What types of housing do your clients prefer? Is there adequate rental housing in the unincorporated areas of Butte County? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
3. What are the biggest barriers to finding affordable, decent housing? What are the unmet housing needs in unincorporated Butte County?
4. How would you characterize the physical condition of housing in unincorporated Butte County? What opportunities do you see to improve housing in the future?

5. What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?
6. How have recent wildfires in Butte County impacted housing need and influenced demand?
7. How has COVID affected the housing situation?

Several common themes emerged between each of the six stakeholder consultations. While they all emphasized the unique situation that Butte County is in due to high poverty rates and wildfire disasters, and acknowledged the significant support and investment the County has put into rebuilding to date, the primary issues stakeholders identified included:

- Limited infrastructure to support housing development;
- Concentration of services in incorporated communities;
- High concentrations of populations reliant on fixed-incomes (i.e., Social Security and disability pay);
- A general shortage of all housing, but particularly safe and affordable housing and housing accessible to persons with disabilities;
- Challenges resulting from community opposition;
- A need for increased density through clustered development in unincorporated areas; and
- A need for technical training to encourage laborers to locate in Butte County.

In response to these issues, stakeholders emphasized a need for the County to prioritize increasing access to public infrastructure necessary to support housing development, reduce barriers to water and sewer constraints such as considering permitting gray water systems and reducing costs for septic expansions. Multiple stakeholders noted that their organizations have been regularly applying for funding to help alleviate housing shortages, but without infrastructure in place, it is too costly to build in most Unincorporated Areas. Stakeholders encouraged the County to consider increasing the allowed density to approximately six dwelling units per acre or more at "nodes" in unincorporated communities, to concentrate where infrastructure is needed, facilitate higher density to support more affordability, improve access to local resources due to proximity, and improve resilience against wildfires through core areas rather than dispersed housing. To address homelessness and general housing shortages, stakeholders encouraged multi-jurisdictional coordination with the cities of Chico and Oroville, as well as neighboring counties, to identify regional strategies to address cross-jurisdictional issues.

The County relied on this feedback from stakeholders to complete the Constraints analysis, Assessment of Fair Housing, and developed and modified programs to respond to suggestions and issues.

2. Housing Element Workshop – October 13, 2021

On October 13, 2021, the County hosted an online community workshop to introduce the public to the Housing Element update process and state requirements and solicit input on housing needs, preferences, and locations. The County provided advanced notice of these meetings by distributing flyers to stakeholder organizations, affordable housing providers, and community organizations. Seventeen attendees participated in the workshop held via Zoom over the standard lunch break. A survey conducted during the meeting revealed approximately half of participants resided in incorporated areas of the county, rather than the Unincorporated Area, with unincorporated residents hailing from Stirling City, Magalia, Concow, and the Upper Ridge. The top types of housing that participants wanted to see built in the Unincorporated Area were accessory dwelling units (ADUs) (11 votes), apartments (9 votes), supportive housing (9 votes), and community land trusts and cooperative housing (9 votes). The primary barriers to housing construction were identified as the cost of construction (10 votes), a lack of adequate infrastructure (9 votes), and labor shortages (8 votes).

Participants expressed a need for greater support for fire survivors to return to their homes and expressed that the California Tax Credit Allocation Committee (TCAC)/Department of Housing and Community Development (HCD) Opportunity Maps present a challenge to affordable construction in unincorporated areas due to the low resource designations in tracts that cover large swaths of the county. Programs H-A5.1, H-A5.2 and H-A5.3 identified in Section I, Goals, Policies, and Programs, of this Housing Element, have been identified to facilitate rebuild efforts and in response to resource access in the assessment of fair housing.

3. Stakeholder Meeting – November 17, 2021

A subsequent stakeholder roundtable meeting was held on November 17, 2021. The County invited 23 stakeholders to this lunchtime meeting and eight attended. Participants discussed how mobile and manufactured homes, and rental units, were disproportionately destroyed during the Camp Fire, and how this informs a need to rebuild this type of housing rather than market-rate housing. They discussed how renters are generally at a disadvantage after losing their home as rebuilding assistance is provided to homeowners and rental units are not prioritized. In addition to this challenge, stakeholders emphasized a need to revise wastewater requirements and zoning to support construction of rental housing at densities appropriate for lower- and moderate-income housing. As in stakeholder consultations, participants emphasized a need to facilitate construction of small units and encourage concentrations of medium-density residential in cores of unincorporated communities. Throughout the conversation, stakeholders expressed frustration with a focus on above moderate-income housing

for homeowners and expressed additional programs to promote rebuilding of those homes lost that were affordable to lower-income households and renters.

4. Planning Commission and Board of Supervisor Study Sessions

On October 28, 2021, the County held a Planning Commission Study Session on the 2022-2030 Housing Element and invited the public to attend and participate in this virtual event. County staff presented an overview of the Housing Element update process and required contents of the element, discussed early strategies to meet their regional housing need allocation (RHNA), and solicited feedback from the Planning Commission and community members on these strategies and other housing needs in the Unincorporated Area. A similar meeting was held for the Board of Supervisors on November 9, 2021. No community members chose to participate during the open discussion and questions portion of either presentation; however, the event was held virtually and is available on the County's website, so residents have ongoing access to this information.

5. General Plan Workshops

Three General Plan Workshops were held virtually on June 29, 2021; September 21, 2021; and September 29, 2021. For each of these, the County distributed flyers in both English and Spanish to invite members of the public and stakeholders to participate in discussions regarding a range of needs in the Unincorporated Area, including, but not limited to, housing. The comments and feedback relevant to the Housing Element covered the shortage of affordable housing and the challenge of finding employment that pays a livable wage. Participants reported that many displaced residents in the county are currently lower-income survivors of the Camp Fire and North Complex Fire and expressed a need for greater collaboration between jurisdictions to actively increase the supply of housing, prioritizing housing near employment opportunities. They also identified a need for better enforcement of ongoing maintenance of rental units, without risking displacement of current tenants, and for tenant protections against unjust evictions. These comments reflected those received during the feedback gathered during Housing Element meetings and workshops and were similarly used to support analysis and program development.

6. General Plan Pop-Up Events

County staff attended the Home and Garden Shows held in October 2021 and April 2022. At the shows on October 23 and 24, the County had three polling sheets for attendees at the Home and Garden show to identify areas of concern. These polls covered environmental justice, housing, and safety and resilience. Each asked participants to share the degree to which they considered an identified issue to be a problem, on a scale of "not a problem" to "huge problem." The following feedback was received related to housing-specific issues:

- 16.7 percent of participants identified "access to safe and sanitary homes" as a huge problem, 58.3 percent identified it as a mild problem, and 25.0 percent identified it as not a problem.

- 88.0 percent identified "availability of affordable housing" as a huge problem, 8 percent identified it as a mild problem, and 4 percent identified as not a problem.
- 65.0 percent identified "availability of housing options for all life-stages and family sizes" as a huge problem, 35.0 percent identified it as a mild problem.
- 36.8 percent identified "overcrowding" as a huge problem, 36.8 percent identified it as a mild problem, and 26.4 identified it as not a problem.
- 25.0 percent identified "livable housing conditions" as a huge problem, 50.0 percent identified it as a mild problem, and 25.0 percent identified it as not a problem.
- 84.0 percent identified "homelessness" as a huge problem, 8.0 percent identified it as a mild problem, and 8.0 percent identified it as a not a problem
- 75.0 percent identified "availability of housing for disaster-impacted communities" as a huge problem and 25.0 percent identified it as a mild problem.
- No participants identified "housing discrimination" as a huge problem, though 35.7 percent identified it as a mild problem. The remaining 64.3 identified it as not a problem.

The feedback received at these pop-up events was used to inform the assessment of fair housing, identify housing needs, and develop programs to address concerns expressed by participants.

7. Environmental Justice Meeting – July 27, 2021

On July 27, 2021, the County engaged with 18 representatives from local and regaion groups to discuss the breadth and geographic scope of environmental justice issues facing unincorporated communities in Butte County, confirm where impacted communities are located and how to engage with them, and discuss how to address environmental justice in the updated General Plan. County staff and consultants delivered a brief presentation followed by an open-ended question and answer session, after which the group broke into small groups for a facilitated discussion around the topic of environmental justice. At the conclusion of the meeting, participants reconvened in the main "room" for a summary report out from each group and a discussion of next steps. Key issues raised during this meeting included a need for lower-income housing to serve all demographic groups, constraints on development of multifamily housing due to sewer limitations, lack of access to healthy food, limited resources to create defensible spaces and preparing for wildfires, and other concerns related to evacuation routes and fire hazards. Many of the issues raised were included in the assessment of fair housing and associated programs within this Housing Element, others are addressed in the Environmental Justice and the Health and Safety Elements.

8. Upper Ridge Community Plan Outreach

The County held four community workshops and conducted a survey during development of the Upper Ridge Community Plan. The workshops were held on January 27, 201; May 5, 2021; May 26, 2021; and June 15, 2021. The first three workshops were held virtually due to the COVID-19 Pandemic, and the fourth was held in-person at the Magalia Community Center.

The first workshop was attended by approximately 62 community members and provided an overview of the project goals, background, and preliminary Plan Area maps, followed by a question and answer period and breakout room discussions. The key issues identified during this workshop were the loss of affordable and senior housing as a result of the Camp Fire, increased homelessness without alternatives or options, limited access to services and transit, and loss of businesses as residents have been displaced. Residents identified transfer of development rights and construction of low-density housing as opportunities to address some concerns, in partnership with additional improvements such as improved connectivity, telecommunication infrastructure, and community building. Each of the following three workshops focused on topics such as parks and recreation, connectivity, development and infrastructure, and resiliency. Overall residents were generally supportive of strategies to facilitate development, such as reduced setback requirements, but identified a need for improved infrastructure and connectivity to support rebuilding efforts. The feedback received at these URCP workshops reflected feedback received during the General Plan workshops and Housing Element stakeholder consultations.

During the survey, respondents primarily focused on their desire for improved open space, trails, and connectivity. However, some respondents also expressed support for single-family residential development and a need to address homelessness.

F. Public Comments

The County received ongoing public comments during the drafting of the Housing Element. Public comments included, but were not limited to, the following topics:

- Concern about concentrating sites near incorporated areas when there are also housing needs elsewhere in the county.
- The impact of additional development on existing communities.
- Locating high density in areas with low fire risk.
- Need for Hmong translation of public materials, among other languages.
- Shortage of employee and affordable housing.
- Rebuild efforts in fire-impacted communities.

- Desire to transfer RHNA to incorporated jurisdictions through annexation.
- Concern about infrastructure capacity.
- Desire for affordable housing near transit and other services.
- Desire for smoke-free housing opportunities.

All comments received were considered and used to inform the sites analysis and assessment of fair housing issues, and goals, policies, and actions were included and/or revised to incorporate the feedback received.

Revisions included new and revised policies and programs to consider requiring smoke-free multifamily housing (Action H-A7.2), strategies to work with incorporated jurisdictions to facilitate strong development opportunities (Action H-A2.5), provide assistance identifying securing emergency energy sources (Action H-A5.2), identifying land suitable for medium density development (Action H-A5.1), rebuild assistance targeting owners of mobile and manufactured homes (Action H-A5.1), and research of alternative housing types (Action H-A5.1).

The Draft Element, as revised, will remain available on the County's website for additional public review and comment during the 90-day HCD review period. As revisions are made to respond to HCD comments, this information will also be posted on the County's website.

G. Noticing of the Draft Housing Element

During the preparation of this Housing Element update, public input was actively encouraged in a variety of ways. The element was posted to the County's website, an email blast to individuals and organizations that have expressed interest, and noticed in the Chico Enterprise-Record.

Per Government Code Section 65585, the Draft Housing Element was made available for public comment for 30 days, from June 4, 2022 to July 5, 2022. The draft was made available on the County's website and was noticed to residents through the same methods as the Planning Commission and Board of Supervisors meetings. Additional direct noticing was sent to local housing advocate groups, and individuals and organizations that have previously requested notices related to the housing element. Public comment was received, and an additional 10 business days was allowed to consider and incorporate public comments into the draft revision before submitting to HCD on July 21, 2022. The draft will remain available for public review and comment during the HCD review period. Additional noticing of the draft and final Housing Element will be made available in Hmong as well as in English, in response to public feedback (Action A-6.3).

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II. REVIEW OF PREVIOUS

A. Progress in Implementing the Past Element Goals, Policies, and Programs

Government Code (GC) Section 65588 requires: Each local government to review its housing element as frequently as appropriate to evaluate all of the following:

(1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.

(2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.

(3) The progress of the city, county, or city and county in implementation of the housing element.

(4) The effectiveness of goals, policies, and related actions to meet the community's special housing needs. GC 65583(a)(7).

The matrix on the following pages provides a list of the accomplishments for each program included in the 2014-2022 Housing Element, along with recommendations for the current element, where appropriate.

B. Efforts to Address Special Housing Needs

Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. As shown in the Review of Previous Housing Element matrix on page A-15, the 2014-2022 Housing Element included several programs that addressed senior housing needs, emergency shelters, and needs for persons with disabilities. Some of the accomplishments are highlighted below:

- The County requested Tax Credits to aid in the development of the 65-unit Oroville Heights Apartments to serve lower-income, large families.
- The County rezoned 13 acres to allow Very High Residential uses to support lower-income development.
- The County collaborated with the City of Chico to develop affordable housing for low-income seniors and individuals with mental illnesses.
- The County used CDBG and HOME funding to support rehabilitation efforts of owner- and renter-occupied housing units.

- The County advertises available surplus land suitable for affordable development to housing developers and collaborated with the City of Chico to create housing for homeless individuals.
- The County required repair or rehabilitation of 133 substandard housing units during the planning period through code enforcement.
- The County meets quarterly with multiple departments to address homelessness needs, including using CDBG funding to support homeless service providers.
- The County advertised incentives for construction of farmworker housing and worked with the Housing Authority of the County of Butte to continue rehabilitation of the Gridley Farm Labor Housing facility.
- The County replaced the Conditional Use Permit requirement for Agricultural Worker Housing with an Administrative Permit to save time and cost for development of housing to serve farmworkers.
- The County received $10,080,00 in CalHOME funding to support existing homeownership programs aimed at supporting households earning at or below 80 percent of the area median income (AMI), or at or below 120 percent of AMI for households who were victims of disaster, thereby increasing homeownership opportunities, encouraging neighborhood revitalization, and sustainable development.
- The County approved one loan for $150,000 for rehabilitation assistance to a senior Camp Fire survivor, and has included improved strategies in the new Program H-A3.2 to advertise availability of funding.
- The County has approved nine Camp Fire survivors for financial assistance with septic repairs or replacement, including seniors, underinsured households, and low-income households.
- The County received $659,000 in activity funds for the 1297 Park Avenue Project, consisting of 58 special needs, affordable multifamily units.
- The County a Notice to Proceed for Table Mountain Apartments, Phase 1, for 95-units of affordable multifamily housing using $2,500,000 in CDBG funding.
- The County a Notice to Proceed for Olive Ranch Senior Apartments for 51-units of age-restricted, affordable housing using $1,600,000 in CDBG funding.

Program		Implementation Status	Continue, Modify, or Delete
H-A1.1 Provide Adequate Sites for Housing by Expanding Infrastructure: The County shall work with the incorporated cities to expand the supply of developable land, particularly for multifamily housing projects within each city's sphere of influence. a. Apply for available state and federal funding for water, sewer, and storm drainage improvements. b. Seek financial assistance of developers in preparing community plans or specific plans which can address public service and facilities for new developments. c. Work out appropriate financing arrangements with applicable special districts to charge reasonable fees on new development to pay for the expansion of water and sewer services within their spheres of influence. d. Provide technical assistance to developers interested in establishing community facilities and community service districts to finance needed infrastructure and services where these are financially feasible. e. Identify appropriate areas within existing undeveloped, residentially focused specific plans, as well as future specific plans identified under the Butte County General Plan 2030 process which have not yet been approved.	Responsibility: Administrative Office Funding: Community Development Block Grant Program (CDBG), USDA Rural Development, state Clean Water grants or loans, developer fees Time Frame: Ongoing; apply for funding as available, as NOFAs are released	During the 5th planning cycle, Butte County, Development Services, and Planning Division successfully applied for Senate Bill (SB) 2 Planning Grants with the California Department of Housing and Community Development (HCD), funding to pursue multiple housing program objectives within the SB 2 Planning grant Priority Policy Areas (PPAs). One of these projects was the Oroville Area Master Municipal Service Review. Through this review, the County conducted sewer line improvements to ensure adequate wastewater services were available to the County's sphere of influence.	Continue

Program		Implementation Status	Continue, Modify, or Delete
H-A1.2 Development of Sites for Multifamily Housing: The County shall provide developers with information about suitable sites for small-scale multifamily projects located in unincorporated communities that are closest to employment and services. The information will be disseminated by the Department of Development Services when developers inquire about opportunities to build housing in the Unincorporated Area. In addition, the County shall offer density bonuses, assist interested developers in acquiring surplus government land suitable for multifamily development and expedite permit processing for housing units affordable to lower-income households. The level of project assistance shall be commensurate with the amount of affordable housing provided as well as the level of affordability. The County shall meet with interested developers on a case-by-case basis to discuss project possibilities, with priority given to developers of projects that would include units affordable to extremely low-income households and/or provide affordable studio and/or one-bedroom units.	Responsibility: Department of Development Services Funding: Administrative Overhead Time Frame: Ongoing	The County continues to provide developers with information about suitable sites for small-scale multifamily projects in unincorporated communities that are closest to employment and services. The County did ~~not issue a~~not receive any requests for a density bonus during the 5th planning period. However, to facilitate the production of multifamily housing, the County requested California Tax Credits for the development of the 65-unit Oroville Heights Apartments. The apartments currently serve large families with rents affordable to households earning 30%-60% of area median income (AMI).	Continue
H-A1.3 Negotiate Transfer of a Portion of the County's Regional Housing Need Allocation in Conjunction with Annexations: If cities plan to annex residential sites that would accommodate a portion of the County's current RHNA, the County will work with the affected cities, LAFCo, and BCAG to transfer an appropriate portion of the County's RHNA to the City.	Responsibility: Department of Development Services Funding: No special funds are needed Time Frame: In conjunction with annexation proceedings	The County did not receive any requests for ~~perform any~~ Regional Housing Needs Assessment (RHNA) transfers during~~for~~ the 5th cycle planning period but continues to work with incorporated City's as annexation requests arise. However, i~~I~~n 2020, the Chapman and Mulberry Street community were officially annexed into Chico city limits.	Continue
H-A1.4 Negotiate Transfer of a Portion of the County's Next Regional Housing Need Allocation: During the next regional housing needs determination process, the County shall continue to reach agreements with the incorporated areas that can provide urban services. These agreements are intended to transfer to the cities a portion of the	Responsibility: Department of Development Services Funding: No special funds are needed	The County did not receive any requests for ~~perform any~~ RHNA transfers ~~for~~ during the 5th planning period cycle but continues to work with incorporated City's as annexation requests arise..	Continue

Program		Implementation Status	Continue, Modify, or Delete
County's share of the region's housing needs in unincorporated areas within existing spheres of influence. In this way, the numbers of housing units assigned to Butte County will be reduced, with the difference being accommodated within the cities.	Time Frame: Next regional housing needs determination process		
H-A1.5 Zoning for Transitional and Supportive Housing Units: The County will amend the zoning ordinance to clarify that transitional and supportive housing units are considered a residential use and are only subject to the same restrictions as other residential dwellings of the same type in the same zoning district.	Responsibility: Department of Development Services Funding: Administrative Overhead Time Frame: Within one year from adoption of the Housing Element	In 2020, Butte County amended the zoning ordinance to clarify that transitional and supportive housing units are considered a residential use and are only subject to the same restrictions as other residential dwellings of the same type in the same zoning district.	Delete, completed
H-A1.6 Lot Subdivision: The County recognizes that most assisted housing developments utilizing state and federal financial resources include 50 to 150 units. The County will provide technical assistance and incentives to subdivide parcels in the housing sites inventory larger than 15 acres. The County will offer expedited review for the subdivision of larger sites into buildable lots as long as the development is consistent with County land use and environmental regulations, and priority processing for subdivision maps including affordable housing.	Responsibility: Department of Development Services Funding: Administrative Overhead Time Frame: Ongoing, as projects are processed through the Department of Development Services	The County did not subdivide parcels during the 5th planning period.	Continue
H-A1.7 Zoning for Lower-Income Housing Development: The County has a shortfall of sites to accommodate its 4th cycle Housing Element RHNA. To address this shortfall, the County will rezone/redesignate 13 acres of APN 025-380-013 (Smart Property) from Rural Residential (RR) to Very High Density Residential (VHDR) to accommodate 195 units (current shortfall of 191 units). A minimum density of 20 dwelling units per acre will be required for development in the rezoned area and only residential uses will be allowed. The site rezoned will be able to accommodate a minimum of 16 units per site and will allow high-	Responsibility: Department of Development Services Funding: Administrative Overhead Time Frame: Complete rezone within one year of Housing Element adoption	The County completed zoning for lower-income housing development. This was achieved by rezoning/redesignating 13 acres of APN 025-360-001 (Smart Property) from Rural Residential (RR) to Very High Density Residential (VHDR) to accommodate 195 units (current shortfall of 191 units). The Board of Supervisors passed Resolution 15-077, which certified the final environmental impact report and incorporated the lower-income sites into the Rio d'Oro Specific Plan.	Delete, completed

Program		Implementation Status	Continue, Modify, or Delete
density multifamily residential development by right up to 30 units an acre, without a conditional use permit or other discretionary action or approval.		The site was rezoned to accommodate a minimum of 16 units per site and will allow high-density multifamily residential development by right up to 30 units an acre, without a conditional use permit or other discretionary action or approval.	
H-A2.1 Explore Possibilities of Affordable Housing Goals for Large-Scale Residential Developments: Large-scale developments can include a range of residential categories and therefore have the potential to include affordable housing. Although the County cannot initiate development proposals for large-scale development, through the development agreement process, the County can seek commitments from developers that a percentage of dwelling units be affordable to lower-income households.	Responsibility: Administrative Office, Department of Development Services Funding: Specific and Master Plans (paid for by developers) Time Frame: Ongoing, as development proposals for large-scale development come forward	The County continues to explore possibilities of affordable housing goals for large-scale residential developments. Construction for Creekside Place begun in 2021 and is expected to be completed by 2023. The project is a collaboration between the City of Chico, Butte County Behavioral Health and Community Housing Improvement Program (CHIP). The 101 units will specifically serve low-income seniors, with a portion of the units reserved for those with mental illness who are homeless or at risk of homelessness.	Continue
H-A2.2 Pursue Funding Under State and Federal Programs: There are a number of state and federal programs that provide low-cost financing or subsidies for the production of low- and moderate-income housing. Butte County will pursue available funding under those state and federal programs that require its direct participation, such as CDBG and HOME.	Responsibility: Administrative Office Funding: Administrative Overhead Time Frame: Ongoing; apply for funding annually, as NOFAs are released	Butte County was awarded about $4,767,406 in both CDBG and HOME funding. The funding was applied for under Notice of Available Funding (NOFA) and Coronavirus (CV1 and CV2-3 NOFA). The associated activities for these funds were housing rehabilitation, general administration, and public services. The County was awarded: 2017: $1,500,000 2018: $500,000 2020: $1,298,520	Continue
H-A2.3 Identify Surplus Government Land for Affordable Housing: The County's Administrative Office shall provide records on surplus government property to the Department of Development Services. From these records, the Department of Development Services will select suitable housing sites and advertise their availability for low-income	Responsibility: General Services Department will select sites and issue a developer RFP. Funding: Some additional staff time would be required	The County continues to identify surplus government land for affordable housing. This is achieved by the Department of Development Services that selects suitable housing sites and advertises their availability for low-income housing via a developer RFP process, with preference given for developers	Continue

Program		Implementation Status	Continue, Modify, or Delete
housing via a developer RFP process, with preference given for developers who commit to provide units affordable to extremely low-income households and/or that address identified special needs. such as young adults transitioning from foster care to living independently.	Time Frame: Receive list of sites from the General Services Department in 2016	who commit to provide units affordable to extremely low-income households and/or that address identified special needs. The Chico Housing Action Team (CHAT), Butte County Behavioral Health (BCBH), and Butte County collaboratively worked for the creation of Everhart Village. The program is designed to support people who are un-housed and have been diagnosed with a mental illness. Everhart Village will provide sleeping cabins and social services to 20-24 people for 6 months, with the goal of transitioning them into safe and stable housing.	
H-A2.4 Work with Cities: Thus far, all subsidized housing projects have been built in the incorporated areas of the county where there is easy access to sewer lines as well as services. County staff will work with Chico and Oroville housing staff to increase the supply of affordable housing in the incorporated cities and their spheres of influence since infrastructure and services are limited in the Unincorporated Area. The cities and County will consider applying for some state or federal funds together. By working with these cities and the Housing Authority of Butte County, the County will be able to expand its affordable housing activities, for example, by developing a joint down payment assistance program.	Responsibility: Administrative Office Funding: Administrative Overhead Time Frame: Butte County will set up an annual meeting to discuss potential projects with the Housing Authority and the cities of Oroville and Chico in 2017.	The County continues to work with the City of Chico and Oroville housing staff to increase the supply of affordable housing in the incorporated cities and their spheres of influence due to limited infrastructure and services in the Unincorporated Area. In 2022, the Oroville Heights Apartments were completed. The 65-unit multifamily units currently serve large families with rents affordable to households earning 30%-60% of AMI.	Continue
H-A2.5 Delivery of Housing Element to Water and Sewer Providers: The County shall deliver the completed Housing Element to all area water and sewer providers within one month of adoption in accordance with Government Code section 65589.7. The bill requires the providers to give priority to proposed housing projects that will include units	Responsibility: Administrative Office, Department of Development Services, and water and sewer providers Funding: Administrative Overhead	The County delivered the completed Housing Element to the surrounding area water and sewer providers.	Continue

Program		Implementation Status	Continue, Modify, or Delete
affordable to lower-income households when capacity is limited.[3]	Time Frame: Directly following adoption of the Housing Element		
H-A3.1 Code Enforcement and Abatement: Continue to enforce the Nuisance Abatement Ordinance that authorizes the County to initiate appropriate action against owners of properties with public nuisances. A component of this ordinance calls for the case-by-case removal of dilapidated dwellings. Another component of this ordinance requires the property owners to pay for the costs of abatement.	Responsibility: Department of Development Services Funding: Under the current budget, five dwelling units can be removed annually. This does not include potential funds from property owners. Time Frame: Ongoing	The County continues to enforce the Nuisance Abatement Ordinance, which authorizes the County to initiate appropriate action against owners of properties with public nuisances. Components of this ordinance calls for the case-by-case removal of dilapidated dwellings and property owners to pay for the costs of abatement. Overall, code enforcement and abatement conditions for substandard violations in the last 5 years totaled 159 cases of substandard violations (all closed). Of these cases, 130 are closed for voluntary compliance, 3 abated, and 26 remain open. In addition, overall cases for conditions with unsafe structure violations, 90 cases (closed) of these cases, 9 remained open, 79 were voluntary compliance, and 2 abated. For both unsafe structure violations and substandard violations, 57 cases were unfounded.	Continue
H-A3.2 Rehabilitation of Substandard Dwelling Units: The County uses its CDBG funds for rehabilitation of owner- and renter-occupied housing units. However, there are still several hundred dwelling units in need of rehabilitation identified in the 2013 Housing Survey completed as part of the Housing Element Update Needs Assessment. Therefore, the County will seek additional funding for rehabilitation.	Responsibility: Department of Development Services Funding: CDBG and additional public funds Time Frame: Apply as funds become available and as NOFAs are released	To improve the living conditions in the county's neighborhoods, the County continued to apply for CDBG funds and CAL Home funds for the rehabilitation of owner- and renter-occupied housing units. The County was awarded $10,580,000 in Cal Home Disaster Notice of Funding Award (NOFA) and is awaiting 2021 funding. As of 2020, 33 owner-occupied projects were completed.	Continue, combine with H-O3.2

[3] Senate Bill 1087, effective January 1, 2006. "Water and Sewer Service Priority for Affordable Housing to Low Income Households." Accessed May 2, 2008. http://www.hcd.ca.gov/hpd/memo_sb1087.pdf.

Program		Implementation Status	Continue, Modify, or Delete
H-A4.1 County Housing Coordination: The County shall encourage staff in various County departments and outside agencies and organizations to coordinate housing activities. Coordination will be encouraged among the Department of Behavioral Health, the Community Action Agency of Butte County, and the Housing Authority of Butte County, among others, to operate Butte County's housing programs. The County Administrative Office will be charged with gaining an understanding of all of the housing assistance programs to assist special populations, develop a list or brochure, and have that info available on the County's website.	Responsibility: Administrative Office Funding: Administrative Overhead Time Frame: Ongoing, 2014–2022. The County Administrative Office will develop a list or brochure and have that info available on the County's website by June 2015.	The County continues to encourage staff in various County departments and outside agencies and organizations to coordinate housing activities. A brochure with assistance programs is available on the County's website.	Continue
H-A4.2 Funding Program for Accessibility Improvements: The County shall consider funding a program to make accessibility improvements to rental units to be occupied by persons with disabilities. The County could use a portion of the CDBG program income or apply for additional CDBG funds.	Responsibility: Administrative Office Funding: To be determined Time Frame: Ongoing, 2014–2022	The County has a Housing Rehabilitation and Reconstruction Program. At times, this may be available for renter-occupied housing depending on the funding source.	Continue
H-A4.3 Homeless Task Force: The County shall work with the Homeless Task Force to address the needs of the homeless in Butte County and collaborate in providing financial resources to local agencies serving homeless persons.	Responsibility: Department of Behavioral Health, and Department of Social Services Funding: Administrative Overhead; annual funding for the Homeless Task Force's Emergency Housing Assistance Program (EHAP) Time Frame: Continue annual funding for the Homeless Task Force	In 2020, the County was awarded $523,100 in CDBG Homeless Assistance Grants and approximately $465,000 was awarded to the South County Homeless Navigation Center. The Butte County Homeless and Housing Task Force consisted of multiple departments, including the Administration; Employment and Social Services (DESS); Behavioral Health (DBH); General Services (GS); Public Health (DPH); and Development Services (DDS). The group meets quarterly to share information on housing and homelessness efforts and coordinate between the multiple departments to assist community homelessness services and housing partners.	Continue

Program		Implementation Status	Continue, Modify, or Delete
		The Butte County Homeless Continuum of Care (CoC) is a multi-agency planning body with the goal of ending homelessness. DESS and DBH have representatives as elected CoC Councilmembers. DESS is a representative part of the CoC Executive Committee, provides CoC fiduciary support as the Administrative Entity, and applies for and manages multiple grants for the CoC (approximately $16,145,813). DESS provides a CoC Coordinator. The position is partially funded by DBH and the City of Chico. DESS Housing and Homeless Branch staff provide homeless service providers system support in capacity building, they engage in Homeless Management Information System (HMIS) data training and information on best practices. Furthermore, Everhart Village is anticipated to open in fall of 2022. The project is a collaborative program between Chico Housing Action Team (CHAT), Butte County Behavioral Health (BCBH), and Butte County. The program is designed to support people who are un-housed and have been diagnosed with a mental illness. Everhart Village will provide sleeping cabins and social services to 20-24 people for six months, with the goal of transitioning them into safe and stable housing.	
H-A4.4 Need for Homeless Services: In order to plan for homeless services, the Butte County Office of Education and Butte County Behavioral Health shall continue to participate in the annual Butte County Continuum of Care Point in Time Homeless County Report.	Responsibility: Office of Education and Behavioral Health Funding: Administrative Overhead Time Frame: Annually, starting in January 2015	The Butte County Office of Education and Butte County Behavioral Health continues to plan for homeless services by participating in the annual Butte County Continuum of Care Point-in-Time Homeless County Report.	Continue

Program		Implementation Status	Continue, Modify, or Delete
H-A4.5 Farmworker Housing: The County shall provide technical support and offer incentives to developers who wish to complete applications for funding for farmworker housing including the Housing and Community Development Department's Joe Serna Jr. Farmworker Housing Grant Program. Incentives may include expedited permit processing, plan checking, and inspections.	Responsibility: Department of Development Services Funding: Administrative Overhead Time Frame: Ongoing, County staff will meet with farmworker housing developers and advocates on an annual basis to discuss their needs and offer assistance in the form of letters of recommendation for grant applications.	The County continues to provide technical support and offer incentives to developers who complete applications funding for farmworker housing. No farmworker housing was developed during the 5th cycle planning period.	Continue
H-A4.6 Rehabilitation of Existing Farmworker Housing: The County will support the efforts of the Housing Authority of Butte County to rehabilitate the existing Gridley Farm Labor Housing facility, including providing expedited permit processing, plan checking, and inspections. In addition, the County will assist the Housing Authority in the event that it requires County assistance in pursuing grant funding or other financial assistance.	Responsibility: Department of Development Services Funding: Administrative Overhead Time Frame: Ongoing assistance as requested by Housing Authority. The County can offer assistance in the form of letters of recommendation for grant applications for funding on an annual basis.	The County ~~will continue to rehabilitate the existing farmworker housing. This was accomplished by~~ supported~~ing~~ the efforts of the Housing Authority of Butte County to rehabilitate all units in the existing Gridley Farm Labor Housing facility ~~where all units were rehabilitated.~~ ~~In addition,~~ T~~t~~he County will continue this program to continue to assist the Housing Authority as it requires County assistance in pursuing grant funding or other financial assistance for the rehabilitation of farmworker housing facilities.~~.~~	Continue
H-A4.7 Farmworker Preference in New Affordable Housing: For new affordable housing projects developed with County assistance, incentives, and/or subject to County requirements, the County will require that the developer give qualified farmworker households a preference for 15 percent of the new units. Should demand from farmworker households be insufficient to fill the set-aside units, then the units will be made available to other qualified households.	Responsibility: Department of Development Services Funding: Administrative Overhead, CDBG, HOME, USDA Rural Development, development agreements for major projects Time Frame: Ongoing, as projects are processed through the Planning Division and Department of Development Services	The County did not receive any applications that would require farmworker housing units but has added additional outreach moving forward to understand how to best implement this program. ~~No farmworker units were developed through this program; however, the County continues to provide notification and education on this requirement.~~	Continue

Program		Implementation Status	Continue, Modify, or Delete
H-A4.8 Extremely Low-Income Households: The County will encourage the development of housing for extremely low-income households through a variety of activities such as coordinating with potential housing developers, providing financial assistance (when feasible) or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, considering local funding, and/or offering additional incentives beyond the density bonus. The County will support the development at least 40 extremely low-income units (the number was determined by the extremely low-income RHNA allocated to the County).	Responsibility: Department of Development Services Funding: Administrative Overhead, CDBG, HOME, USDA Rural Development Time Frame: Ongoing; at least annually monitor NOFAs and consider applying, as projects are processed through the Planning Division and Department of Development Services	The County will continue to encourage the development of housing for extremely low-income households. In 2022, the Oroville Heights Apartments were completed. The 65-unit multifamily units currently serve large families with rents affordable to households earning 30%-60% of AMI.	Continue
H-A4.9 Persons with Developmental Disabilities: The County will work with the Far Northern Regional Center to implement an outreach program that informs families within the county on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the County's website, and providing housing-related training for individuals/families through workshops.	Responsibility: Department of Development Services Funding: Administrative Overhead Time Frame: Development of outreach program within one year of adopting the Housing Element	Due to limited resources a~~A~~n information brochure was not developed during the 5th ~~planning~~ cycle planning period. The County will continue to work with the Far Northern Regional Center to implement an outreach program that informs families within the county on housing and services available for persons with developmental disabilities. The County has included several additional commitments to strengthening this program in the 5th cycle including. ~~However, the County will work towards strengthening this program for the next cycle.~~	Continue
H-A5.1 Fair Housing: Information will be available at the County Department of Development Services, and at other public locations in the county as deemed appropriate by County staff.	Responsibility: Department of Development Services Funding: Administrative Overhead Time Frame: Ongoing, 2014–2022	To ensure fair housing practices, the City provided information at the County Department of Development Services and at other public as deemed appropriate by County staff.	Continue

Program		Implementation Status	Continue, Modify, or Delete
H-A5.2 Family Definition: Amend the Butte County zoning ordinance to define "family" to include groups of residents living together as a household unit, and residents of group homes, community care facilities, emergency or transitional housing, residential care facilities, or other special needs housing and remove the requirement of six or fewer.	Responsibility: Department of Development Services Funding: Administrative Overhead Time Frame: Amend code by December 2014	The County amended the Butte County Zoning Ordinance to define "family" to include groups of residents living together as a household unit, and residents of group homes, community care facilities, emergency or transitional housing, residential care facilities, or other special-needs housing and remove the requirement of six or fewer.	Delete, completed
H-A6.1 Building Code Standards: The County will stay informed of the impending regulations related to green building as the state government enacts laws in accordance with the Building Energy Efficiency Standards, Part 11 of Title 24 of California's new Green Building Standards Code.	Responsibility: Department of Development Services Funding: Administrative Overhead Time Frame: Ongoing, 2014–2022	The County continues to implement Building Code Standards related to green building, state government enacts laws in accordance with the Building Energy Efficiency Standards, Part 11 of Title 24 of California's new Green Building Standards Code.	Continue
H-A6.2 Energy Conservation Assistance: Substantial energy conservation and reduced utility payments can be realized from weatherizing and insulating older dwelling units. Many low-income households and owners of rental units lack the financial resources, however, to undertake such home improvements. There are several programs that can provide financial assistance to low-income homeowners and rental unit owners whose tenants are low income. The County's website will provide links to these funding programs. In addition, the County shall collect information from program participants on an annual basis regarding the number of households assisted with weatherization assistance.	Responsibility: Administrative Office Funding: Administrative Overhead Time Frame: Ongoing, 2014–2022	The County continues Energy Conservation Assistance through weatherizing and insulating older dwelling units. To ensure low-income households and owners of rental units can undertake such home improvements, there are several programs that can provide financial assistance to low-income homeowners and rental unit owners whose tenants are low income. The County's website provides links to these funding programs. From 2015-2019, about 4,444 households were assisted with weatherization assistance.	Continue

Program		Implementation Status	Continue, Modify, or Delete
H-A6.3 Energy Efficiency Incentives: The County shall promote increased energy conservation by encouraging builders to exceed California Title 24 standards. As an incentive to exceed Title 24 requirements, the County will offer priority processing for projects that will improve upon Title 24 requirements by at least 10 percent.	Responsibility: Department of Development Services Funding: Administrative Overhead Time Frame: Ongoing, 2014–2022	The County will continue to promote increased energy conservation by encouraging builders to exceed California Title 24 standards. As an incentive to exceed Title 24 requirements, the County continues to offer priority processing for projects that will improve on Title 24 requirements by at least 10%. The implementation of this incentive is ongoing.	Continue
H-O3.2: To encourage rehabilitation, the County will utilize its CDBG funds fully and apply for additional public funds, such as HOME, that can be used for housing rehabilitation, and will use these funds to rehabilitate five units annually.	Responsibility: Department of Development Services Funding: Administrative Overhead Timeframe: Ongoing	Butte County was awarded about $4,767,406 in both CDBG and HOME funding. The funding was applied under Notice of Available Funding (NOFA) and Coronavirus (CV1 and CV2-3 NOFA). The associated activities for these funds were housing rehabilitation, general administration, and public services. The County was awarded: 2017: $1,500,000 2018: $500,000 2020: $1,298,520	Continue, combine with H-A3.2

III. HOUSING NEEDS ASSESSMENT

A. Demographic and Economic Trends

This section analyzes the need for housing in the Unincorporated Area of Butte County using data on population, employment trends, and household characteristics. It updates the information from the 2014-2022 Butte County Housing Element Background Report.

It should be noted that there is a large population of college students living in Butte County due to the presence of California State University, Chico, and Butte Community College, which can have the effect of skewing some of the demographic statistics in Butte County. For example, student populations tend to increase the proportion of "nonfamily households" due to the presence of college students sharing housing with unrelated roommates. Also, due to the tendency for college students to not report support from parents or financial aid as "income," student households tend to have lower incomes, which tends to paint a picture of high proportions of lower-income households. Finally, because college students tend to be transient within a community, they are more likely to rent housing than to purchase housing; thus, communities with large student populations tend to have lower proportions of homeownership. Although these types of characteristics are very evident in demographic data for the City of Chico, where many students are concentrated, they also influence the statistics for Butte County as a whole and for the Unincorporated Area.

B. Population and Household Characteristics

1. Population Trends

Table A-2 provides population growth in the Unincorporated Area and Butte County from 2010 to 2021. From 2010 to 2021, the population in the Unincorporated Area declined by 29 percent. The population loss in the Unincorporated Area is partially attributable to annexations by incorporated municipalities of developed areas that were previously unincorporated, but largely a result of the loss of housing from the Camp Fire and other destructive wildfires. The average annual change in population in the Unincorporated Area between 2010 and 2018 was less than a 1-percent decrease, while the average annual change was a nearly 9-percent decline between 2018 and 2021. Though not as significant as the population loss in the Unincorporated Area (29 percent), Butte County experienced an 8-percent decline from 2010 to 2021.

TABLE A-2: POPULATION TRENDS, 2010-2021

	2010 Population	2021 Population	Percentage Change 2010-2021
Unincorporated Area	83,758	59,414	-29%
Butte County	220,000	202,669	-8%

Source: DOF Population Estimates, Butte County 6th Cycle Housing Element Data Packet, 2021

2. Population and Household Projections

Table A-3 presents the Butte County Association of Governments' (BCAGs) population growth projections between 2020 and 2040 for Butte County, including the Unincorporated Area. The BCAG *Provisional Long-Term Regional Growth Forecasts* provide low, medium, and high population projections for all municipalities in Butte County and the Unincorporated Area. **Table A-3** reports the low-level BCAG projections. Over this period, BCAG forecasts a 12-percent increase in the population in the total Butte County and Unincorporated Area. Similarly, by 2040, BCAG forecasts housing to grow by 12 percent and 11 percent for the Unincorporated Area and Butte County, respectively.

As shown in **Table A-3**, the regional BCAG forecasts assume total population in the Unincorporated Area of 91,541 by 2040. This regional growth is consistent with the growth expectations identified in the Butte County General Plan, which assumes a buildout population of 86,466. By 2040, households in the Unincorporated Area will grow 12 percent above 2020 levels to 40,232 households. In comparison, households throughout all of Butte County are expected to grow by 11 percent above 2020 levels to 110,391 households in 2040.

TABLE A-3: GROWTH TRENDS, 2020-2040 LOW-GROWTH SCENARIO

	2020	2030	2035	2040	Percentage Change 2020–2040
Population					
Unincorporated Area*	79,569	84,456	86,670	91,541	12%
Butte County Total	**227,515**	**234,169**	**240,398**	**255,392**	**12%**
Housing					
Unincorporated Area*	33,256	36,916	38,029	40,232	12%
Butte County Total	**86,477**	**99,673**	**103,442**	**110,391**	**11%**

Source: BCAG Butte County Provisional Long-Term Regional Growth Forecasts, 2019

**Note: Jurisdictional figures reflect anticipated new growth within the anticipated boundaries of each jurisdiction and do not reflect future annexation of existing units or as-yet-unbuilt new units in unincorporated areas to the respective municipalities. Assumptions about future boundaries are not intended by BCAG to be interpreted as factors limiting such jurisdictions' future boundaries.*

3. Age of Householder

The age distribution for the Unincorporated Area of Butte County is presented in **Table A-4**. According to the 2015-2019 American Community Survey (ACS), roughly 41 percent of the Unincorporated Area population was prime working age, between 25 and 59 years of age. Roughly 22 percent of the population was over 65 years of age. The remaining 37 percent of the population consists of youth and young adults.

TABLE A-4: UNINCORPORATED AREA HOUSEHOLDERS BY TENURE BY AGE, 2019

Householder Age	Number	Percentage
Under 15 years	12,888	16%
15 to 24 years	10,074	12%
25 to 34 years	7,974	10%
35 to 44 years	8,932	11%
45 to 54 years	9,788	12%
55 to 59 years	6,389	8%
60 to 64 years	6,359	8%
65 to 74 years	11,472	14%
75 to 84 years	5,193	6%
85 years and over	1,772	2%
Total	**80,841**	100%

Source: Butte County 6th Cycle Housing Element Data Package 2021

4. Race and Ethnicity

According to the 2015-2019 ACS, White residents represented the largest race group in the Unincorporated Area and Butte County as a whole, accounting for approximately 84 and 82 percent of residents, respectively. Approximately 13 percent of residents were of Hispanic origin in the Unincorporated Area and 16 percent of the countywide population was Hispanic. Refer to **Table A-5** for detailed figures on race and ethnicity in the Unincorporated Area and in Butte County as a whole.

TABLE A-5: POPULATION BY RACE, 2015-2019 UNINCORPORATED AREA

Race/Ethnicity	Unincorporated County		Total County	
	Number	Percentage*	Number	Percentage*
White alone	86,473	84%	184,180	82%
Black or African American alone	586	1%	3,461	2%
American Indian and Alaska Native alone	1,466	1%	2,616	1%
Asian alone	4,043	4%	10,432	5%
Native Hawaiian and Other Pacific Islander alone	133	0%	603	0%
Some other race alone	3,983	4%	10,754	5%
Two or more races	6,292	6%	13,771	6%
Total	**102,976**	**100%**	**225,817**	**100%**
Hispanic or Latino	12,877	13%	36,916	16%
Not Hispanic or Latino	90,099	87%	188,901	84%

Source: 2015-2019 ACS
**Due to rounding, the sum of percentages may be greater than 100.*

5. Household Type and Composition

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Family households often prefer single-family homes or larger condominiums to accommodate children, while nonfamily households generally occupy smaller apartments or condominiums. As shown in **Table A-6**, the number of occupied housing units in the Unincorporated Area increased from 2010 to 2019 by approximately 7,317 units, or 22 percent.

Owner-occupied households made up 74 percent of total households in 2019, with renter-occupied households comprising 26 percent. **Table A-6** shows that household numbers by tenure have remained steady since 2010.

TABLE A-6: EXISTING HOUSEHOLDS BY TENURE, 2010-2019 UNINCORPORATED AREA

Household Type	2010		2019		Number Change	Percentage Change
	Number	Percentage	Number	Percentage		
Occupied Housing Units	32,526	100%	39,843	100%	7,317	22%
Owner Occupied	*24,061*	*74%*	*29,524*	*74%*	*5,463*	*23%*
Renter Occupied	*8,465*	*26%*	*10,319*	*26%*	*1,854*	*22%*

Source: 2010 US Census; 2015-2019 ACS

Table A-7 further details the types of households—family and nonfamily—in the Unincorporated Area and Butte County. The percentage of family households, those containing two or more related people living together, has remained consistently higher in the Unincorporated Area through 2000, 2010, and 2019 than in Butte County. The percentage of family households in the Unincorporated Area in 2019, about 68 percent, was higher than the 60 percent in Butte County.

In 2019, the average household size in the Unincorporated Area grew to approximately 2.75 people per household. **Table A-7** displays household composition as reported by the 2015-2019 ACS. Within the Unincorporated Area, families made up 68 percent of all households, of which, 22 percent had children less than 18 years old. Butte County as a whole has a slightly lower percentage of families (60 percent) and a slightly higher percentage of families with children less than 18 years of age (23 percent).

TABLE A-7: 2019 HOUSEHOLD CHARACTERISTICS

Jurisdiction	Households	Average Household Size	Percentage of Households		
			Families	Families with Children Under 18	Nonfamily
Unincorporated Area	30,435	2.75	68%	22%	32%
Butte County	85,320	2.62	60%	23%	40%

Source: 2015-2019 ACS, California Department of Finance E-5 City/County Population and Housing Estimates, 2019

The distribution of households by size has changed slightly since 2010. **Table A-8** shows the percentage of each household size within the Unincorporated Area. From 2010 to 2019, the only household size that saw an increase was two-person households, with an increase of less than 1 percent. Single-person households decreased by 6 percent, three-person households by 9 percent, and four- or more person households by 4 percent. According to the estimates provided by the ACS, the total number of households declined by approximately 4 percent, from approximately 31,553 households in 2010 to 30,435 households in 2019.

TABLE A-8: HOUSEHOLD SIZE, 2010-2019 –UNINCORPORATED AREA

Household Size	2010		2019		Number Change	Percentage Change
	Number	Percentage	Number	Percentage		
1 person	7,471	24%	7,039	23%	-432	-6%
2 person	12,424	39%	12,453	41%	29	<1%
3 person	4,752	15%	4,344	14%	-408	-9%
4+ person	6,906	22%	6,599	22%	-307	-4%
Total	**31,553**	**100%**	**30,435**	**100%**	**-1,118**	**-4%**

Source: 2010 US Census; 2015-2019 ACS

6. Household Income

According to the ACS, the median household income for Butte County was $52,537 in 2019 (see **Table A-9**). Median household income for the incorporated municipalities in Butte County ranged from a low of $34,428 in Oroville to a high of $54,188 in Biggs. The average median income for all incorporated municipalities in Butte County was $47,997, slightly lower than the Butte County median income of $52,537. Due to the similarity of median income for all of Butte County in comparison to the incorporated municipalities, it is reasonable to expect that median income in the Unincorporated Area is similar to the ranges presented below.

The median family income for Butte County was $67,863. In comparison, the average of median household family income levels for incorporated municipalities was $59,976. The median nonfamily income for Butte County was nearly equal to the average of median nonfamily income for the incorporated municipalities ($29,960 in Butte County, versus the average of $29,558 for incorporated municipalities). However, the median income for married couples in Butte County was significantly higher than the average of married couples in incorporated municipalities ($82,235 in Butte County compared to $72,836 for incorporated municipalities).

TABLE A-9: AREA MEDIAN INCOMES IN INCORPORATED MUNICIPALITIES AND BUTTE COUNTY, 2019

	Average for Incorporated Municipalities*	Butte County
Household Median Income	$47,997	$52,537
Family Median Income	$59,976	$67,863
Married-Couple Median Income	$72,836	$82,235
Nonfamily Median Income	$29,558	$29,960

Sources: 2015-2019 American Community Survey Table S1901

**Presents the average levels of incorporated cities of Biggs, Chico, Gridley, and Oroville, and the Town of Paradise within Butte County. Median income for the Unincorporated Area is unavailable through the American Communities Survey.*

7. Household Income Categories

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). For all of Butte County, the area median income for a family of four in 2021 is $70,700.

HCD has defined the following income categories for Butte County, based on the median income for a household of four persons:

- Extremely low income: 30 percent and below ($0–$26,500)
- Very low income: 31 to 50 percent of median income ($26,501–$35,350
- Low income: 51 to 80 percent of median income ($35,351–$56,550)
- Moderate income: 81 to 120 percent of median income ($56,551–$84,850)
- Above-moderate income: 121 percent or more of median income ($84,851+)

Based on the 2021 income limits HCD has defined for Butte County, **Table A-10** shows the maximum annual income level for each income group adjusted for household size for Butte County. The maximum annual income data is used to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

TABLE A-10: STATE INCOME LIMITS FOR BUTTE COUNTY, 2021

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	$14,850	$17,420	$21,960	$26,500	$31,040	$35,580	$40,120	$44,660
Very Low	$24,750	$28,300	$31,850	$35,350	$38,200	$41,050	$43,850	$46,700
Low	$39,600	$45,250	$50,900	$56,550	$61,100	$65,600	$70,150	$74,650
Median	$49,500	$56,550	$63,650	$70,700	$76,350	$82,000	$87,650	$93,300
Moderate	$59,400	$67,900	$76,350	$84,850	$91,650	$98,450	$105,200	$112,000

Source: California Department of Housing and Community Development 2021

8. Extremely Low-Income Households

The United States Department of Housing and Urban Development (HUD) 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data set provides information on households by income group for the Unincorporated Area. According to the CHAS data, in 2017, approximately 3,325 households (11 percent of total households) in the Unincorporated Area were extremely low-income, including both renter-occupied and owner-occupied households. Of owner-occupied households, 1,985 were within the extremely low-income category. Of renter-occupied households, 1,340 were within the extremely low-income category. Approximately 63 percent of extremely low-income owner-occupied households paid greater than 30 percent of income for housing costs, whereas 74 percent of extremely low-income renter-occupied households paid greater than 30 percent of income for housing costs.

C. Employment Trends

1. Jobs by Industry

Table A-11 presents data on the number of jobs in establishments in the Unincorporated Area. Overall, in 2019, there were approximately 31,178 jobs across all industries in the Unincorporated Area. Approximately one-quarter of the county's jobs are attributed to the Services sector, including educational, health care, and social assistance services.

The primary employers within Butte County lie within the spheres of influence of Oroville and Chico. Agriculture has traditionally served as the primary economic influence. However, the role of agriculture has declined since the 1990s, with services and information-based sectors playing an increasingly important role in the county's economic development. According to the California Employment Development Department (EDD), the unemployment rate in the Unincorporated Area in January 2022 was approximately 9 percent. The unemployment rate has decreased significantly since 2010 when it reached 18 percent. It reached a low of 8 percent in 2018 before increasing again in 2020

to 11 percent, likely as a result of the national unemployment crisis following the start of the COVID-19 pandemic.

TABLE A-11: EMPLOYMENT BY INDUSTRY, UNINCORPORATED AREA, 2019

Industry	2019	
	Number	Percentage
Agriculture, forestry, fishing and hunting, and mining	2,192	7%
Construction	2,269	7%
Manufacturing	2,472	8%
Wholesale trade	545	2%
Retail trade	3,380	11%
Transportation and warehousing, and utilities	1,459	5%
Information	183	1%
Finance and insurance, and real estate and rental and leasing	1,468	5%
Professional, scientific, and management, and administrative and waste management services	3,033	10%
Educational services, and health care and social assistance	7,974	26%
Arts, entertainment, and recreation, and accommodation and food services	3,049	10%
Other services, except public administration	1,306	4%
Public administration	1,848	6%
Total*	31,178	100%

Source: Butte County 6th Cycle Housing Element Data Packet, 2021

** Total represents all employed civilians 16 years of age and over.*

Table A-12 shows employment projections from 2018 through 2028 as related to occupation growth for the Chico Metropolitan Statistical Area (MSA), which includes all of Butte County. The California Employment Development Department (EDD) does not provide employment projections for the Unincorporated Area; accordingly, the Chico MSA data is the best available employment projection data. Over the next seven years, the Chico MSA expects new employment to be dispersed relatively evenly between a variety of occupations, as presented in **Table A-12**.

TABLE A-12: FASTEST-GROWING OCCUPATIONS (PROJECTED), 2018-2028 CHICO METROPOLITAN STATISTICAL AREA, BUTTE COUNTY

Occupational Title	2018 Estimated Employment	2028 Estimated Employment	Numeric Change	Percentage Change
Personal Care Aides	4,700	5,820	1,120	24%
Combined Food Preparation and Serving Workers, Including Fast Food	220	270	50	23%
Cashiers	1,090	1,330	240	22%
Retail Salespersons	550	670	120	22%
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	300	360	60	20%
Waiters and Waitresses	210	250	40	19%
Cooks, Restaurant	210	250	40	19%
Teacher Assistants	170	200	30	18%
Laborers and Freight, Stock, and Material Movers, Hand	290	340	50	17%
Farmers, Ranchers, and Other Agricultural Managers	2,780	3,240	460	17%

Source: California Employment Development Department, 2020

More precise jobs forecasts are unavailable for the Unincorporated Area. The Butte County General Plan does not provide forecasts for the Unincorporated Area. Under a low-growth scenario, the BCAG *Long-Term Regional Growth Forecasts 2014-2040* projects the number of jobs countywide will grow 39 percent by 28,579 jobs. Across all industries, BCAG projects the number of jobs will grow from 74,100 in 2014 to 102,779 by 2040. BCAG does not forecast jobs for the Unincorporated Area.

2. Commute

Commute distance is important to look at when determining options for housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while communities with short average commutes tend to have a strong jobs/housing balance or a greater balance between jobs and housing available in the community. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households who must spend a larger portion of their overall income on transportation-related expenses. This, in turn, affects a household's ability to occupy decent housing without being overburdened by cost. According to the 2015-2019 ACS, approximately one-third of residents of the Unincorporated Area live within 15 minutes of their place of work. **Table A-13** indicates that the majority of residents in Butte County (66 percent) travel less than 30 minutes

from home to work. This figure indicates that the majority of jobs are within 20 miles of where residents live.

TABLE A-13: BUTTE COUNTY COMMUTE PROFILE, 2019

Travel Time to Work	Percentage
Less than 15 minutes	34%
15 to 29 minutes	32%
30 to 59 minutes	25%
60 minutes or above	9%

Source: 2015-2019 American Communities Survey

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IV. HOUSING CONDITIONS

A. Existing Housing Conditions

1. Overcrowding

The US Census defines overcrowding as more than one person per room in a given housing unit (not including kitchens and bathrooms). Overcrowding can be a result of a low supply of affordable and adequate housing. Households that are unable to afford larger housing units, or face a lack of vacant larger housing units in an area, may be forced to rent or purchase housing that is too small to meet their needs. From 2010 to 2019, the number of overcrowded units decreased while the percentage of housing units that were overcrowded increased, due to an overall decrease in the number of occupied housing units during this time period. **Table A-14** shows that in 2010, overcrowding was generally similar between both renter-occupied and owner-occupied units but in 2019 was a more frequent issue for renter households. A total of 521 renter-occupied units were overcrowded in 2019, compared to 477 owner-occupied units that were overcrowded. In 2019, 3 percent of total housing units were overcrowded, while 1 percent of total housing was severely overcrowded (with 1.5 or more persons per room).

TABLE A-14: OVERCROWDED HOUSING IN UNINCORPORATED AREA, 2019

Type	Overcrowded (1.01–1.50 persons per room)		Severely Overcrowded (1.50+ persons per room)		Total Overcrowded	
	Number	Percentage of Total Housing Units	Number	Percentage of Total Housing Units	Number	Percentage of Total Housing Units
2010						
Owner	523	2%	96	0%	619	2%
Renter	474	2%	232	1%	706	2%
Total	**997**	**3%**	**328**	**1%**	**1,325**	**4%**
2019						
Owner	367	2%	110	0%	477	2%
Renter	431	6%	90	1%	521	7%
Total	**798**	**3%**	**200**	**1%**	**998**	**3%**

Source: Butte County Housing Element Data Packet, 2013, Butte County 6th Cycle Housing Element Data Package, 2021

2. Housing Cost Burden

Table A-15 exhibits the housing cost burden experienced by households in the Unincorporated Area. The table reports 2013-2017 CHAS data for households by HUD-defined household income categories. Definitions of housing affordability can vary, but in general, a household should pay no more than 30 percent of its monthly income on housing costs. Households that pay more than this are considered "cost-burdened" and households that pay more than 50 percent are considered "severely cost-burdened." Measuring the number of households paying more than these percentages helps define an area's affordability problem. The HUD CHAS database reports information on overpayment by tenure. Income limits are defined relative to the area median income (AMI). All households experience some level of housing cost burden, but households paying between 30 and 50 percent of their income for housing experience "excessive" housing cost burden. The housing cost burden qualifies as "severe" at levels above 50 percent of household income.

In the Unincorporated Area, approximately 67 percent of households earning 30 percent or less of the AMI spent more than 30 percent of their income on housing costs, with 58 percent of households that spent more than 50 percent of their income on housing costs experiencing severe housing cost burdens. Approximately 67 percent of households earning between 30 and 50 percent of AMI were also burdened by the cost of housing. Rates of housing cost burden are higher for renter-occupied households, as shown in **Table A-15**. For households at all income levels, approximately 33 percent of households spent more than 30 percent of their income on housing costs, with 15 percent of all households experiencing severe cost burdens.

TABLE A-15: HOUSEHOLDS OVERPAYING BY INCOME – UNINCORPORATED AREA, 2017

	Total Renters		Total Owners		Total Households	
	Number	Percentage	Number	Percentage	Number	Percentage
Household Income ≤30% AMI	**1,340**	**100%**	**1,985**	**100%**	**3,325**	**100%**
% Cost Burden >30%	990	74%	1,250	63%	2,240	67%
% Cost Burden >50%	910	68%	1,005	51%	1,915	58%
Household Income >30 to ≤50% AMI	**1,400**	**100%**	**2,480**	**100%**	**3,880**	**100%**
% Cost Burden >30%	1,105	79%	1,485	60%	2,590	67%
% Cost Burden >50%	675	48%	795	32%	1,470	38%
Household Income >50 to 80% AMI	**1,850**	**100%**	**3,335**	**100%**	**5,185**	**100%**
% Cost Burden >30%	1,010	55%	1,207	36%	2,217	43%

	Total Renters		Total Owners		Total Households	
	Number	Percentage	Number	Percentage	Number	Percentage
% Cost Burden >50%	290	16%	466	14%	756	15%
All Households	**7,720**	**100%**	**22,945**	**100%**	**30,665**	**100%**
% Cost Burden >30%	3,816	49%	6,197	27%	10,013	33%
% Cost Burden >50%	1,981	26%	2,741	12%	4,722	15%

Source: Butte County 6th Cycle Housing Element Data Packet, 2021

3. Housing Stock Characteristics

Table A-16 provides information on the type of housing in the Unincorporated Area. Due to the severity of wildfires during the last decade, several thousand homes were lost in Butte County and surrounding jurisdictions. In the Unincorporated Area, there was a loss of approximately 6,128 housing units between 2011 and 2021, or about 17 percent of the housing stock. As shown in **Table A-16**, the largest share of homes lost was 79 percent of the stock of single-family attached homes (547 units); however, the largest number of units lost were single-family detached units (3,225 units) and mobile homes and other units (1,794).

TABLE A-16: HOUSING UNITS BY TYPE, 2011-2021

Units in Structure	2011		2021		Number Change, 2011-2021	Percentage Change, 2011-2021
	Number	Percentage	Number	Percentage		
Single-family, detached	25,098	68.5%	21,873	72%	-3,225	-13%
Single-family, attached	689	1.9%	142	0%	-547	-79%
2 to 4 units	880	2.4%	462	2%	-418	-48%
5 or more	444	1.2%	300	1%	-144	-32%
Mobile home, other	9,545	26.0%	7,751	25%	-1,794	-19%
Total	**36,656**	100.0%	**30,528**	100%	-6,128	-17%

Source: Butte County 6th Cycle Housing Element Data Packet, 2021

4. Occupancy Rates

Table A-17 depicts the vacancy rate for the Unincorporated Area in 2010 and 2019. Typically, a vacancy rate of 5 percent is considered an indicator of a healthy housing market, balancing availability of a variety of housing options for prospective buyers and renters with reasonable occupancy rates for sellers and rental owners. Of the total 11-percent vacancy in the Unincorporated Area in 2019, approximately 4 percent is attributable to housing units whose primary use is seasonal, recreational, or occasional, while rental units have a vacancy rate of 2 percent and ownership units have a vacancy

rate of 1 percent. The 11-percent vacancy rate in the Unincorporated Area has remained relatively stable since 2010. It is likely that seasonal dwelling units will continue to account for a proportion of the Unincorporated Area's vacant housing stock.

TABLE A-17: VACANCY RATES IN THE UNINCORPORATED AREA, 2010-2019

Description	2010		2019	
	Number	Percentage	Number	Percentage
Total Units	**36,587**	**100%**	**30,528**	**100%**
Vacant Units				
For rent	639	2%	487	2%
For sale only	575	2%	284	1%
Rented or sold, not occupied	229	1%	368	1%
For seasonal, recreational, or occasional use	1,484	4%	1,197	4%
For migrant workers	0	0%	0	0%
Other vacant	1,134	3%	1,153	4%
Total vacant units	**4,061**	**11%**	**3,489**	**11%**
Effective Vacancy Rate	**11%**		**11%**	

Source: Butte County Housing Element Data Packet, 2013, Butte County 6th Cycle Housing Element Data Package, 2021

5. Age of Housing Stock

Age is one measure of housing stock conditions and a factor for determining the need for rehabilitation. Without proper maintenance, housing units deteriorate over time. Thus, units that are older are more likely to need major repairs (e.g., a new roof or plumbing). Generally, houses 30 years and older are considered aged and are more likely to require major or minor repairs. In addition, older houses may not be built to current standards for fire and earthquake safety.

In the Unincorporated Area, approximately 71 percent of the housing stock was built before 1990 (see **Table A-18**). Just shy of half of housing units in the Unincorporated Area (42 percent) were built between 1970 and 1989, totaling 15,697 units. Since the 1980s, the number of housing units produced has declined in each decade in the Unincorporated Area. Given the age of the housing stock, it is safe to assume that a majority of these units need some type of rehabilitation.

It should also be noted that approximately 25 percent of all housing units in the unincorporated county are mobile or manufactured homes (see **Table A-16**). Experience has shown that these structures age much more rapidly than those of traditional construction; therefore, assumptions regarding housing conditions based solely on age may not be valid for manufactured homes.

In September 2022, there were 26 red tagged dwelling units, 10 of which were tagged as dilapidated and unsafe for habitation. These 26 units have been tagged for one or more of the following, which indicate rehabilitation need: fire hazard concerns; sub-standard housing; no power/water/sewer; unsafe living structure, faulty wiring; roof collapsing, and/or no working bathroom. In total, red tagged dwellings comprise less than 1 percent of the County's housing stock. Based on this, and the age and composition of housing overall, the County estimates that 15 to 20 percent of the housing stock is in need of some level of repairs, but less than 1 percent is in need of full replacement. Those units in need of full replacement are not concentrated in any one area or community, and therefore do not indicate a concentrated need for rehabilitation assistance. To confirm this, the County has included **Program H-A3.2** to complete a housing conditions survey in the Unincorporated Area. Further, to provide assistance to all households in need of repair or rehabilitation assistance, the County has included **Programs H-A3.2**, **H-A4.7**, and **H-A5.1**.

TABLE A-18: AGE OF HOUSING UNITS

Year Constructed	Number	Percentage
Built 1939 or earlier	1,826	5%
Built 1940–1949	1,283	4%
Built 1950–1959	2,875	8%
Built 1960–1969	3,327	9%
Built 1970–1979	8,833	25%
Built 1980–1989	6,864	20%
Built 1990–1999	4,582	13%
Built 2000–2009	4,630	13%
Built 2010-2013	504	1%
Built 2014 or later	**412**	1%
Total	**35,136**	100%

Source: Butte County 6th Cycle Housing Element Data Package, 2021

6. Wildfire Devastation

Since the Housing Element was last updated in 2014, Butte County has endured major wildfire events that have substantially changed and affected its communities, most notably the 2018 Camp Fire and the 2020 North Complex Fire. In November 2018, Butte County suffered the most destructive wildfire in California's history, which resulted in the death of 87 people, including 3 CAL FIRE firefighters and 84 residents; the destruction of 14,500 structures, including 13,696 single-family homes and 276 multifamily structures; and damage to another 589 structures.[4] Before communities

[4] Butte County District Attorney, The Camp Fire Public Report: A Summary of the Camp Fire Investigation, June 16, 2020, https://www.buttecounty.net/Portals/30/CFReport/PGE-THE-CAMP-FIRE-PUBLIC-REPORT.pdf?ver=2020-06-15-190515-977.

could fully recover and rebuild, in August 2020, the North Complex Fire was sparked during a lightning storm. The North Complex Fire ravaged the southeast portion of the county and caused the death of 16 people and destroyed 2,445 additional structures, primarily in the Berry Creek and Feather Falls communities.[5] The impact of the wildfires on the region's housing supply comes at a time when the entire state is facing a housing crisis.

a. Camp Fire

On November 8, 2018, a power transmission line above Poe Dam near the unincorporated community of Pulga malfunctioned and sparked. A Pacific Gas and Electric Company (PG&E) Rock Creek Powerhouse field crew reported a fire under power transmission lines near Poe Dam to CAL FIRE. The fire, named the Camp Fire, spread west rapidly and evacuation orders were issued for the Town of Paradise, the Upper Ridge communities, and surrounding areas. By November 10, the Camp Fire had become the most destructive fire in California's history. Full containment of the fire occurred November 25, after rain fell on November 21. While most of the damage occurred in the Town of Paradise, the Camp Fire damaged or destroyed several unincorporated communities and areas. In the unincorporated areas of the County, 4,569 structures were completely destroyed, 194 were damaged, and only 2,402 structures within the fire perimeter remained undamaged.[6] Many of those homes destroyed were affordable to lower- and moderate-income households.

As shown in **Table A-19**, 1,391 single-family homes, 1,030 mobiles homes, 19 motor homes, and 3 multifamily homes were lost in the Unincorporated Area of Butte County. It is important to note that a significant number of housing units were also lost in the Town of Paradise; however, **Table A-19** only reports the number of units that were lost within the Unincorporated Area.

[5] U.S. Forest Service, Plumas National Forest, North Complex Fire Update, December 4, 2020, https://inciweb.nwcg.gov/incident/6997/.

[6] Butte County. 2019. *Local Hazard Mitigation Plan*, Chapter 4: Risk Assessment. http://www.buttecounty.net/Portals/19/LHMP/2019/CH4ButteCountyLHMPUpdateChapter4RiskAssessment.pdf?ver=2019-11-13-122000-400.

TABLE A-19: UNIT TYPES DESTROYED IN UNINCORPORATED BUTTE COUNTY

Unit Type	Number of Homes Lost in 2018 Camp Fire
Motor Home	19
Mobile Home Single Wide	126
Mobile Home Double Wide	797
Mobile Home Triple Wide	106
Single-Family Residence Single Story	1,162
Single-Family Residence Multi Story	222
Multifamily Residence Single Story	1
Multifamily Residence Multi Story	2
Total	**2,435**

Source: Butte County, 2022

b. North Complex Fire

On August 17, 2020, a lightning storm hit Plumas National Forest in Butte and Plumas Counties. The lightning sparked 21 fires in the area, including the Sheep Fire near Susanville, the Claremont Fire near Claremont Creek just south of Quincy, and the Bear Fire in the Middle Fork Canyon near the Pacific Crest Trail. On September 5, 2020, strong winds caused the Bear Fire and Claremont Fire to grow explosively and merge into the North Complex Fire.[7] The communities of Berry Creek, Feather Falls, Clipper Mills, Brush Creek, Woodleaf, and Forbestown were evacuated with little warning in the afternoon of September 8 due to the rapidly spreading fire. The fire burned for three more months until when, on December 3, 2020, Plumas National Forest officials announced that the North Complex Fire was 100-percent contained.[8] The North Complex Fire burned 318,935 acres, damaged or destroyed 2,455 structures, including destroying the communities of Berry Creek and Feather Falls, and caused 16 fatalities.

The total number of homes lost by unit type within the Unincorporated Area of Butte County as a result of the North Complex Fire are shown in **Table A-20**. Only single-family and mobile homes were lost in the unincorporated area as a result of the North Complex Fire, no motor homes or multifamily residences were lost. The table only shows the total number of housing units that were lost within the Unincorporated Area.

[7] U.S. Forest Service, Plumas National Forest. 2020. North Complex. https://inciweb.nwcg.gov/incident/6997/, accessed February 18, 2021.

[8] U.S. Forest Service, Plumas National Forest. 2020. North Complex. https://inciweb.nwcg.gov/incident/6997/, accessed February 18, 2021.

TABLE A-20: UNIT TYPES DESTROYED IN UNINCORPORATED BUTTE COUNTY

Unit Type	Number of Homes Lost in North Complex Fire
Motor Home	0
Mobile Home Single Wide	220
Mobile Home Double Wide	228
Mobile Home Triple Wide	24
Single-Family Residence Single Story	541
Single-Family Residence Multi Story	143
Multifamily Residence Single Story	0
Multifamily Residence Multi Story	0
Total	**1,156**

Source: Butte County, 2022

c. Rebuilding

There are a number of efforts underway that encourage the rebuilding of the homes lost in the recent wildfires, while also encouraging the development of new housing in fire-safe areas. Community members and non-profit organizations are finding creative ways to rebuild in their community, including building tiny homes and using innovative fire-resistant materials to maximize fire protection. The County supports rebuilding efforts through grants, which are further described below, and other resources to property owners interested in rebuilding. The County has several informational handouts that are designed to help property owners rebuild their home, including a step-by-step guide for rebuilding and conducting a wildfire home assessment.

As of February 4, 2022, the County had issued 458 residential building permits inside the 2018 Camp Fire burn area, of which, 294 had received a final inspection. In addition, 38 residential permits have been issued to survivors of the North Complex Fire. Despite these permits, the rebuilding process will likely be a lengthy process and, in the meantime, communities face a variety of challenges to rebuilding, including financial struggles, infrastructure shortages, and ongoing wildfire threats. Community members that are trying to rebuild in the Upper Ridge area of the County noted development regulations, cost of rebuilding, and safety concerns as a barrier to rebuilding.[9]

[9] *Butte County Upper Ridge Community Plan*, March 2022, Accessed February 23, 2022, https://www.buttecounty.net/Portals/10/Planning/Upper%20Ridge%20Community%20Plan/URCP_Final_Plan_2-17-2022_Optimized.pdf?ver=2022-02-18-084825-757.

In 2016, the County adopted regulations for limited-density owner-built rural dwellings to help facilitate the loss of dwellings from wildfires, including the Wall Fire in July 2017, Ponderosa Fire in September 2017, and the Wind Complex Fires in October 2017. These regulations help to facilitate the availability of affordable, owner-built homes, which are essential to the continued health and welfare of the residents and rural communities. The limited-density owner-built rural dwellings apply to seasonally or permanently occupied dwellings, detached bedrooms, and guest houses in rural areas and solely occupied by the owner of their family.

i. Grants Provided by County and HCD

Several grant programs are available to assist with rebuilding efforts in Butte County, as identified below.

a) Federal Emergency Management Agency

The Federal Emergency Management Agency (FEMA) administers several grant programs that support hazard mitigation and resiliency-related projects. As of November 5, 2020, FEMA has provided $84 million to assist individuals and households impacted by the 2018 Camp Fire with rental expenses, home repair, and home replacement costs. FEMA also funds the Property Assessed Clean Energy (PACE), which is a financing tool that building owners and developers can use to upgrade building energy performance, install renewable energy systems, and reduce resource consumption in new homes.

b) CDBG-DR Multifamily Housing Program

As part of the Presidentially Declared Disaster response to the 2018 Camp Fire, Butte County received $61.4 million in federal Community Development Block Grant- Disaster Recovery (CDBG-DR) funds to finance rental housing. The goals of the program are to produce new rental housing units affordable to low- and moderate-income households, and to provide housing for displaced individuals, and individuals who became homeless, as a result of the Camp Fire.

Projects that are eligible are:

- Rental multifamily developments with eight or more units.
- At least 30 percent of total project units, and a minimum of four units, affordable to households earning less than 80 percent of AMI.
- Projects with site control; located anywhere within Butte County.

The minimum funding award is $250,000, and the maximum is dependent on development costs and number of affordable units provided. The first round of applications was due October 5, 2021. A second round of funding is currently open until all funds are committed.

c) North Valley Community Foundation

The North Valley Community Foundation is a nonprofit organization based in the City of Chico. To aid recovery and rebuilding efforts, the foundation issued Butte County a $500,000 grant to offset permitting fees for survivors of Camp Fire and a $35,000 grant to offset permitting fees for survivors of the North Complex Fire. The North Valley Community Foundation also funded the Upper Ridge Community Plan, which establishes a roadmap for redevelopment of the Upper Ridge area into a more resilient community.

d) Golden State Finance Authority

On July 30, 2019, the Golden State Finance Authority issued the County a $250,000 grant to help offset permitting fees for survivors of Camp Fire. The grant helps homeowners with development services fees for issuing permits, conducting inspections, and reviewing plans for the construction of replacement homes.

e) Butte County's Septic Repair and Replacement Grant

Butte County offers a Septic Repair and Replacement Grant Program that provides grants up to $17,000 to property owners in the unincorporated area to assist with the repair or replacement of septic systems damaged during the Camp Fire or during subsequent emergency work to recover from the Camp Fire damage.

ii. Conclusion

As the devastation of the 2018 Camp Fire and 2020 North Complex Fire revealed, most areas of Butte County face some level of threat from wildland fire. Therefore, it is crucial for the Housing Element to consider the potential threat of wildfires when identifying sites in the county that may be adequate for new housing. This Housing Element addresses the challenges to accommodate Butte County's projected housing need while considering what locations are appropriate for housing and at what density to ensure adequate supply and affordability.

B. Housing Market Conditions

1. Housing Sales Costs

Table A-21 shows that the median home sales price in July 2021 for Butte County was approximately $381,000, a 61-percent increase since July 2015. The loss of housing resulting from the Camp Fire increased demand for a smaller housing supply, which is likely the largest driver in this dramatic increase in home value. However, significant increases also occurred in Yuba County (79 percent) and Sutter County (77 percent). The City of Chico and Sutter County are the only nearby jurisdictions with a higher median home value than Butte County.

TABLE A-21: MEDIAN HOME SALES PRICE, 2021

Jurisdiction	Median Home Value		Percent Change
	July 2015	July 2021	
Butte County	$237,000	$381,000	61%
Plumas County	$254,000	$309,000	22%
Yuba County	$197,000	$352,000	79%
Tehama County	$218,000	$299,000	37%
Glenn County	$204,000	$279,000	37%
Sutter County	$226,000	$400,000	77%
City of Biggs	$164,000	$305,000	86%
City of Chico	$285,000	$439,000	54%
City of Gridley	$174,000	$319,000	83%
City of Oroville	$167,000	$291,000	74%
Town of Paradise	$230,000	$332,000	44%

Source: Zillow.com, accessed August 2021

A household can typically qualify to purchase a home that is 2.5 to 3 times its annual income, depending on the down payment, the level of other long-term obligations (such as a car loan), and interest rates. In practice, the interaction of these factors allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes no more than two times their annual income.

The qualifying approximate annual income to afford the Butte County median home sales price identified in **Table A-21** is at least $61,000, assuming a 30-year fixed mortgage with an annual interest rate of 3 percent and a down payment of 5 percent, standard at the time of this analysis. Based on the 2021 HCD income limits, the average home sales price would be affordable to a four-person moderate-income household. The median home price in Butte County is not affordable to extremely low-income, very low-income, or low-income households.

2. Rental Housing

A limited number of rental options exist in the Unincorporated Area, particularly after the Camp Fire of 2018 that destroyed thousands of homes, including rental units. The Unincorporated Area contains mostly single-family homes that are offered for rent. The County conducted a point-in-time survey using online resources such as trulia.com and craigslist.com to identify a range of rental costs in the vicinity of the Unincorporated Area, including rentals at the outer edges of incorporated municipalities. The rental costs of housing in the incorporated municipalities is generally indicative of what the market rents would be for apartments in the Unincorporated Areas surrounding each of the incorporated municipalities. At the time of this survey, there was limited availability of rental units; however, there were one-, two-, and three-bedroom options in most areas with availability. The rental

survey indicated the following prevailing market rents for the Unincorporated Area and areas at the periphery of Chico, Gridley, Paradise, and Oroville:

- Studio: $850 (only one unit available at the time of the survey)
- 1-bedroom: $650 - $2,255 ($1,331 average)
- 2-bedroom: $850 - $1850 ($1,374 average)
- 3-bedroom: $990 - $2,950 ($1,888 average)
- 4-bedroom: $1,900 - $2,300 ($2,010 average, only 2 units available at the time of the survey)

3. Manufactured Homes

According to Homes Direct, a provider of new manufactured and modular homes in the western states, including Butte County, new manufactured housing in August 2021, the most recent available data, ranged from $135,000 to $143,000, on average. There would be an additional cost of preparing the land. Most manufactured housing developed in the county serves cost-constrained families and individuals and household seeking small units, providing an affordable alternative to traditional stick-built development. Table A-21 shows that a four-person, extremely low-income household can afford a maximum sales price of $165,408, a very low-income household can afford a maximum sales price of $220,649, and a low-income household can afford a maximum sales price of $352,975, indicating that manufactured housing is affordable to extremely low- to low-income households.

4. Housing Affordability

HCD calculates annual income limits by household size. Given the 2021 Butte County median income for a family of four of $70,700, HCD calculated the income limits for the various income categories and household sizes.

Table A-22 shows the affordable rents and maximum purchase price, based on the HCD income limits for Butte County. Rents are considered affordable if a household spends no more than 30 percent of its income on rent and utility costs. Taking 30 percent of the given income limits led to an estimate of what households can afford to pay monthly to rent a housing unit. As shown, the maximum affordable rent for a four-person household ranges from around $663 for extremely low-income to $2,121 per month for moderate-income households. The average price of rental units listed above are unaffordable to extremely low- and very low-income households. However, the units on the lower end of the range for studios, one-, and two-bedroom units are affordable to these lower-income households. These units were in East Oroville (one-bedroom, $650), Oroville (two-bedroom, $850), Chico (studio, $850), and Gridley area (one-bedroom, $850). These were the only four units available to extremely low- and very low-income households.

As of August 2021, the median home value in Butte County was $381,000 (**Table A-21**). The maximum affordable sales price for a four-person household is $165,408 for an extremely low-income household, $220,649 for a very low-income household, $352,975 for a low-income household, and $529,619 for a moderate-income household (**Table A-22**). When compared to **Table A-21**, the median home value in Butte County is affordable to moderate-income households and above. The cities of Biggs, Gridley, Oroville, and the Town of Paradise, and likely the areas surrounding each, are affordable to low-income households.

TABLE A-22: AFFORDABLE PAYMENTS BY HOUSEHOLD SIZE (BASED ON A FOUR-PERSON HOUSEHOLD)

	Income Level			
	Extremely Low	**Very Low**	**Low**	**Moderate**
Annual Income	$26,500	$35,350	$56,550	$84,850
Monthly Income	$2,208	$2,946	$4,713	$7,071
Maximum Monthly Gross Rent[1]	$663	$884	$1,414	$2,121
Maximum Purchase Price[2]	$165,408	$220,649	$352,975	$529,619

Source: Department of Housing and Community Development 2021 Income Limits

1 Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

2 Affordable housing sales prices are based on the following assumed variables: approximately 5% down payment, 30-year fixed rate mortgage at 3.00% annual interest rate.

C. Preservation of Assisted Units At Risk of Conversion

1. Overview

State housing element law requires an analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years (through 2031) due to expiring subsidies, mortgage prepayments, or expiration of affordability restrictions, and development of programs aimed at their preservation. The following must be included in each housing element as part of its preservation analysis:

- An inventory of assisted housing units at risk of converting to market rate within 10 years.
- An analysis of the costs of preserving and/or replacing these units.
- Resources that could be used to preserve the at-risk units.
- Program efforts for preservation of at-risk units.
- Quantified objectives for the number of at-risk units to be preserved during the housing element planning period.

Use restrictions, as defined by state law, means any federal, state, or local statute, regulation, ordinance, or contract that, as a condition of receipt of any housing assistance (e.g., rental subsidy, mortgage subsidy, mortgage insurance) to an assisted housing development, establishes maximum limitations on tenant income as a condition of eligibility for occupancy.

2. Inventory of Assisted Units at Risk of Conversion

Table A-23 displays the limited affordable housing stock in the Unincorporated Area, including Oroville Heights Apartments in Thermalito and the Farm Labor Housing Center near the City of Gridley. These are the only multifamily rental units in the unincorporated county that are assisted under federal, state, and/or local programs, including HUD programs; state and local bond programs; redevelopment programs; and local in-lieu fee, tax credit, HOME funds, density bonus, public housing, or direct assistance programs. These properties are not at risk of opting out of programs that keep them affordable to very low- and low-income households over the Housing Element period (2022-2030).

TABLE A-23: AFFORDABLE HOUSING STOCK, UNINCORPORATED AREA, 2021

Development	Location	Form of Assistance	Total Units	Assisted Units	Subsidy Termination
Oroville Heights Apartments	Thermalito	USDA	66	66	2074
Farm Labor Housing Center	Unincorporated Area surrounding Gridley	LIHTC	130	125	2046

Source: California Housing Partnership Corporation 2021

3. Preservation Resources

Efforts by the County to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified nonprofit entities need to be made aware of the future possibilities of units becoming at risk. Should a property become at risk, the County maintains an active list of resources by which to preserve that property.

In addition, Butte County will develop procedures for monitoring and preserving at-risk units, which will include the following:

- Monitor the Risk Assessment report published by the California Housing Partnership Corporation.
- Maintain regular contact with the local HUD office regarding early warnings of possible opt-outs.
- Maintain contact with the owners and managers of existing affordable housing to determine if there are plans to opt out in the future and offer assistance in locating eligible buyers.

- Develop and maintain a list of potential purchasers of at-risk units and act as a liaison between owners and eligible purchasers.
- Ensure that all owners and managers of affordable housing are provided with applicable state and federal laws regarding notice to tenants of the owner's desire to opt out or prepay. State law requires a 12-month notice.

Nonprofit Entities

Nonprofit entities serving Butte County can be contacted to gauge their interest and ability in acquiring and/or managing units at risk of conversion. A partial listing of entities with resources in the Butte County area includes:

- Volunteers of America National Services
- Preservation Partners Development
- Highland Property Development
- GAL Affordable, LP
- Eden Housing, Inc.
- California Housing Finance Agency
- Alliant Strategic
- JEMCOR Development Partners
- Colrich Multifamily Investments, LLC
- Catalyst Housing Group, LLC

D. Special Housing Needs

California Government Code Section 65583 (a) (7) requires an analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, single female-headed households, and families and persons in need of emergency shelter.

1. Persons with Disabilities

Physical, mental, and/or developmental disabilities may prevent a person from working, may restrict one's mobility, or may make it difficult to care for oneself. Persons with disabilities have special housing needs often related to the limited ability to earn a sufficient income and a lack of accessible and affordable housing. The severity of these disabilities varies widely and may require substantial changes to the housing units or only require slight adjustments. Necessary accessibility adjustments may include features such as ramps, extra wide doors, handrails, lowered counters, raised toilets, and a variety of other accessibility features. Other types of disabilities may not require physical alterations to homes, but instead call for supportive services to assist those who may not be able to live independently. Compared to the general population, disabled persons are more likely to live alone, earn less, or be homeless.[10]

[10] Tootelian, Dennis, and Ralph Gaedeke 1999. "The Impact of Housing Availability, Accessibility, and Affordability on People with Disabilities." Sacramento: State Independent Living Council. As cited in the Analysis of Senate Bill 1025.

The Americans with Disabilities Act (ADA) defines an individual with a disability as "a person who has a physical or mental impairment that substantially limits one or more major life activities, a person who has a history or record of such an impairment, or a person who is perceived by others as having such an impairment."

The Unincorporated Area of Butte County has a disabled population of 15,899 persons, approximately 21 percent of the total population in 2019. **Table A-24** provides additional characteristics for the disabled population.

TABLE A-24: PERSONS WITH DISABILITIES BY DISABILITY TYPE, 2019

Disability by Type	Number	Percentage
Total Disabilities Tallied*	15,899	100%
Total Disabilities for Ages 5–64	8,814	55%
Hearing Difficulty	1,867	12%
Vision Difficulty	1,395	9%
Cognitive Difficulty	4,153	26%
Ambulatory Difficulty	3,881	24%
Self-Care Difficulty	1,689	11%
Independent Living Difficulty	2,948	19%
Total Disabilities for Ages 65 and Over	7,085	45%
Hearing Difficulty	3,351	21%
Vision Difficulty	1,241	8%
Cognitive Difficulty	1,688	11%
Ambulatory Difficulty	4,092	26%
Self-Care Difficulty	1,408	9%
Independent Living Difficulty	2,491	16%

Source: Butte County 6th Cycle Housing Element Data Package, 2021
**Note that the total does not match the sum of constituent parts because the total aggregates incidents of one person with more than one disability.*

The data on persons with disabilities are presented by type of disability, including sensory, physical, mental, self-care, go-outside-home, employment, and two or more disabilities. The Unincorporated Area and Butte County as a whole have similar distributions across the different types of disabilities.

Table A-25 shows disabilities by employment status for working-age persons 16 to 64 years old in the year 2019. Approximately 449 persons ages 16 to 64 were unemployed, or 6 percent of total persons with a disability. In comparison, 25 percent of disabled persons in the Unincorporated Area were employed (1,916 persons).

TABLE A-25: PERSONS WITH DISABILITY BY EMPLOYMENT STATUS, 2019

Disability Category	Number	Percentage
Employed, with a Disability	1,916	25%
Unemployed, with a Disability	449	6%
Not in Labor Force, with a Disability	5,448	70%
Total Persons with a Disability*	**7,813**	100%

Source: Butte County Housing Element Data Packet, 2021

**Note that the total does not match the sum of its constituent parts because total persons not employed with a disability ages 5–64 excludes persons under the age of 5 with a disability, whereas total persons with a disability includes persons with a disability under the age of 5.*

To support the residents with disabilities that impact their ability to live independently, Butte County Department of Employment and Social Services (DESS) operates the In Home Support Services (IHSS) program to provide physical support to eligible aged, blind, or disabled adults and children who would not otherwise be able to safely remain in their homes. Additionally, the Disability Action Center offers the Independent Living (IL) Program to provide those with disabilities information and support groups for living independently and offers Disability Disaster Access & Resources to provide assistance for persons with disabilities in disaster readiness and recovery, which is particularly valuable in communities in high fire hazard risk areas.

2. Persons with Developmental Disabilities

Government Code Section 65583(a)(7)) requires ~~the~~ each jurisdiction to include in its analysis of "special needs groups" the needs of those with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, "developmental disability" means a disability that originates before an individual attains 18 years of age; continues, or can be expected to continue, indefinitely; and constitutes a substantial disability for that individual. It includes intellectual disabilities, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions closely related to intellectual disability or requiring similar treatment but does not include other conditions that are solely physical in nature.

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

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers. The Far Northern Regional Center serves Butte County and is one of 21 regional centers in the state of California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. **Table A-26** reports the Unincorporated Area's population of developmentally disabled persons by age; **Table A-27** reports developmentally disabled residents by residence type. Further assistance for persons with developmental disabilities that impact their ability to live independently is offered by DESS through the IHSS program.

TABLE A-26: DEVELOPMENTALLY DISABLED RESIDENTS, BY AGE

Zip Code Area	0-17 Years	18+ Years	Total
95914	<11	<11	>0
95916	<11	<11	>0
95938	21	11	32
95940	0	<11	>0
95941	<11	<11	>0
95942	<11	<11	>0
95954	52	51	103
95958	<11	<11	>0
95968	<11	15	>15
95974	<11	<11	>0
95978	<11	<11	>0
Total	**<161**	**<165**	**>150**

Source: Butte County 6th Cycle Housing Element Data Packet, 2021. Note: This table presents for all zip codes in the Unincorporated Area available from the data packet. Additional zip codes are within the Unincorporated Area but not available in the data packet: 95901, 95925, and 95932.

TABLE A-27: DEVELOPMENTALLY DISABLED RESIDENTS BY RESIDENCE TYPE

Zip Code	Parent or Guardian	Independent Living	Total
95914	<11	<11	>0
95916	<11	<11	>0
95938	31	<11	>31
95940	<11	0	>0
95941	<11	0	>0
95942	<11	0	>0
95954	84	14	>98
95958	<11	0	>0
95968	18	<11	>18
95974	<11	0	>0
95978	<11	<11	>0
Total	<221	<69	>147

Source: Butte County 6th Cycle Housing Element Data Packet, 2021. Note: This table presents for all zip codes in the Unincorporated Area available from the data packet. Additional zip codes are within the Unincorporated Area but not available in the data packet: 95901, 95925, and 95932.

3. Seniors

The housing needs of seniors depend on a combination of factors related to the aging process. Seniors are identified here as any person 65 years or older. Seniors may have special housing needs that can include a combination of increased medical costs and fixed incomes that are often lower than incomes of the general population, leading to special need for affordable housing. Due to frailty, some senior people require full- or part-time care, while others may be able to live on their own with minor accessibility adjustments in their homes like handrails and grab bars to make bathing, toileting, and other activities of daily life safer.

Although the total population of the Unincorporated Area has declined since 2010, the senior population has increased. Total population in the Unincorporated Area has dropped by nearly 3,000 since 2010, whereas the senior population of the Unincorporated Area has increased by nearly 3,500. As shown in **Table A-28**, seniors made up approximately 23 percent of the population in the Unincorporated Area in 2019, 5 percentage points higher than in 2010. Of seniors, approximately 88.8 percent are homeowners and 11.2 percent are renters. In total, seniors account for 42.4 percent of all homeowners and 16.7 percent of all renters in the Unincorporated Area.

TABLE A-28: SENIOR (65+ YEARS OLD) POPULATION IN THE UNINCORPORATED AREA

Age Group	2010		2019	
	Population	Percentage of Total Population	Population	Percentage of Total Population
65 Years and Over	15,001	18%	18,437	23%
Total Population, All Ages	**83,758**	**100%**	**80,841**	**100%**

Source: 2010 US Census; Butte County 6th Cycle Housing Element Data Package 2021

To support the senior population of Butte County, particularly to reduce displacement risk in rural communities, Butte County DESS operates the IHSS program to provide physical support to eligible aged, blind, or disabled adults and children who would not otherwise be able to safely remain in their homes.

4. Large Families

Large households are defined as households with five or more members. Large households comprise a special-needs group because of the need for larger dwelling units, which are often in limited supply and therefore command higher prices. To save for other basic necessities, such as food, clothing, and medical care, it is common for lower-income large households to reside in smaller dwelling units, frequently resulting in overcrowding.

Table A-29 presents the number of large households by tenure in 2019. Out of 30,435 total households in the Unincorporated Area, approximately 9 percent consisted of large households with five or more members. Of total households in the Unincorporated Area, approximately 6 percent, or 1,799 households, were large owner-occupied households. In comparison, approximately 3 percent of total households in the Unincorporated Area consisted of renter-occupied households, or 1,032 households. Consideration should be given to the provision of housing with a larger number of rooms. Since larger households tend to have greater expenses than smaller households, affordable housing for large households is an issue.

TABLE A-29: LARGE FAMILY (5+ FAMILY MEMBERS) HOUSEHOLDS BY TENURE, 2019

	2019	
	Households	Percentage of Total Households
Owner-Occupied Large Households	1,799	6%
Renter-Occupied Large Households	1,032	3%
Total Large Households	2,831	9%
Total Households	**30,435**	**100%**

Source: Butte County 6th Cycle Housing Element Data Packet, 2021

5. Single Female-Headed Households with Children

California Government Code Section 65583(a)(7) identifies families with female heads of households as a group that may have special housing needs and requires the County to analyze the housing needs of these households. Female-headed households are households led by a single female with one or more children under the age of 18 at home. These households' living expenses generally take up a larger share of income than is the case in two-parent households. Therefore, finding affordable, decent, and safe housing is often more difficult for female-headed households. Additionally, female-headed households have special needs involving access to daycare or childcare, healthcare, and other supportive services.

According to the 2015-2019 ACS, there were 2,830 female-headed households (14 percent of all households) in the Unincorporated Area of Butte County (**Table A-30**). Female-headed households with children constituted 7 percent of total households, whereas female-headed households without children made up 4 percent of total households.– –Approximately 4 percent of female-headed householders are earning an income under the poverty line. Sabbath House, located in Chico but serving all residents of Butte County, offers shelter for women and children experiencing homelessness, including meals, cloths, laundry, shows, and more. This shelter is geared toward supporting female-headed households, and single women, experiencing poverty. Further, CalWORKS, operated by the Butte County Department of Employment and Social Services childcare for households that receive CalWORKS assistance and or are no longer receiving assistance but require child care to retain employment. This program aids female-headed households, particularly those with children not yet at school age, have a safe place for their children while they work.

TABLE A-30: FEMALE-HEADED HOUSEHOLDS IN THE UNINCORPORATED AREA, 2019

Householder Type	Number	Percentage of Total Households
Total Householders	20,798	100%
Female-Headed Householders	2,830	14%
Female Heads with Own Children	1,465	7%
Female Heads without Children	1,365	7%
Female-Headed Householders Under the Poverty Level	790	4%
Total Families Under the Poverty Level	2,743	13%

Source: Butte County 6th Cycle Housing Element Data Packet, 2021

**Note: The Butte County Housing Element Data Packet presents these figures as a percent of total families under the poverty level. This table presents these figures as a percent of total households in order to provide a relative sense of scale.*

6. Farmworkers

Agricultural production is an important component of Butte County's economy. According to the 2019 Crop & Livestock Report prepared by the County's Agricultural Commission, the total gross valuation of agricultural production in Butte County was nearly $688.5 million, a $56.5 million increase over 2018. Fruit and nuts remained the leading crops with a total value of $410.6 million, a 10-percent increase from 2018. All crops saw an increase in value over 2018 with the exception of Timber and Nursery Livestock, which decreased by 48 and 12 percent, respectively.

The US Department of Agriculture (USDA) Census of Agriculture reports farmworkers for all of Butte County, as shown in **Table A-31**. According to the USDA Census of Agriculture, there were 4,348 farmworkers in Butte County in 2017, representing a 13-percent decrease from the 5,021 farmworkers reported by the 2007 Census of Agriculture. The decline in farmworkers is largely due to the 6-percent decrease in total farms, dropping from 2,048 farms in 2007 to 1,912 farms in 2017. Of the nearly 2,000 farms in Butte County, just 37 percent (709 farms) hired farm laborers. Only 111 farms had 10 or more workers; the total number of workers employed by these farms declined by approximately 1,044 employees between 2007 and 2017. This decline may be explained by the mechanization of agriculture, which reduces the number of workers needed for farm operations.

TABLE A-31: NUMBER OF FARMWORKERS, BUTTE COUNTY

Description	2007	2017
Total Farms	**2,048**	**1,912**
Hired Farm Labor		
Farms	671	709
Workers	5,021	4,348
Farms with 10 Workers or More		
Farms	118	111
Workers	3,249	2,205
Laborers Working 150 Days or More		
Farms	354	393
Workers	1,439	1,566
Farms with 10 or More Laborers Working 150 Days or More		
Farms	32	37
Workers	586	609
Laborers Working Fewer Than 150 Days		
Farms	534	523
Workers	3,582	2,782

Source: 2007 and 2017 USDA Census of Agriculture; Butte County 6th Cycle Housing Element Data Packet, 2021

Approximately 64 percent of county farmworkers worked fewer than 150 days in a year, or less than about 60 percent of the year. There were just 609 farmworkers that were known to work more than 150 days. These indicators suggest that farmworkers need housing that is not exclusively located near work on farms, but that can accommodate work at other locations. The 2017 Census of Agriculture did not indicate the number of farmworkers living in the Unincorporated Area. According to the 2015-2019 ACS, approximately 2,192 persons age 16 and over in the Unincorporated Area were employed in the agriculture, forestry, fishing, hunting and mining industry. However, this count does not likely include seasonal or temporary employees, nor does it include migrant workers who may reside temporarily in the Unincorporated Area during harvest time.

There is one farmworker housing facility in the Unincorporated Area outside of the City of Gridley that is administered by the Housing Authority of the County of Butte. The facility offers 130 units of year-round housing to farmworkers. Currently, this facility in the Unincorporated Area offers 128 2-bedroom units and 2 3-bedroom units. Housing is available to farmworkers and their families, and to other residents based on availability. Rents at the Farm Labor Housing are designated by the Housing Authority of the County of Butte and approved by U.S.D.A. Rural Development, with rental assistance available to eligible lower-income households. The Gridley Farm Labor Housing serves mainly the farmworkers in the Live Oak, Biggs, and Gridley area. In order to support future expansions of this facility, and additional farmworker housing if need arises, the County has included **Programs H-A4.6** and **H-A.7** in this Housing Element.

7. Families and Persons in Need of Emergency Shelter

State law requires that Housing Elements estimate the need for emergency shelter for homeless persons in the county. Homeless individuals and families, along with those needing emergency shelter, have the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness and to community opposition to the siting of facilities that serve homeless clients. Among the primary groups that comprise the homeless population are traditional single-male transients, deinstitutionalized individuals with mental illnesses, teen runaways, evicted families and individuals, battered women and their children, victims of disaster, and alcohol and drug addicts.

Table A-32 provides a snapshot of the homeless population in Butte County in ~~2020~~2022. **Table A-32** presents point-in-time data for the Butte, Chico, and Paradise Continuum of Care, for which Butte County is a participating number. In ~~2020~~2022, Butte County had roughly 1,~~093~~156 homeless individuals, with approximately ~~812~~588 of these individuals unsheltered. Of these, 36 were unsheltered in unincorporated areas and Paradise. ~~In 2020, Butte County also had approximately 170 homeless persons in families. Of all homeless persons and families, approximately 278 are chronically homeless. Of the total homeless population in Butte County, approximately 282 report being severely mentally ill and 176 struggle with chronic substance abuse.~~

TABLE A-32: HOMELESS NEEDS IN BUTTE COUNTY, 20202022

Area	Count
~~Persons in Households without Children~~Unsheltered	
Chico ~~Total Homeless~~	3931,093
Gridley, Biggs ~~Total Sheltered~~	21281
Oroville ~~Total Unsheltered~~	138812
The Ridge Area* ~~Chronically Homeless~~	36278
Other	0
~~Persons in Households with at Least One Adult and One Child~~Sheltered	
Chico ~~Total Homeless~~	492170
Gridley, Biggs ~~Total Sheltered~~	0152
Oroville ~~Total Unsheltered~~	7618
The Ridge Area*	0
Other ~~Chronically Homeless~~	095
~~Persons in Households with Only Children~~Total Homeless	
Chico ~~Total Homeless~~	8811
Gridley, Biggs ~~Total Sheltered~~	213
Oroville ~~Total Unsheltered~~	2148
The Ridge Area*	36
Other ~~Chronically Homeless~~	00

Source: ~~Butte County 6th Cycle Housing Element Data Package 2021;~~ Butte County Continuum of Care ~~2020~~ 2022 Point-in-Time Count
**Includes Magalia and Paradise*

In 2022, approximately 34 of the people experiencing homelessness in The Ridge Area or other unincorporated areas were single adults without children. The other 2 persons did not identify their household type. Approximately 19 of the 36 homeless residents were aged 55 years or older and 20 identified as male. Further, 27 identified as White, with the second largest racial group being American Indian and Alaska Native, representing 3 homeless residents in the Unincorporated Area.

As a result of the ongoing COVID-19 Pandemic, the PIT acknowledges that a shortage of volunteers and staff meant fewer surveys could be conducted overall, which likely resulted in an undercounting of homeless individuals, particularly unsheltered individuals living in places not intended for habitation, such as under bridges, along creeks, and in abandoned buildings. ~~The point-in-time data does not include homeless data for the Unincorporated Area.~~ Despite this, ~~I~~it is expected that within the Unincorporated Area exclusively, very few people are homeless as most homeless services are in

the cities of Chico and Oroville. This does not mean that residents of the Unincorporated Area do not experience homelessness, but rather if they become homeless they often relocate to incorporated areas to be able to access services. In order to serve residents experiencing homelessness, the County has approved building permits for the construction of Everhart Village within the City of Chico limits, a non-congregate emergency care homeless shelter with 20 individual tiny homes and one community building for persons experiencing homelessness, and has committed $1.7 million to the City of Chico for a joint City/County project to purchase 177 pallet shelters. Further, the County has included **Program H-A1.1** to increase involvement in the Greater Chico Homeless Task Force.

Additional resources and services in Butte County for persons experiencing, at risk of homelessness, include:

- **Emergency Housing Voucher Program:** Operated by the Housing Authority of the County of Butte, 116 vouchers provides rental assistance for extremely low-income unsheltered homeless residents and those in transitional housing without further housing options.
- **Greater Chico Homeless Task Force**: A nonprofit organization that provides a space where service providers, community members, and persons experiencing homelessness can come together to assess service gaps and collaborate on solutions.
- **Torres Shelter:** A nonprofit emergency shelter that operates year-round and serves up to 177 single adults at any given time who reside in Butte County. Services include case management, meals, restrooms and showers, laundry, clothing vouchers, and more.
- **Youth for Change:** Operates Transitional Housing Programs to assist young adults currently in, or have recently left, the foster system with apartment searching, co-signing, deposits, and funding.
- **6th Street Transitional Housing Program:** Operated by Youth for Change, the program provides basic needs for homeless youth, including transitional housing units, counseling, and training among standard services such as showers, laundry, meals, and clothing.
- **Safe Space Winter Shelter:** A low barrier winter shelter located in Chico that operates from mid-December through early March to serve 50 to 60 Butte County residents per night.

V. ASSESSMENT OF FAIR HOUSING

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under California law, AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

In order to comply with AB 686, Butte County (the County) has completed the following outreach and analysis.

A. Outreach

As discussed in the Public Participation section, the County took diligent efforts to encourage public and stakeholder participation in the Housing Element update process. These efforts included three General Plan update community workshops between June and September 2021, one Housing Element community workshop in October 2021, one Housing Element stakeholder meeting in November 2021, a Planning Commission study session in October 2021, a Board of Supervisors study session in November 2021, and individual stakeholder consultations between September and December 2021. Each of the workshops was advertised with flyers in both English and Spanish and conducted virtually to increase accessibility for residents throughout the county and in response to the COVID-19 pandemic.

On June 29, 2021, participants at the first General Plan workshop identified a need for assistance in vegetation management and other strategies to reduce fuels for fires in rural areas, where clearing debris can be a financial barrier to living in these areas. Participants also discussed the limited employment opportunities that offer livable wages, shortages of affordable housing, access to services, and limited access to food opportunities in areas of high poverty. During the workshop, participants suggested the County build relationships with community organizations, underrepresented groups, and indigenous communities.

Two additional workshops were held on September 21, 2021, and September 29, 2021. The purpose of these workshops was to solicit public feedback on proposed policy options for the General Plan, including the Housing Element. Participants at these workshops reiterated the issue of food insecurity and lack of access to providers of food support services. Participants discussed the impacts of the fire and displacement of residents, many of whom are lower income and having difficulty securing housing. One topic mentioned repetitively by participants was the relationship between location of affordable housing and access to employment, services, amenities, and recreation, as well as the reduction in public transit routes following the Camp Fire. Participants suggested that rental housing

in disadvantaged communities should be prioritized, and measures taken to ensure continued affordability. They specifically cited the need to address ways to support farmworker housing in the Gridley area. Comments were also made about protection of renter's rights, unfair eviction practices, and the need for a proactive, yet noninvasive, approach for inspection and maintenance of rental properties. During the workshop, participants suggested the County increase public engagement through interfacing with public health agencies and foster greater collaboration between jurisdictions to increase supply of housing.

On October 13, 2021, a fourth workshop was held virtually to introduce participants specifically to the Housing Element process and conduct a survey, summarized below, to gauge the public's opinions on the most relevant housing issues. Survey results overall indicated the need to strategically replace housing stock lost during the fires so as not to create pockets of disadvantaged populations. They also expressed concern about the potential implications of the California Tax Credit Allocation Committee (TCAC)/ California Department of Housing and Community Development (HCD) Opportunity Area maps not accurately reflecting opportunities in large, predominantly rural census tracts. The top types of housing that participants wanted to see built in the Unincorporated Area were accessory dwelling units (ADUs) (11 votes), apartments (9 votes), supportive housing (9 votes), and community land trusts and cooperative housing (9 votes). Responses to the survey indicated that the top three underserved populations included low-income households, seniors, and service/retail workers. The prioritized top-three barriers to the provision of housing were: construction costs, lack of adequate infrastructure, and labor shortages. Respondents to the survey also indicated across the board that over 30 percent of the County's housing stock needs varying levels of repair, which is reinforced by interviews with County service providers.

The County also held two study sessions that were open to the public: the first with the Planning Commission on October 28, 2021, and the second on November 9, 2021, with the Board of Supervisors. At each of these meetings, the County provided an overview of the Housing Element. Both sessions were offered via a virtual platform to improve access for persons throughout Butte County. Commentary was limited and no public comment related to fair housing was received at either study session.

A meeting with stakeholders was held on November 17, 2021, to present the feedback received up until that point from one-on-one service provider interviews presented in the following paragraphs, and to solicit input on the responses to the three fundamental housing issues surveyed at the previous public workshop on October 13, as described previously. Stakeholders in attendance at this meeting discussed the role of the County in championing affordable housing and service provision, as well as advancing interjurisdictional policy issues. The following stakeholders were invited to this stakeholder meeting, eight of which attended and participated:

- Upper Ridge Community Council
- Jesus Center
- Torres Shelter
- Northern California Catholic Services

- Habitat for Humanity of Butte County
- KnoKow Valley Band of Maidu
- Mooretown Rancheria of Maidu Indians
- Valley Contractors Exchange
- Haven of Hope on Wheels
- Housing Authority of the County of Butte
- Community Housing Improvement Program (CHIP)
- Butte County Community Action Agency
- Paradise Pines Property Owners' Association
- Camp Fire Collaborative
- Mechoopda Indian Tribe
- Chico Builders' Association
- North Complex Long Range Group
- Paradise Association of Realtors
- Butte County Department of Employment and Social Services
- Sierra North Valley Realtors' Association
- North Valley Property Owners' Association

The one-on-one interviews with stakeholders, which included the same list of stakeholders identified in Section I.E.1 of this Housing Element, raised a number of observations and conditions related to housing issues facing the County, with several common themes emerging. First was the demand for a range of affordable and accessible housing types for the large concentration of disadvantaged populations in the county, including seniors, large families, disabled persons, and low-income households, many of which are of Hispanic or Muong ethnicities. Additionally, service providers noted a shortage of housing resources for those who are experiencing homelessness in the Unincorporated Area following the loss of their homes in the fires. This was noted in addition to a growing population of lower-income households and homeless residents due to displacement from other areas in the state. According to interview responses, this includes a sizeable contingent of construction workers and employees of similar workforce industries, which contributes to additional pressure on available housing resources, while concurrently displacing the labor force that is needed for rebuilding the communities. A large proportion of units lost were mobile homes and small, older single-family units in rural areas, as there is almost no multifamily development in the Unincorporated Area. Many organizations identified that compounding this issue is the existence of a large disabled population and baby boomers with a stated preference for small, detached housing but with very limited incomes. The need for additional rental housing was identified by most stakeholders. Disaster relief funds and other financial resources have been identified to assist in the replacement of these primarily affordable units; however, the location of these units is a concern amongst several of the service providers in the county.

Strategies associated with housing condition relating to preservation and maintenance of the existing housing stock for affordable housing opportunities was a second subject of importance among stakeholders. Income constraints often result in people living in substandard or overcrowded housing

conditions, which stakeholders identified as often resulting in displacement and homelessness. Stakeholders identified acquisition of older, single-family housing stock, which might require repairs, for conversion to assisted affordable housing units as an opportunity to address shortages.

Barriers to development of affordable housing constitute a third major theme, including the length of entitlement processes, California Environmental Quality Act (CEQA) requirements, and other permitting processes, compounded by severe infrastructure constraints, particularly sewer and septic systems in rural and remote areas. Meeting safety regulations in high fire hazard zones, which adds to the cost of building, was identified as a barrier to construction, particularly in low-density areas. Respondents shared interest in the possibilities Senate Bill (SB) 9 might provide as part of a larger strategy. As reflected in responses, while there actually may be vacant land resources available, the zoning in most areas of the Unincorporated Area is low density, and respondents suggested that programs for clustering density while retaining open space and rural lands within this acreage, as well as increased density land use controls, needs to be a priority. All housing providers interviewed expressed that new low-income housing simply is not cost effective for developers. It was shared that this in turn particularly affects economic stimulation in cases where potential large employers in the county may attract a labor force needing affordable housing options, which is difficult to provide. Yet attracting a source of income helps residents afford available housing. A final recurring theme around barriers to affordable housing that stakeholders identified was the current and historic challenges lower-income households face in obtaining financial assistance, such as lending discrimination. On the flip side, the Housing Authority also noted a disconnect between the number of applicants for Housing Choice Vouchers (HCVs) and availability of units that accept them. Education and outreach efforts of current fair housing practices to landlords and sellers was recommended.

B. Assessment of Fair Housing Issues

California Government Code Section 65583 (10)(A)(ii) requires the County to analyze racially or ethnically concentrated areas of poverty (R/ECAP), disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Since 2017, TCAC and HCD have developed annual maps of access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed "opportunity mapping" and is available to all jurisdictions to assess access to opportunities within their community.

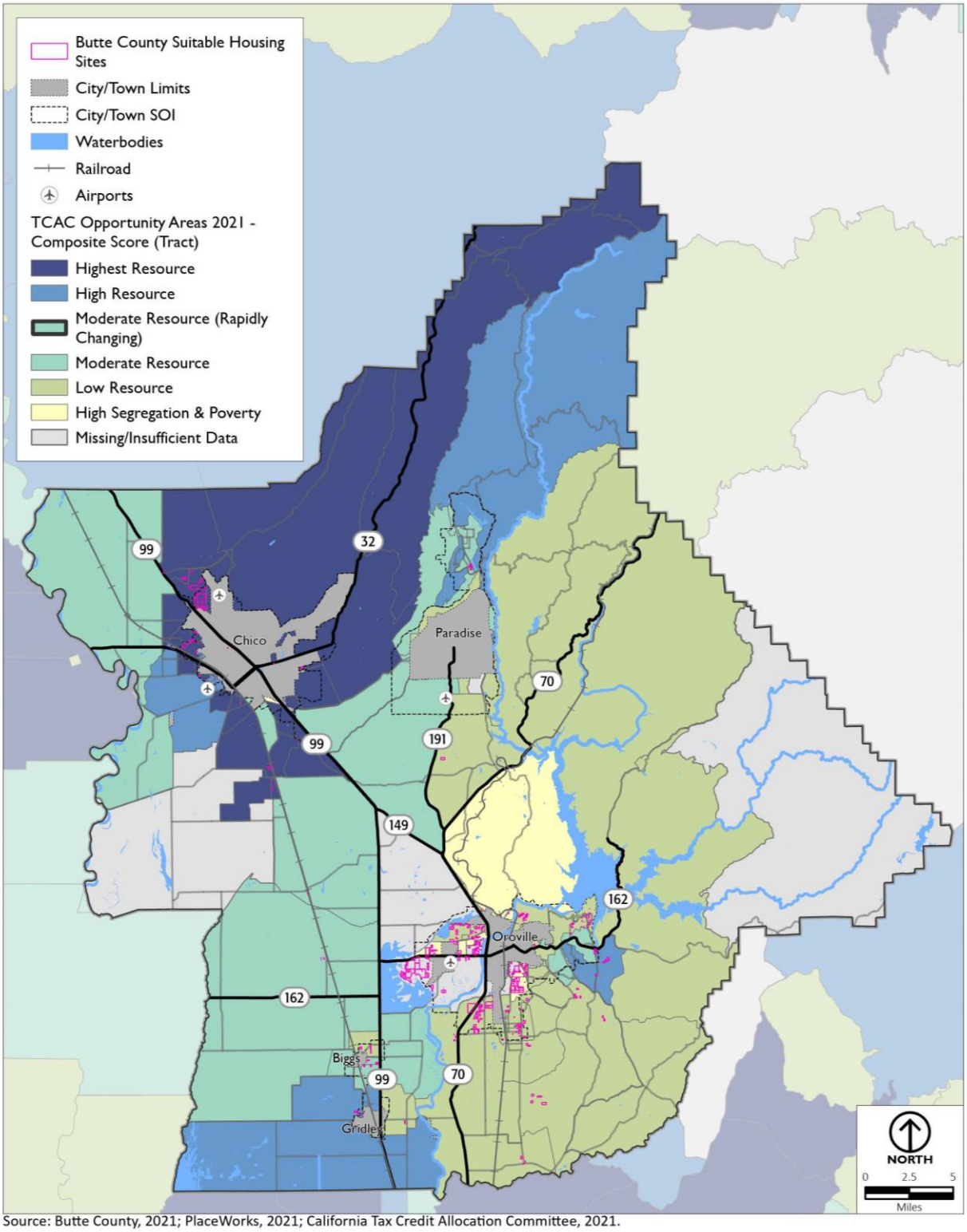
The TCAC/HCD Opportunity Maps can help to identify areas within the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorized census tracts into

high, moderate, or low resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The TCAC/HCD Opportunity Maps use a regional index score to determine categorization as high, moderate, and low resource.

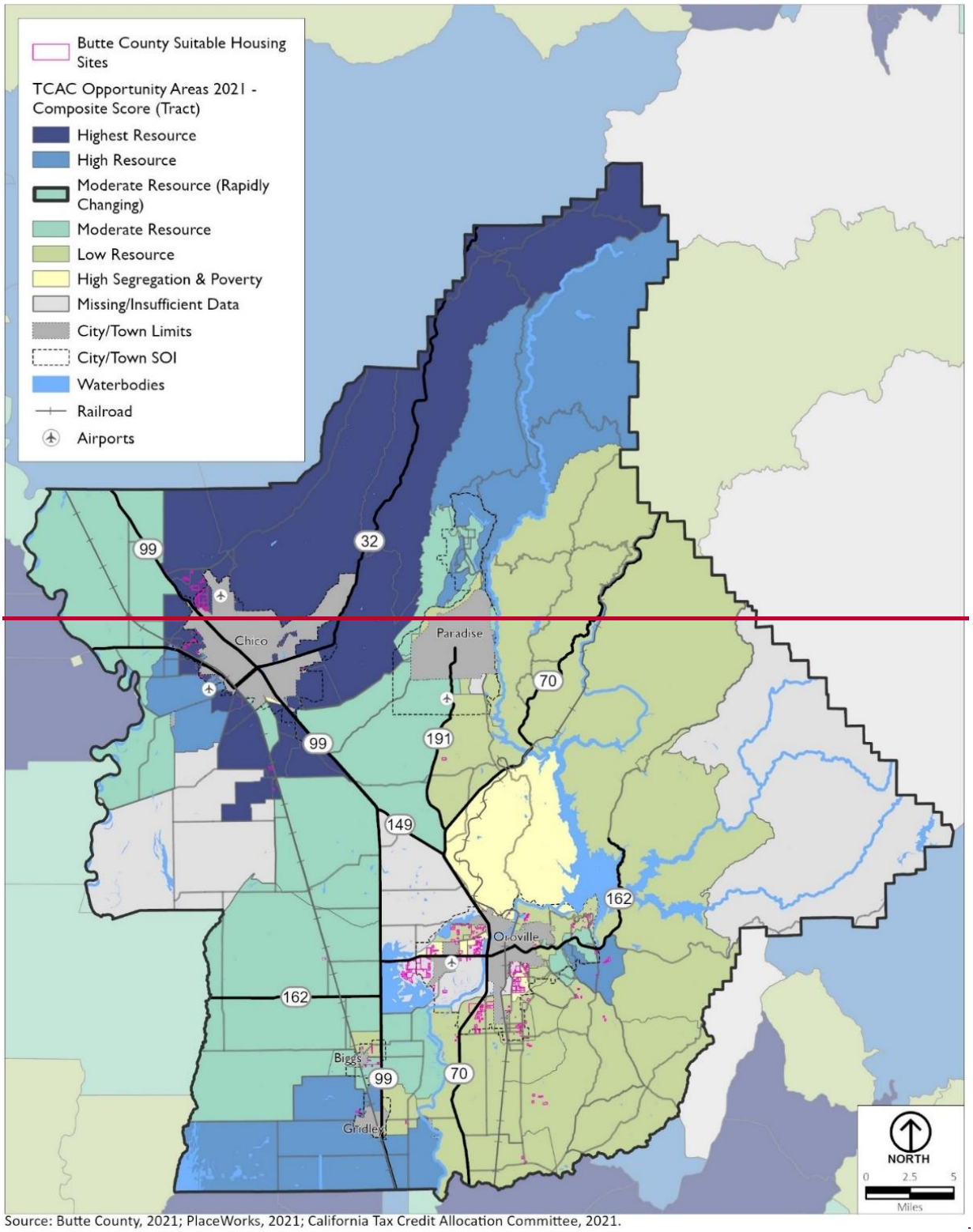
Areas designated as "highest resource" are the top 20-percent highest-scoring census tracts in the region. Residents in these census tracts are expected to have access to the best outcomes in terms of health, economic attainment, and education attainment. Census tracts designated "high resource" score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment. Moderate resource areas are in the top 30 percent of the remaining census tracts in the region. Areas that are designated as "moderate resource (rapidly changing)" are those that have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education; or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment). Low resource areas are those that score in the bottom 30 percent of census tracts and indicate a lack of access to positive outcomes and poor access to opportunities. The final designation are those areas identified as having "high segregation and poverty;" these are census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30 percent of the population in these areas is below the federal poverty line ($26,500 annually for a family of four in 2021).

According to the TCAC/HCD Opportunity Map (**Figure A-1**), the northern and northeastern portions of the Unincorporated Area are designated as high and highest resource areas, and most of southeastern Butte County is low resource or an area of high segregation and poverty. However, the County and stakeholders do not believe this map accurately reflects on-the-ground resources in Butte County. Given the geographic size of census tracts in Butte County, which result from a dispersed population in many areas, the designations combine very remote areas (i.e., northeastern Unincorporated Areas) with more urban areas (i.e., north of Chico). This inaccurately presents the northeastern portion of the county as a better spot for affordable housing than, for example, the communities of Thermalito and Palermo, where there is a greater need for affordable housing and proximity to services in the City of Oroville and transit to connect residents to them. Therefore, the County has determined that the TCAC/HCD map does not accurately represent the best areas for lower-income housing and has used the assessment of other fair housing indicators to inform the analysis of the sites inventory ability to affirmatively further fair housing.

FIGURE A-1
TCAC/HCD OPPORTUNITY AREA DESIGNATIONS, UNINCORPORATED AREA



Source: Butte County, 2021; PlaceWorks, 2021; California Tax Credit Allocation Committee, 2021.



Source: Butte County, 2021; PlaceWorks, 2021; California Tax Credit Allocation Committee, 2021.

1. Patterns of Integration and Segregation

a. Distribution of Income

As discussed in the Demographic and Economic Trends section of this Housing Element, a lower-income four-person household in Butte County is any that earns less than $56,550 (**Table A-10**). Due to population size, the American Community Survey (ACS) does not provide estimates of the median income of several census-designated communities in Unincorporated Areas of Butte County, including Butte Meadows, Butte Valley, Forbestown, Forest Ranch, Rackerby, Richvale, Robinson Mill, and Stirling City. However, as seen in **Table A-33**, the median income in many unincorporated communities for which data is available is considered lower-income. The prevalence of small and lower-income communities in Unincorporated Areas corresponds with feedback from stakeholders that reflected on the relative affordability of Butte County compared to other places in California, identifying it as a haven for lower-income households with limited options elsewhere.

TABLE A-33: MEDIAN INCOME BY UNINCORPORATED COMMUNITY, 2010-2019

Geographic Area/Community	Median Income 2010	Median Income 2019	Income Category
South Oroville	$28,578	$46,917	Low
Bangor	$46,696	$61,875	Moderate
Butte Creek Canyon	$56,987	$76,912	Moderate
Clipper Mills	$158,281	$56,140	Low
Cohasset	$56,328	$69,420	Moderate
Concow	$26,648	$31,250	Very Low
Durham	$64,853	$83,788	Moderate
Honcut	$46,250	$19,479	Extremely Low
Kelly Ridge	$46,354	$49,458	Low
Magalia	$17,377	$50,415	Low
Nord	$72,122	$70,972	Moderate
Oroville East	$54,005	$55,054	Low
~~Palmero~~Palermo	$40,313	$42,227	Low
Thermalito	$38,733	$36,964	Low
Yankee Hill	$34,167	$45,417	Low

While Census data for poverty in the Unincorporated Area is not available from 2010, ~~I~~in 2014, the highest rates of poverty in Butte County were found in and adjacent to the cities of Chico and Oroville (**Figure A-2**). In the Themalito area, approximately 35.8 percent of households earned an income below the poverty line, compared to 28.7 percent in the South Oroville and Palermo area and 25.3 percent in the Berry Creek census tract, which includes portions of Forbestown and Magalia. In the northern and western portions of the Unincorporated Area, poverty rates were typically lower in 2014.

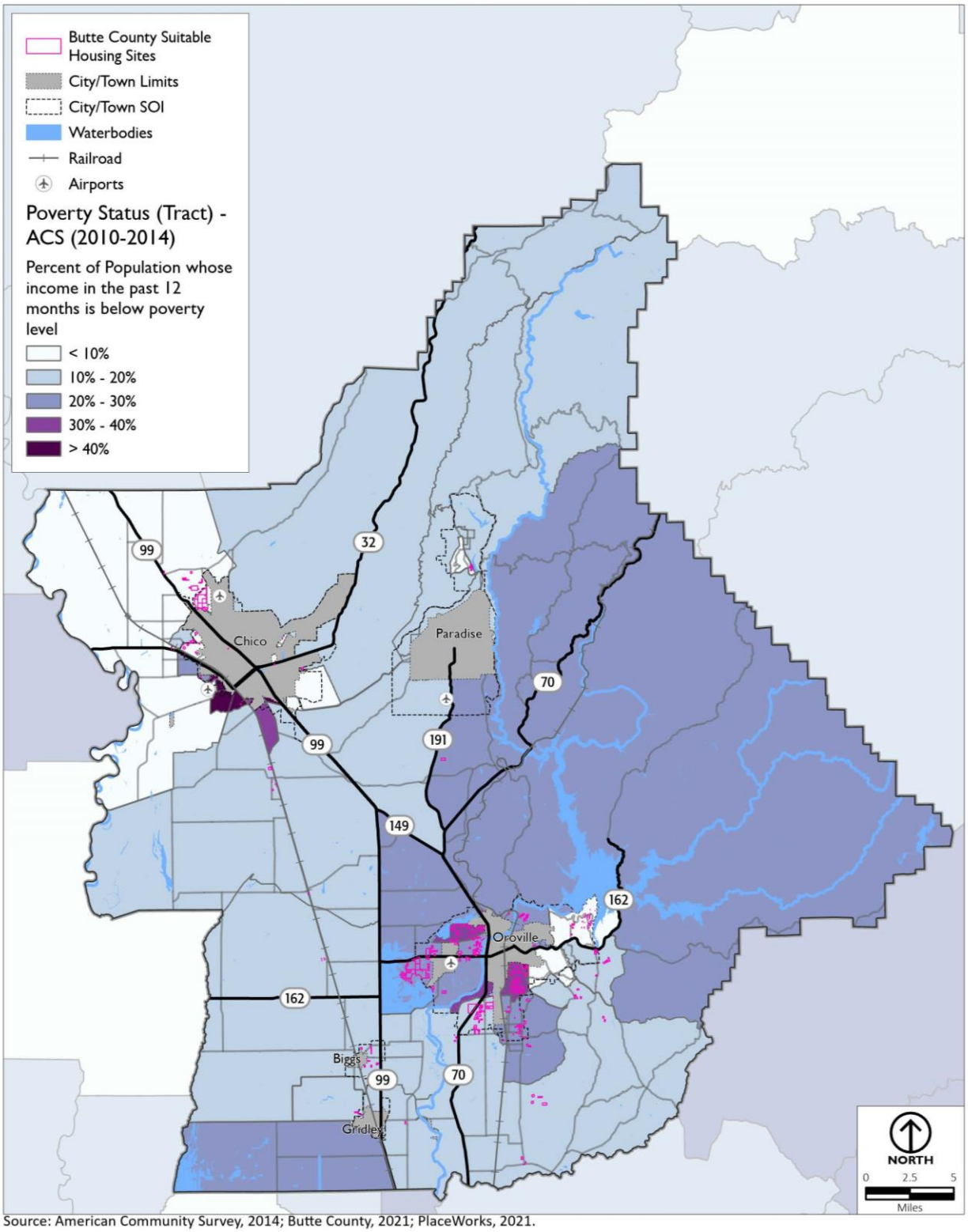
Following the 2018 Camp Fire, many lower-income residents who lost their homes were forced to relocate to the Oroville and Chico areas to remain in Butte County, according to stakeholders. Consequently, the poverty rates in western Butte County appeared to decrease by 2019, while larger geographic areas surrounding Oroville saw an increase in poverty rates (**Figure A-3**). A similar pattern, to a lesser extent, likely occurred following the 2020 North Complex Fire that destroyed the Berry Creek and Feather Falls communities, though data is not yet available to confirm this.

Multiple stakeholders remarked on the generally low median income in much of the Unincorporated Area, identifying that this concentration is largely due to the low cost of housing in Butte County communities compared to the rest of the state, thus attracting lower-income households. However, none noted any concentrations of extreme poverty or disproportionate economic opportunity within the Unincorporated Area. Rather, the contrast is between incorporated and unincorporated areas, with notably higher median incomes within city limits, particularly the City of Chico.

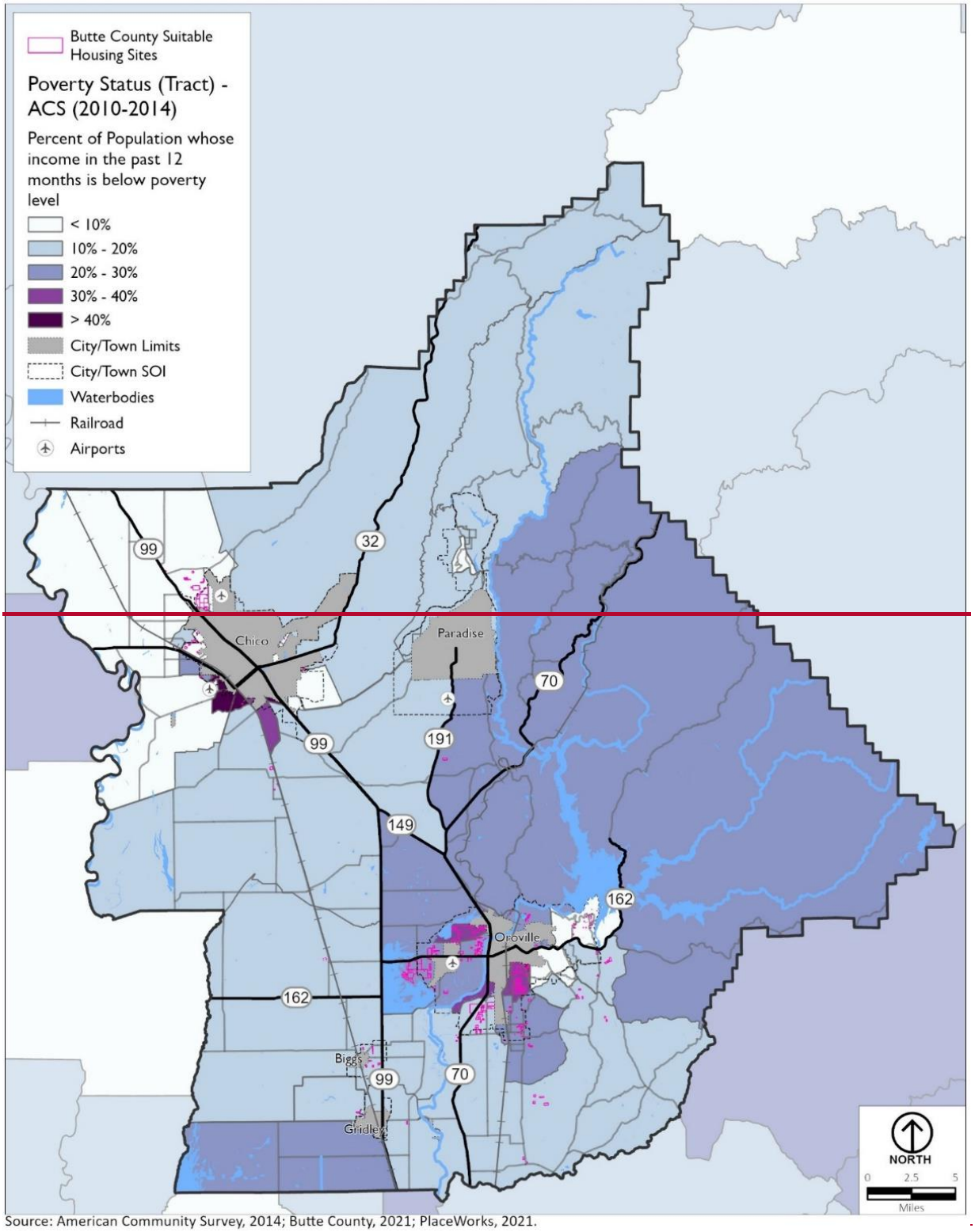
Possible solutions to ensuring lower-income households can remain in their communities:

- Promote construction of ADUs for lower-income households in high resource areas (**Program H-A2.8**)
- Assist with removal of substandard housing in areas impacted by wildfires to facilitate rebuilding efforts (**Program H-A3.1**)
- Provide financial assistance to lower-income households to repair or weatherize their home (**Program H-A3.2**)
- Facilitate construction of mobile home parks in impacted communities (**Program H-A5.1**)
- Streamline issuance of rebuild permits for residential structures in fire-impacted areas (**Policy H-P5.3**)

FIGURE A-2
RATE OF POVERTY IN THE UNINCORPORATED AREA, 2014

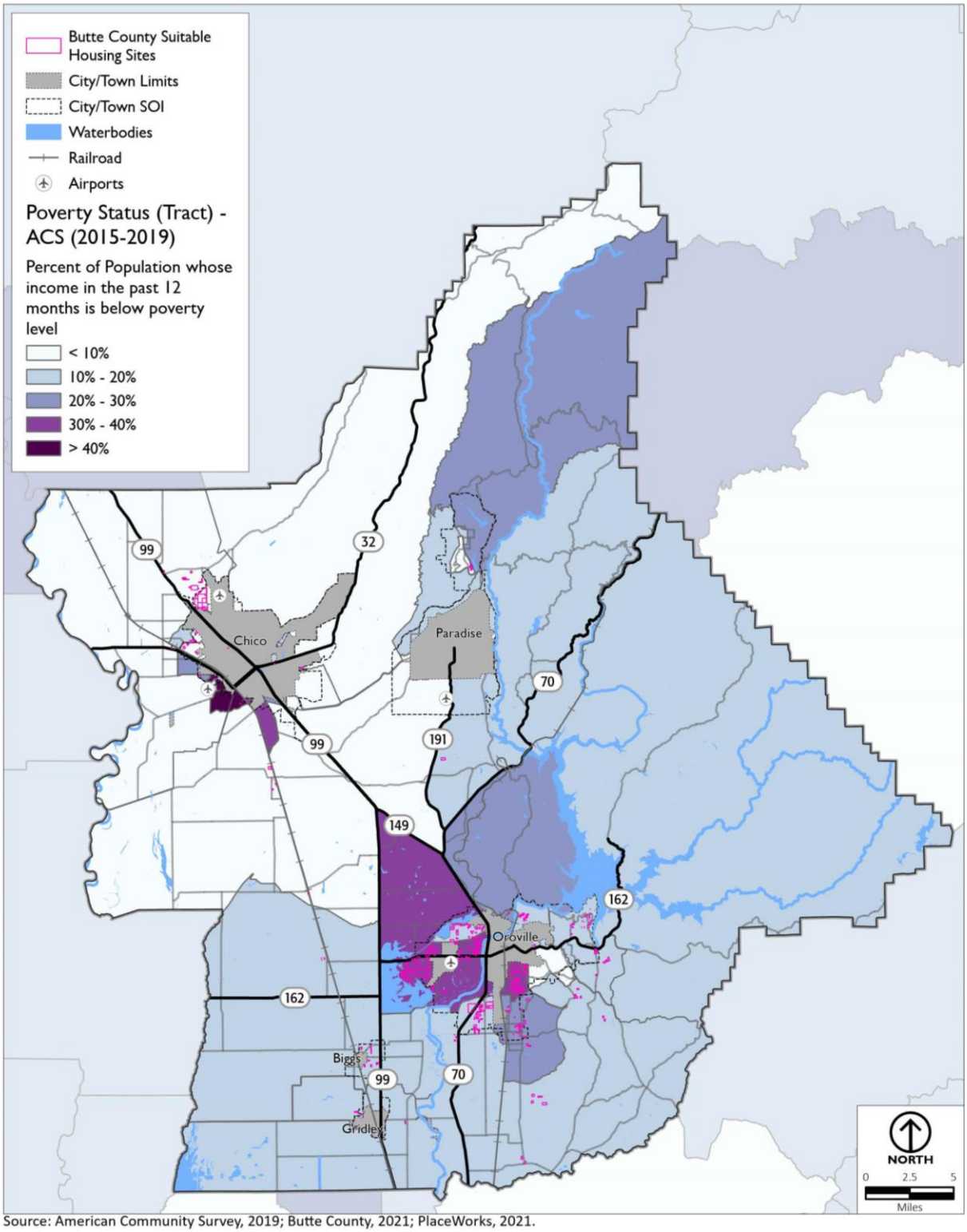


Source: American Community Survey, 2014; Butte County, 2021; PlaceWorks, 2021.

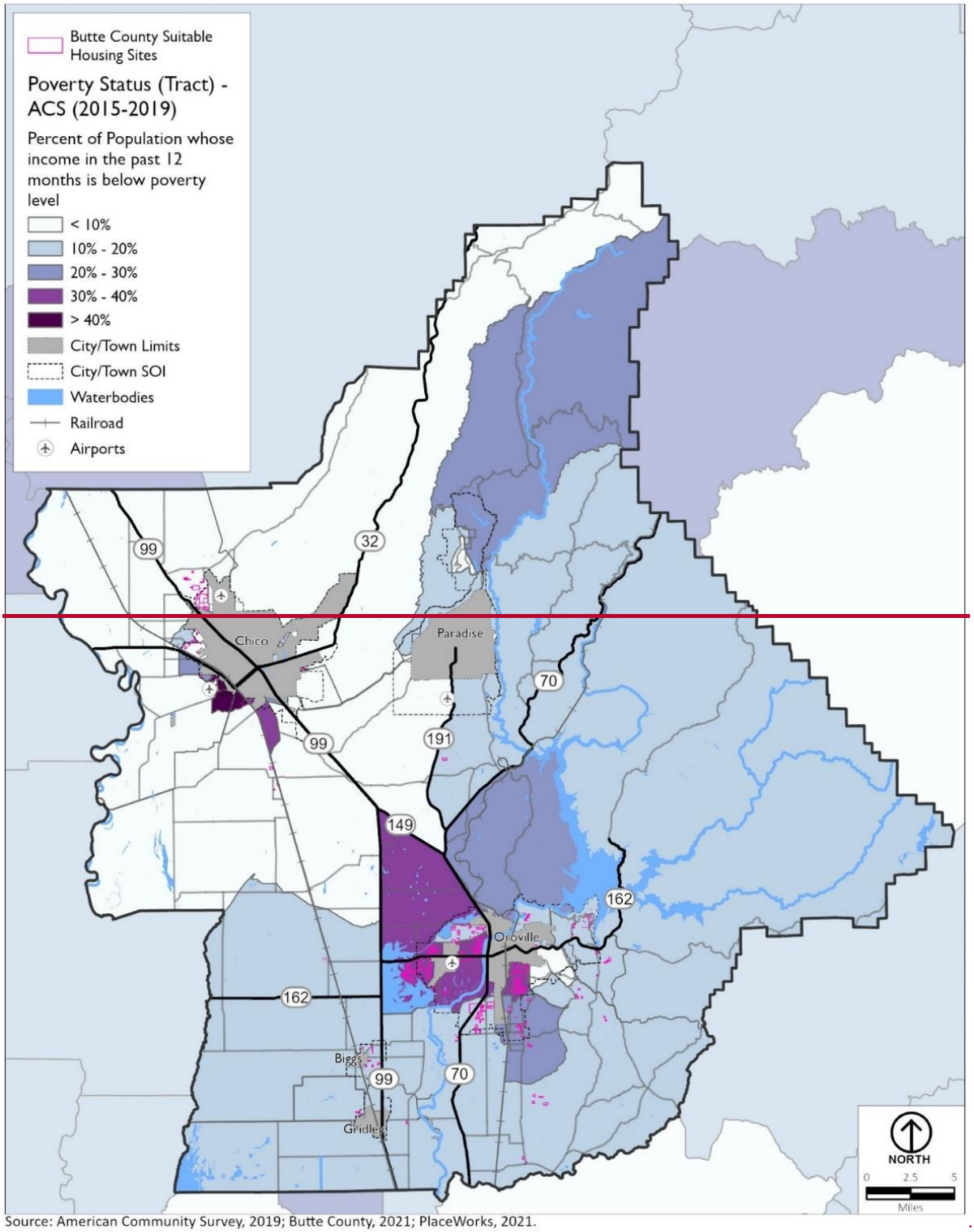


Source: American Community Survey, 2014; Butte County, 2021; PlaceWorks, 2021.

FIGURE A-3
RATE OF POVERTY IN THE UNINCORPORATED AREA, 2019



Source: American Community Survey, 2019; Butte County, 2021; PlaceWorks, 2021.



Source: American Community Survey, 2019; Butte County, 2021; PlaceWorks, 2021.

b. Racial and Ethnic Characteristics

As shown in **Figure A-4**, Predominant Populations in the Unincorporated Area, residents in Butte County are predominantly White throughout most of the County, with a Hispanic population generally falling within the 8.1 to 25 percent range. However, there are areas of the county with more diverse population mixes. A pocket of a sizeable predominantly White population, at 63 percent of the population, is in the central/southern portion of the county to the north of the communities of Oroville and Thermalito along Highway 70. Although predominantly White, this tract also contains one of the more diverse mixes of racial and ethnic populations in the county, with a Hispanic population at 14.2 percent, a Black population of 3.3 percent, and American Indians constitute 2.5 percent. A second pocket of a sizeable predominantly White population, at about 60.5 percent of the population, is in the South Oroville and Palermo area. The proportion of the population identifying as Hispanic in this pocket ranges from 12.8 percent in the upper portion closer to Oroville, to 26.1 percent in the southern portion surrounding the community of Palermo. A third sizeable predominantly White concentration of three Census tracts exists on the southeastern side of Highway 70, encompassing the community of Richvale, the City of Biggs, and the northern edges of the City of Gridley. The representation of White population in this area ranges from 56.2 to 68.8 percent of the population, with 24.9 to 36.9 percent of the population identifying as Hispanic.

There is a very small portion of a tract within Oroville that crosses city boundaries and falls within the Unincorporated Area that has the highest racial and ethnic mix in the county, with White constituting 46.9 percent, followed by Hispanic at 15.7 percent, Black or African American comprising 11.2 percent of the population, and American Indian at 3.7 percent of the tract.

There is one area of the Unincorporated Area that has a population that identifies as predominantly Hispanic, southeast of the City of Gridley, as shown in Figure A-4. However, even in this area, there is less than a 10-percent gap between residents identifying as Hispanic, at 50.9 percent of the population, and a White population comprising 42.7 percent of the tract. While the Asian-American population is a larger percentage of the population within incorporated cities of Oroville and Chico, comprising 8.1 to 25 percent of the population in many neighborhoods, within the Unincorporated Area, the representation of Asian-American residents is typically below 5 percent.

Over the last decade, the non-White population has increased in Butte County, though primarily in incorporated areas. The portions of the county experiencing evident change in racial/ethnic diversity ratios are primarily in the southern half of the county along Highway 70, along the southern borders with Sutter and Yuba Counties, and along the eastern edges of the county.

As a result of the range in demographic identities throughout the county, Butte County has a diversity index score of under 50 in much of the Unincorporated Area, with 100 being perfect diversity. The northern area, which is largely unpopulated, and eastern portions of the county, have lower diversity index scores while the southern portion of the county, central areas along Highway 70, and communities along the western central boundary with Glenn County reflect higher diversity index scores. Glenn County, to the west, has a higher diversity index score overall, ranging from over 70 in

the northern half to around 60 in the southern half. The low to moderate level of diversity in Butte County has remained relatively constant in recent years in the northern half of the county. However, the southern half of the county is undergoing a gradual transformation to increased rates of diversity, including the areas southwest of Gridley adjacent to the Sutter County border, adjacent to Highway 70, along the western border of the county southwest of Chico, and the areas surrounding the communities of Thermalito and Oroville.

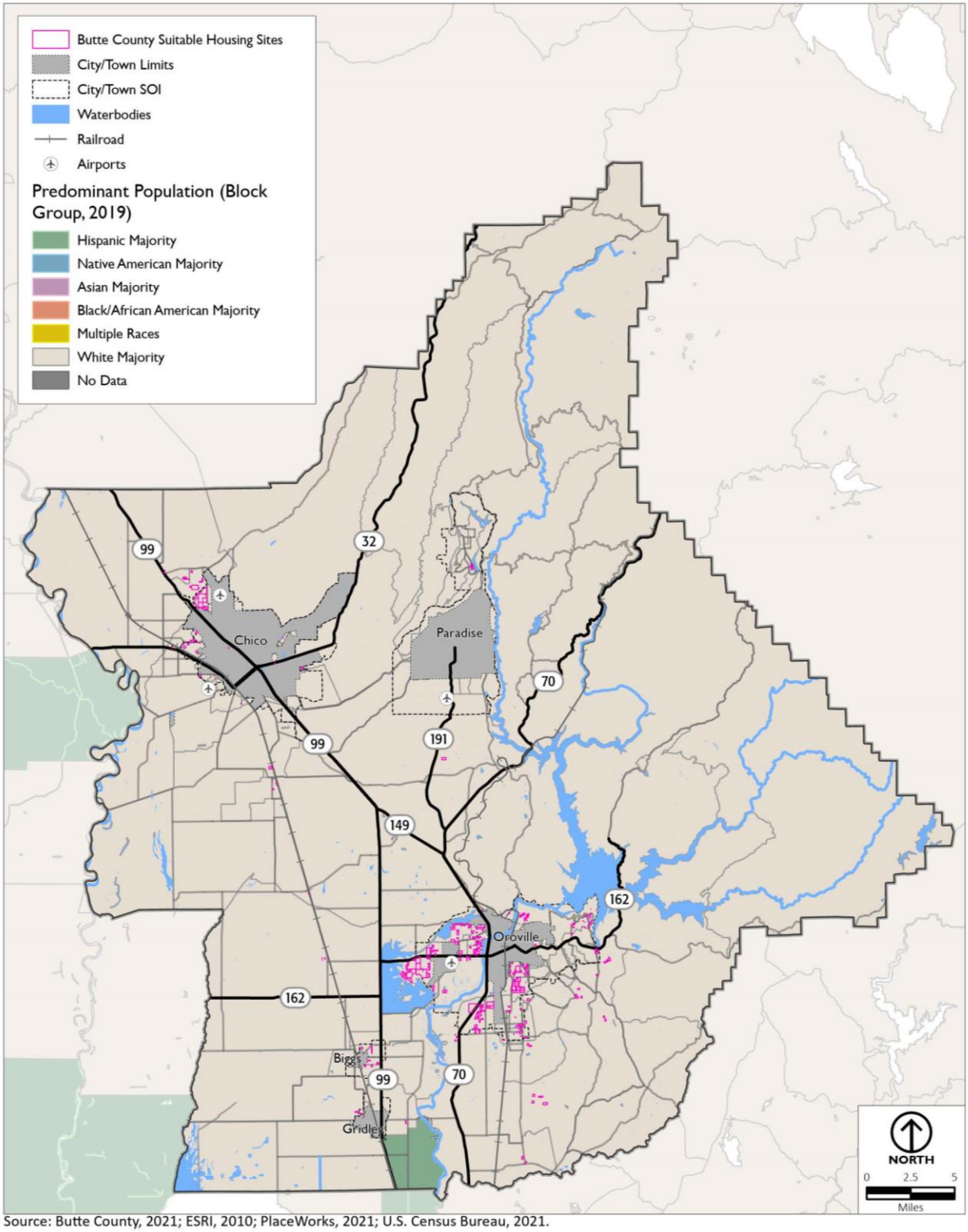
When compared to the adjacent counties of Sutter, Glenn, and Yuba, Butte County most resembles the racial and ethnic population distribution in Yuba County. Sutter County, like Glenn County, has a more diversified population than Butte County. The patterns in Sutter County are mirrored along the southern border areas of Butte County where there is a predominantly Hispanic population and generally smaller proportion of the population that identifies as White. Both Glenn and Sutter Counties have experienced an increase in diversity since 2010, which has transformed all of the previously lower-diversity areas within these counties to moderate racial and ethnic representations.

c. Racially or Ethnically Concentrated Areas of Poverty

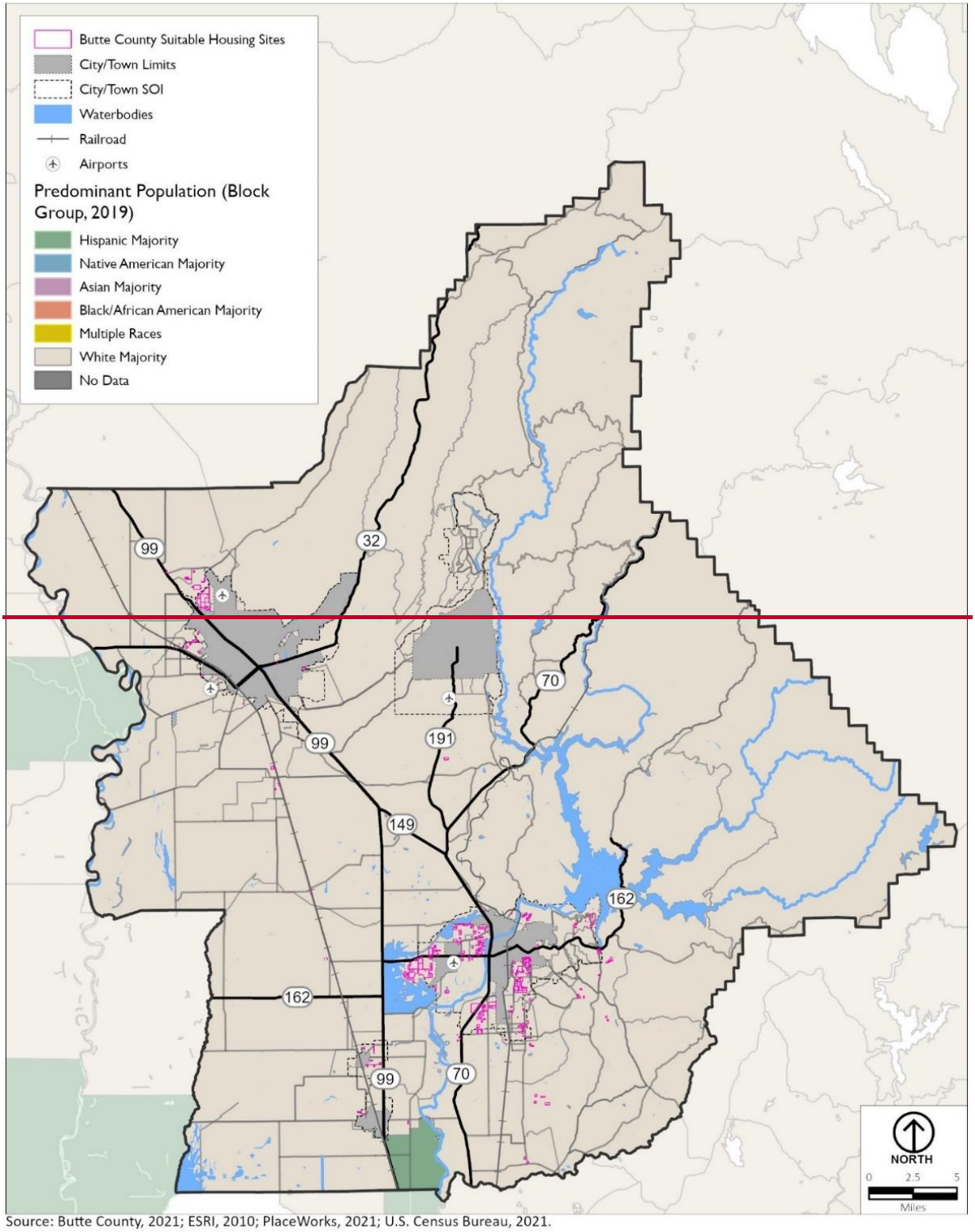
A R/ECAP, as defined by the U.S. Department of Housing and Urban Development (HUD), is an area in which 50 percent or more of the population identifies as non-White and 40 percent or more of individuals are living below the poverty line. As described previously, the only portion of the Unincorporated Area that is not predominantly White is the area southwest of the City of Gridley. In this area, 50.9 percent of the population identifies as Hispanic, and 12.8 percent of households earn an income below the poverty line, according to the 2015-2019 ACS. While this area does not qualify as a R/ECAP, the concentration of a non-White population is notably different than all other portions of the Unincorporated Area. The Colusa and Yuba County areas adjacent to this also have a predominantly Hispanic population that may influence the concentration in the southwest corner of Butte County.

While there are no formal R/ECAPs in Butte County, the high rate of poverty throughout rural areas may indicate a significant need for services and affordable, accessible housing. In Magalia and areas to the north, 22.7 percent of households are below the poverty line, 29.9 percent of households north of Oroville, and 23.5 percent of households in the Palermo area. The Butte County Housing Authority and Butte County Behavioral Health supported this finding stating that many unincorporated communities have large senior populations that rely on social security as a source of income and persons that struggle with mental or physical disabilities that prevent them from earning a steady income. The dominance of these populations is due to the relative affordability of Butte County compared to other areas of the state, however, has also resulted in high rates of overpayment, households living in substandard conditions, and other challenges as wildfires further diminish and threaten the existing housing supply.

FIGURE A-4
PREDOMINANT POPULATIONS IN THE UNINCORPORATED AREA



Source: Butte County, 2021; ESRI, 2010; PlaceWorks, 2021; U.S. Census Bureau, 2021.



Source: Butte County, 2021; ESRI, 2010; PlaceWorks, 2021; U.S. Census Bureau, 2021.

d. Racially Concentrated Areas of Affluence

In contrast to a R/ECAP, a racially concentrated area of affluence (RCAA) was defined in 2019 in the HUD's Cityscape periodical by Goetz et al. in *Racially Concentrated Areas of Affluence: A Preliminary Investigation* as a census tract in which 80 percent or more of the population is White and has a median income greater than $125,000 annually. While most of the county is predominantly White, many unincorporated areas have low median incomes and high rates of poverty. There are two areas that meet the definition of an RCAA. The first is north of the City of Chico, along Wilson Landing Road and Keefer Road. In this area, approximately 81.9 percent of the population identifies as White and the median income in 2019 was $134,155. However, this area is largely occupied by the Chico Municipal Airport and the data may not accurately represent residential patterns in this area. The second RCAA area is north of Deer Creek Highway in the Canyon Oaks Country Club neighborhood that is primarily within the City of Chico limits, with some areas extending into the Unincorporated Area. In this neighborhood, 86.8 percent of residents identify as White and the median income is $143,229. Both of these RCAAs are adjacent to, or partially within, Chico city limits, while the majority of the Unincorporated Area has significantly different racial and economic patterns. This suggests that, rather than a concentration of wealth that is unique to a specific unincorporated area, there is a larger issue of possible exclusivity between incorporated and unincorporated areas. The Local Government Committee, whose members include representatives from the City of Chico and Butte County, intends to address issues such as this through multi-jurisdictional collaboration to better serve residents.

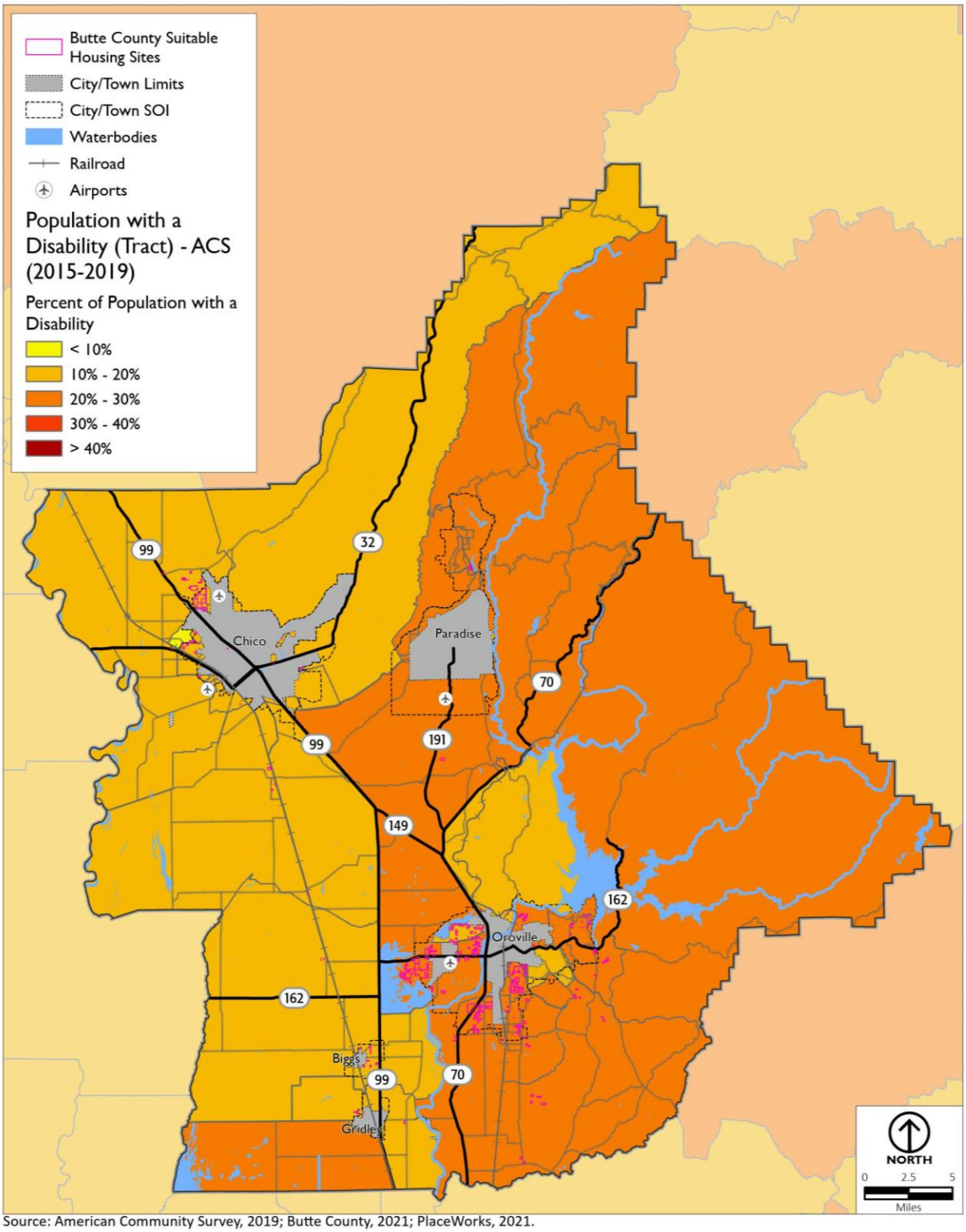
e. Persons with Disabilities

As stated in the Demographic and Economic Trends section, approximately 21 percent of residents in the Unincorporated Area report having a disability. Seniors comprise approximately 45 percent of this population, with ambulatory difficulties being the most common disability for this population, followed by hearing difficulty. For the remaining 65 percent of the population with a disability, cognitive difficulties are the most common disability type, followed by ambulatory difficulty. The rate of disability in Butte County is higher than that found in Glenn (15 percent), Sutter (14 percent), and Yuba (15 percent) Counties. This reflects feedback from Butte County Behavioral Health that remarked on the large disabled and senior populations residing in the Unincorporated Area, particularly outside of the valley, due to relatively low housing costs compared to other areas of the region and state.

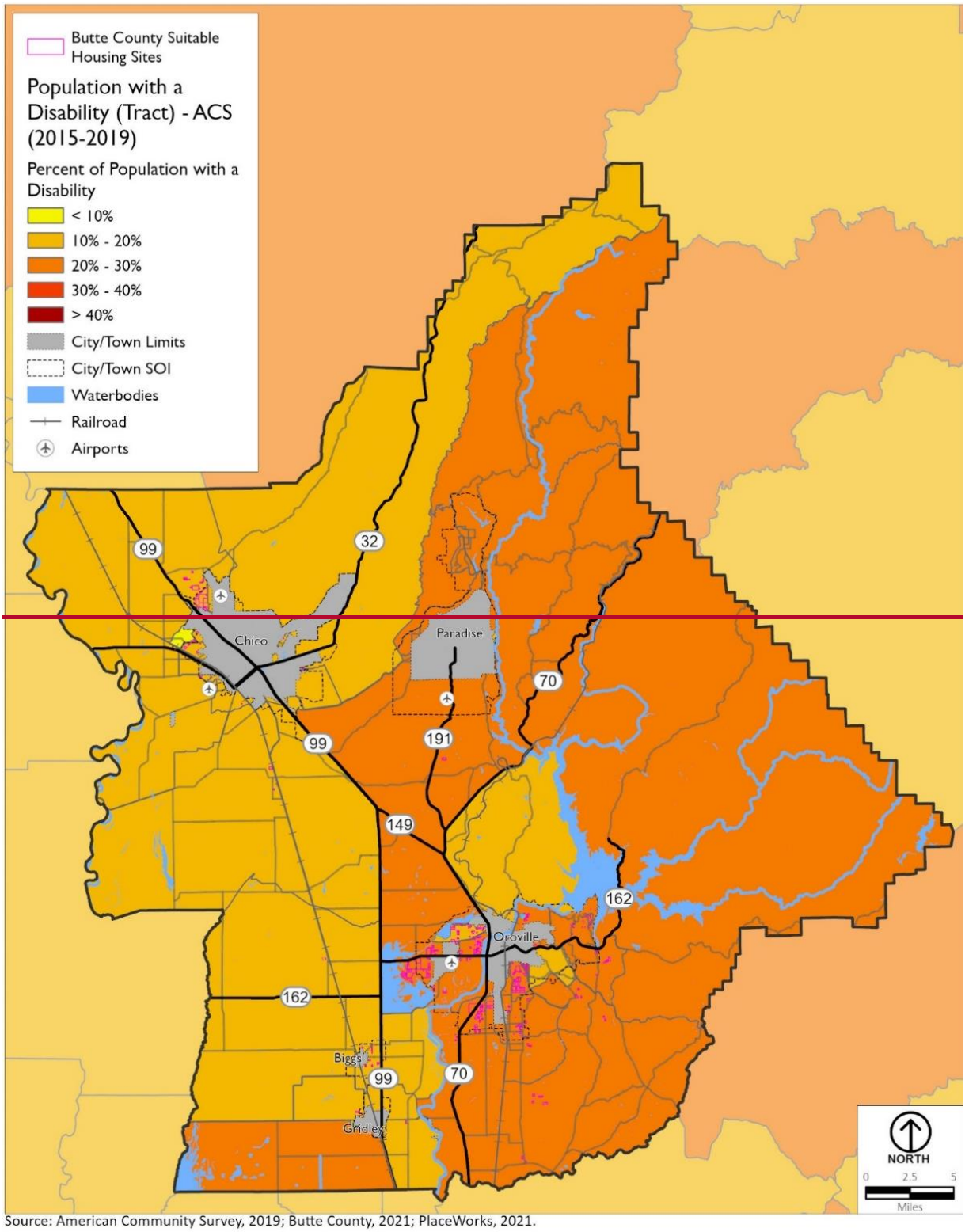
The disability rate is notably higher in the eastern portion of the Unincorporated Area (**Figure A-5**), which corresponds with higher rates of poverty. The combination of these characteristics results in a need for extremely affordable and accessible housing, which is in limited supply in much of Butte County. Stakeholders reported that many disabled residents prefer to live independently as long as possible, and often occupy mobile homes and older single-family homes. Many of these units were lost during the Camp Fire and North Complex Fire, displacing residents with disabilities and limited housing mobility opportunities. The County will pursue funding to make accessibility improvements to rental units such to increase the supply of housing opportunities for persons with disabilities

(**Program H-A4.3**) and will encourage universal design in all units and multifamily developers to designate accessible units (**Program H-A4.10**).

FIGURE A-5
RATE OF DISABILITY IN THE UNINCORPORATED AREA



Source: American Community Survey, 2019; Butte County, 2021; PlaceWorks, 2021.

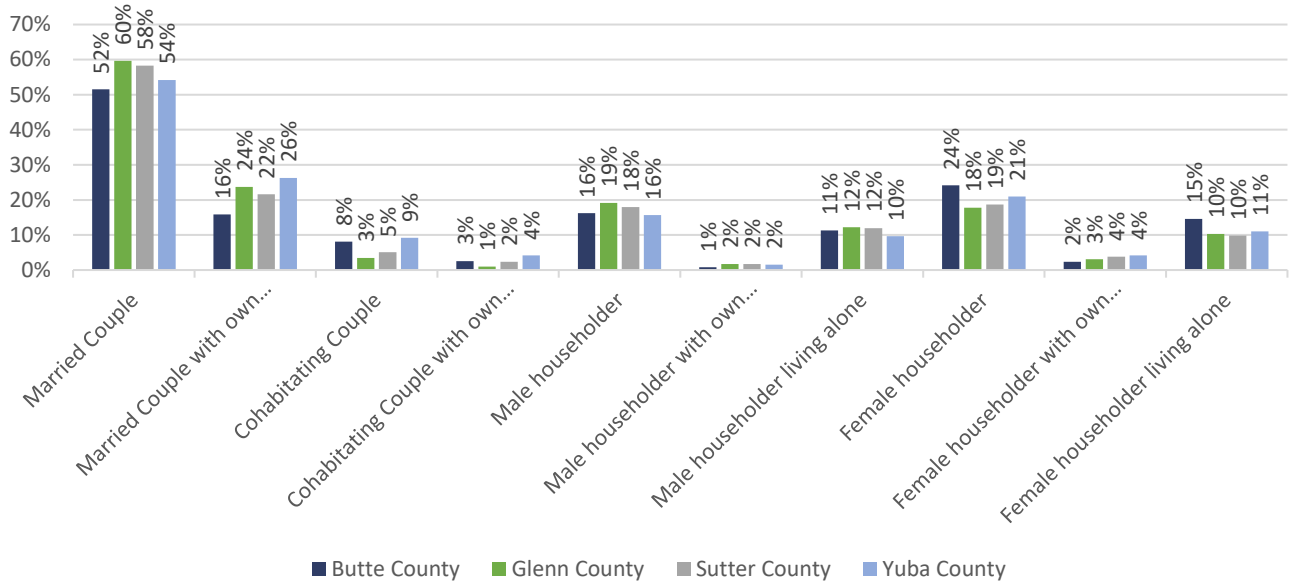


Source: American Community Survey, 2019; Butte County, 2021; PlaceWorks, 2021.

f. Familial Status

As shown in **Figure A-6**, there is a higher percentage of female-headed households and cohabitating couples (not married) in the Unincorporated Area of Butte County compared to the region, though a greater share of the female-headed households are living alone and do not have children. In the Unincorporated Area, female-headed households are largely concentrated north of Magalia, southwest of the City of Gridley, southeast of the City of Chico (but within the sphere of influence), and in Thermalito. In contrast, the highest rate of families without children is north of the City of Chico in the Forest Ranch area and the highest rate of married couples with children are in the northwestern reaches of Butte County and in East Oroville. The lower percentage of families with children in all family types compared to Glenn, Sutter, and Yuba counties reflects the large population of seniors residing in the Unincorporated Area of Butte County (approximately 24 percent of the total population). In comparison, seniors comprise approximately 17, 18, and 12 percent of the populations in the unincorporated areas of Glenn, Sutter, and Yuba Counties, respectively.

FIGURE A-6
FAMILIAL CHARACTERISTICS IN THE BUTTE COUNTY REGION



Source: 2015-2019 ACS

Notes:

1 *Data presented represents the balance of each county, removing estimates from incorporated communities from the county total.*

2 *Data is not available for the Town of Paradise; therefore, estimates for Butte County may include some households that reside within Paradise town limits.*

2. Access to Opportunity

a. Environmental Health

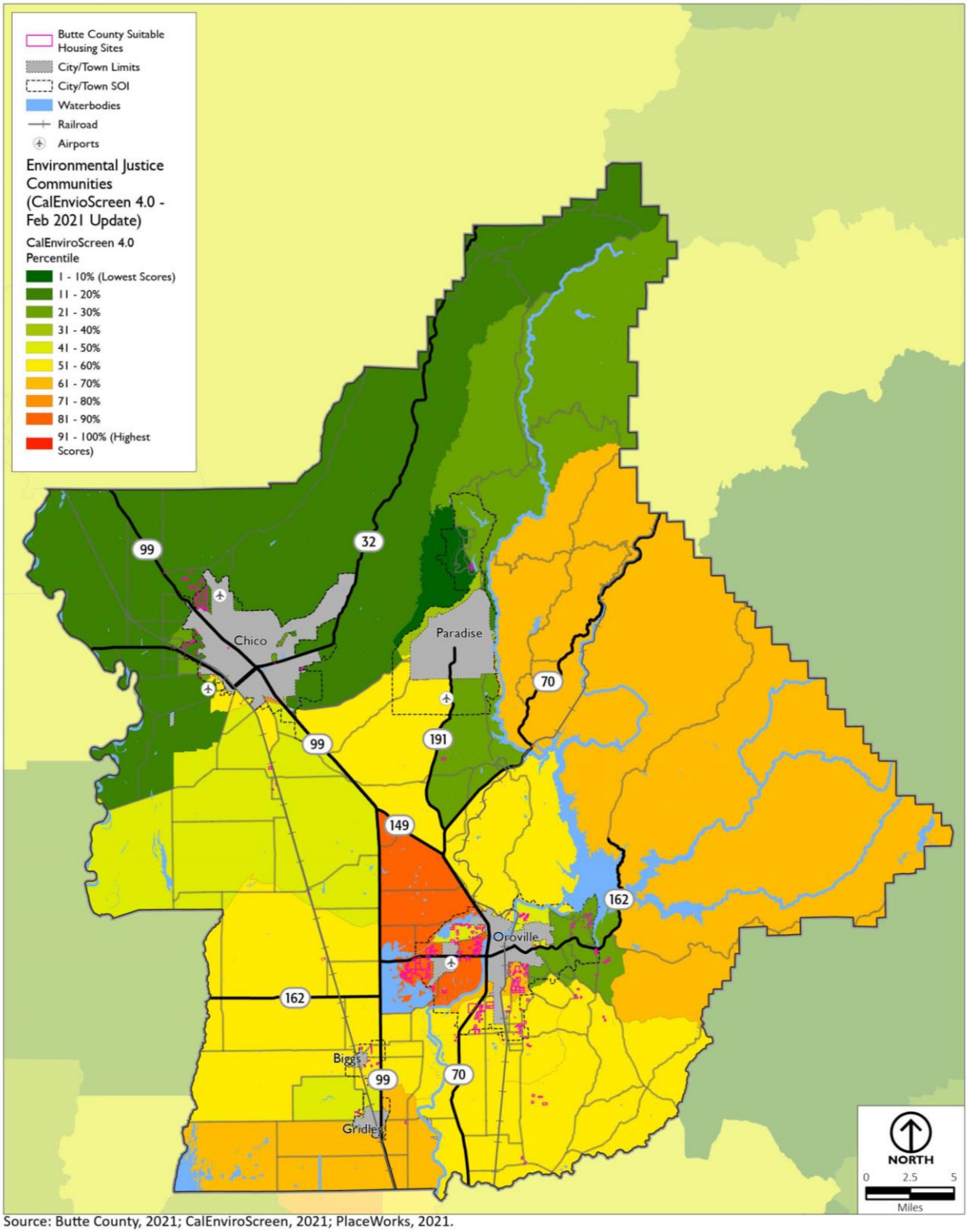
A disadvantaged community or environmental justice community (EJ Community) is identified by the California Environmental Protection Agency (Cal EPA) as "areas that are disproportionately affected

by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation," and may or may not have a concentration of low-income households, high unemployment rates, low homeownership rates, overpayment for housing, or other indicators of disproportionate housing need. In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community environmental scores. In the CalEnviroScreen tool, communities that have a cumulative score in the 75th percentile or above (25 percent highest score census tracts) are those that have been designated as disadvantaged communities under SB 535. The cumulative score for each census tract includes an exposure score, with a low score being a positive outcome, for each of the following:

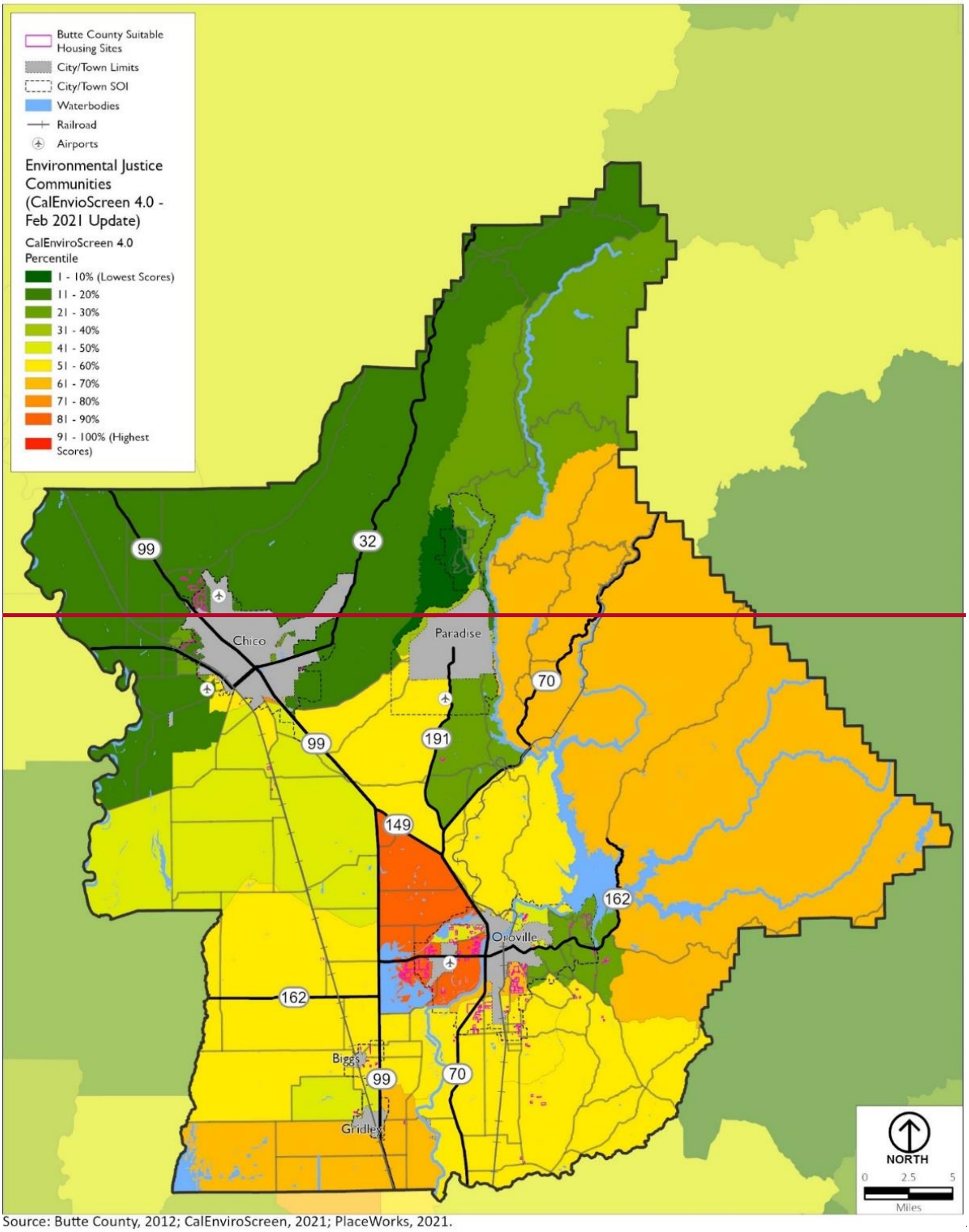
- Ozone concentrations
- $PM_{2.5}$ concentrations
- Diesel particulate matter emissions
- Drinking water contaminants
- Children's lead risk from housing
- Use of certain high-hazard, high-volatility pesticides
- Toxic releases from facilities
- Traffic impacts

Communities that are identified as disadvantaged communities based on their cumulative pollution exposure score are targeted for investment through the State cap-and-trade program. However, the condition of these communities poses fair housing concerns due to disproportionate exposure to unhealthy living conditions. Under SB 535, portions of Thermalito and areas to the west and east are considered disadvantaged due to exposure to environmental contaminants (see **Figure A-7**). This area is considered a disadvantaged community for its population characteristics (90th percentile) rather than pollution burden (58th percentile). The population characteristics score is determined based on socioeconomic and health factors, including asthma, low birth weight, cardiovascular disease, poverty, unemployment, and more, while pollution burden score is based on environmental conditions such as ozone, drinking water, groundwater threats, traffic, pesticides, and more. The scores in the Thermalito area indicate a need to address socioeconomic and health conditions that are unrelated to environmental health, suggesting that there are no areas with disproportionate access to healthy environmental conditions in the Unincorporated Areas.

FIGURE A-7
CALENVIROSCREEN SCORE, UNINCORPORATED AREA



Source: Butte County, 2021; CalEnviroScreen, 2021; PlaceWorks, 2021.



Source: Butte County, 2012; CalEnviroScreen, 2021; PlaceWorks, 2021.

b. Educational Opportunities

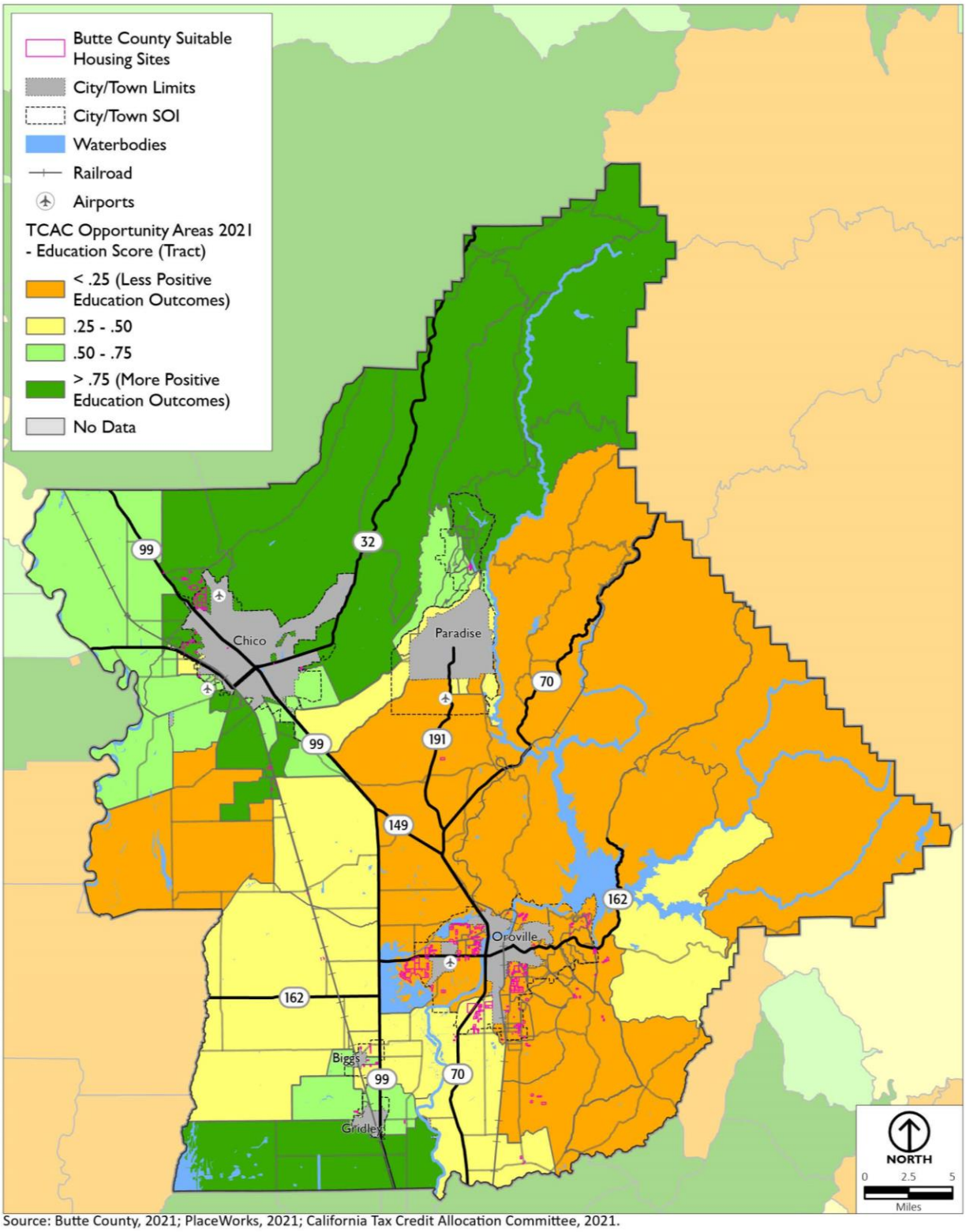
School quality is often tied to housing, with neighborhoods or communities with higher median incomes and home values often having access to higher-performing schools than residents of lower-income neighborhoods. Income distribution influences home values and property taxes, and therefore funding for public schools. As such, school districts with higher concentrations of affordable housing typically have lower test scores in schools, creating a cyclical problem of not offering these students equal educational opportunities. Therefore, disparities in access to strong school opportunities serves as an indicator of fair housing and equal access to opportunities.

Each year, the California Department of Education (DOE) publishes performance metrics for public schools in the state, including student assessment results for English Language Arts and Mathematics as they compare to the state grade-level standards. There are approximately 26 schools in the Unincorporated Area of Butte County, including 18 elementary schools, 3 kindergarten through 8th grade schools, 2 middle schools, 2 high schools, and 1 continuation high school. Performance scores were unavailable for Palermo Union Community Day, Honcut (K-3), Feather Falls Elementary, Cedarwood Elementary, Pine Ridge (preschool–6th), and Ridgeway High; however, each of these schools does provide educational opportunities for local residents. Additionally, Ridgway High, a continuation school, serves students who struggle with traditional school environments and offers a valuable opportunity for students who may otherwise not complete high school. Of the 20 schools for which English Language Arts and Mathematics performance scores were available in 2019, DOE reported that 12 fell below the state grade-level standards in English Language Arts and 19 fell below the statewide grade standard in Mathematics.

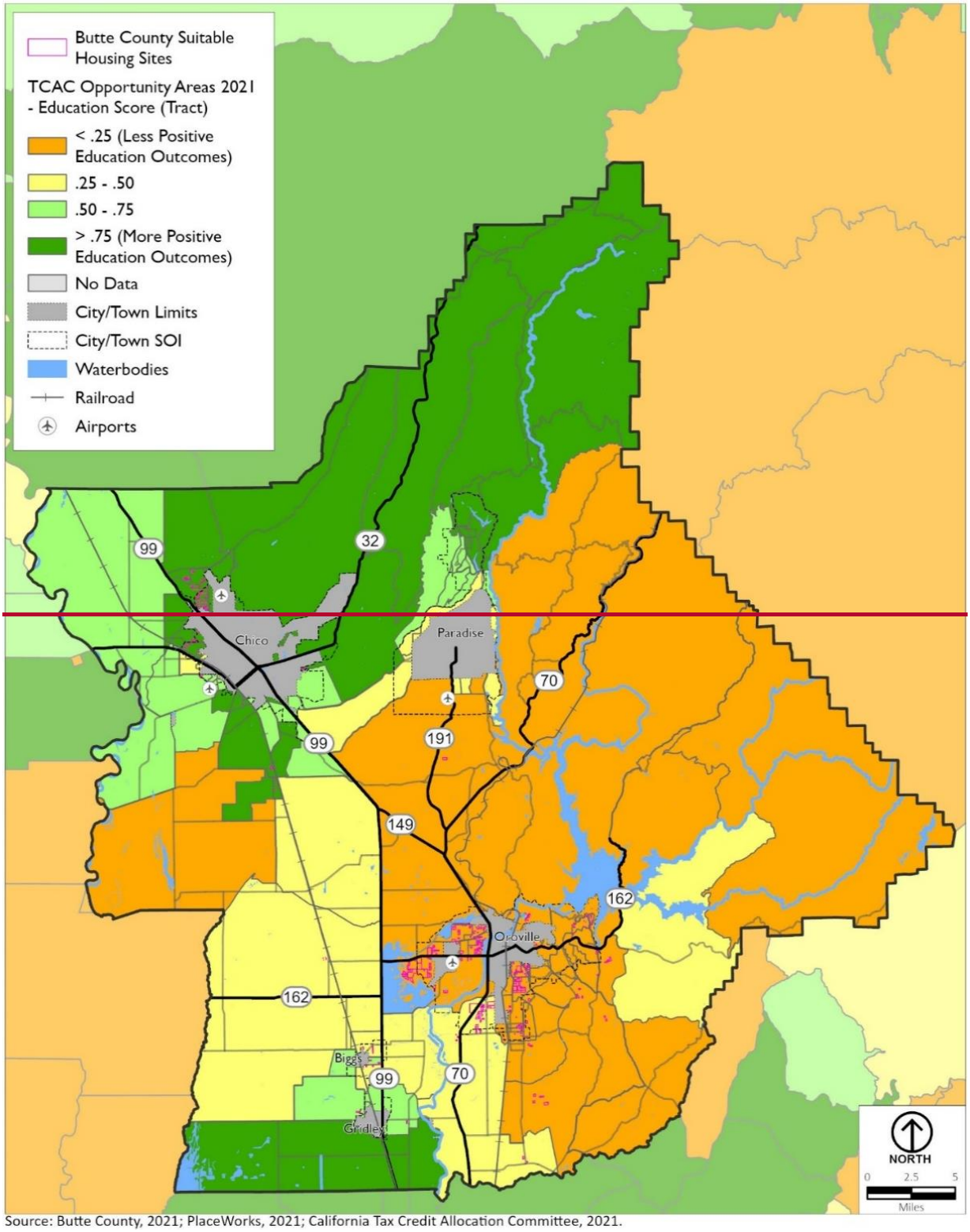
The anticipated educational outcome, according to the TCAC/HCD opportunity maps, is lowest in the southern portion of the county, all areas south of Durham and Magalia (see **Figure A-8**). The higher expected educational outcomes are north and northeast of the City of Chico, where the median income tends to be higher.

While there are educational opportunities available in several unincorporated communities, not all have public schools reported on by DOE, or have public schools for some grades but not all. Additionally, many schools that that are available do not offer high-performing educational opportunities. Therefore, County staff will meet with school districts to determine what factors influence student performance, such as stable housing opportunities, and will pursue a variety of solutions in an effort to improve access to educational opportunities (see **Program H-A6.1**).

FIGURE A-8
TCAC/HCD EDUCATIONAL OUTCOME SCORE, UNINCORPORATED AREA



Source: Butte County, 2021; PlaceWorks, 2021; California Tax Credit Allocation Committee, 2021.



Source: Butte County, 2021; PlaceWorks, 2021; California Tax Credit Allocation Committee, 2021.

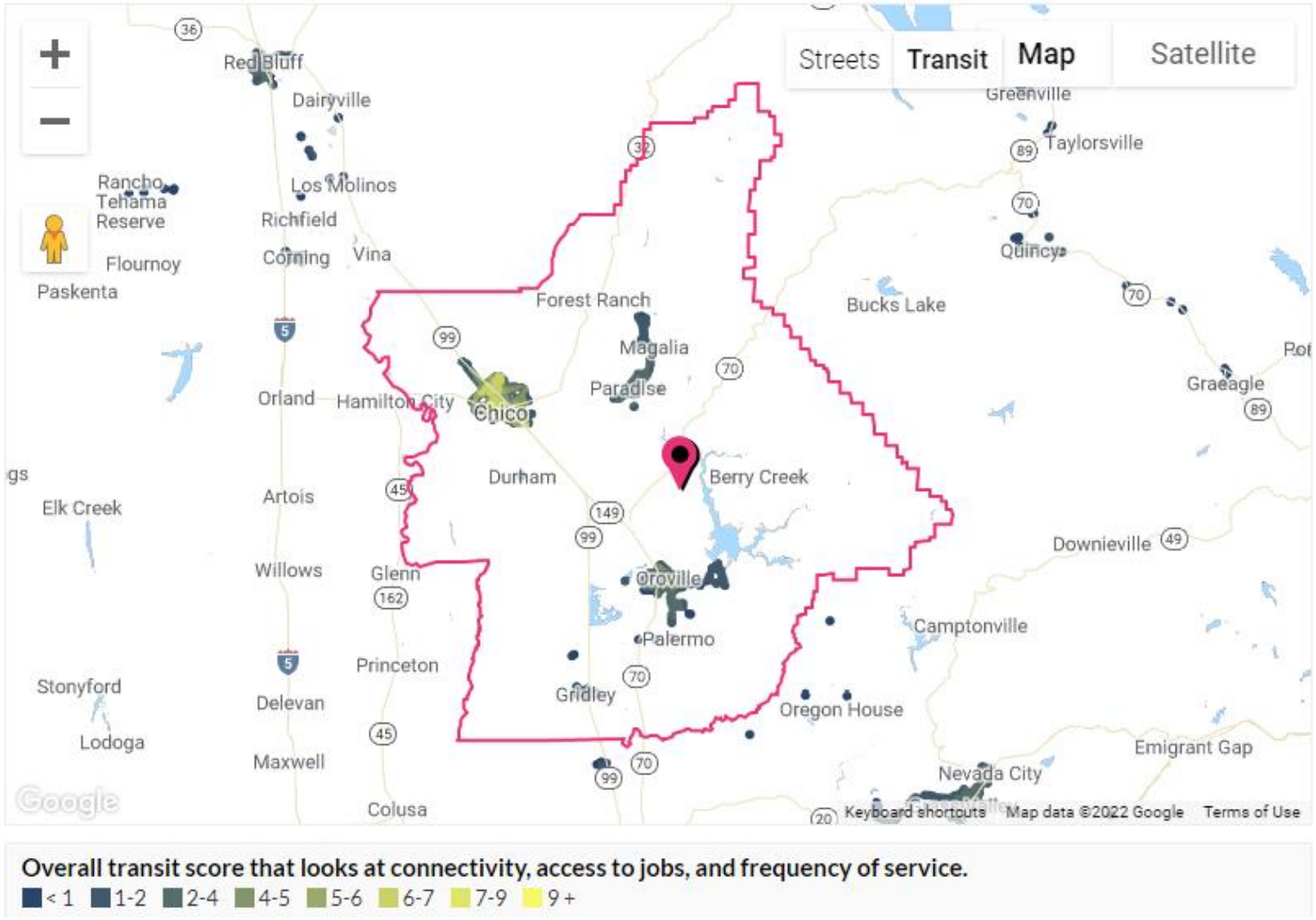
c. Mobility

This assessment analyzes two types of mobility – transit and housing. Transit mobility refers to an individual's ability to navigate the county and region on a daily basis to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit. Housing mobility refers to an individual's or household's ability to secure affordable housing in areas of high opportunity, move between neighborhoods, and purchase a home if they so choose. Indicators of housing mobility include distribution of HCVs, availability of rental and ownership opportunities throughout the county, and vacancy rates.

i. Transit Mobility

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at the city, county, and regional levels. Figure A-9 depicts where in Butte County transit is available and areas with higher connectivity scores. As shown, public transit in Butte County is largely isolated within incorporated jurisdictions and the Magalia area, with little to no transit within other Unincorporated Areas besides routes connecting incorporating areas (i.e., Route 31 from Paradise to Oroville). Overall, Butte County has a transit score of 2.9, compared to 2.4 in Yuba County, 0.0 in Glenn County, 5.1 in the City of Chico, and 3.1 in the City of Oroville. The relatively low transit scores in this area of the state are likely due to the low population densities in rural and agricultural areas.

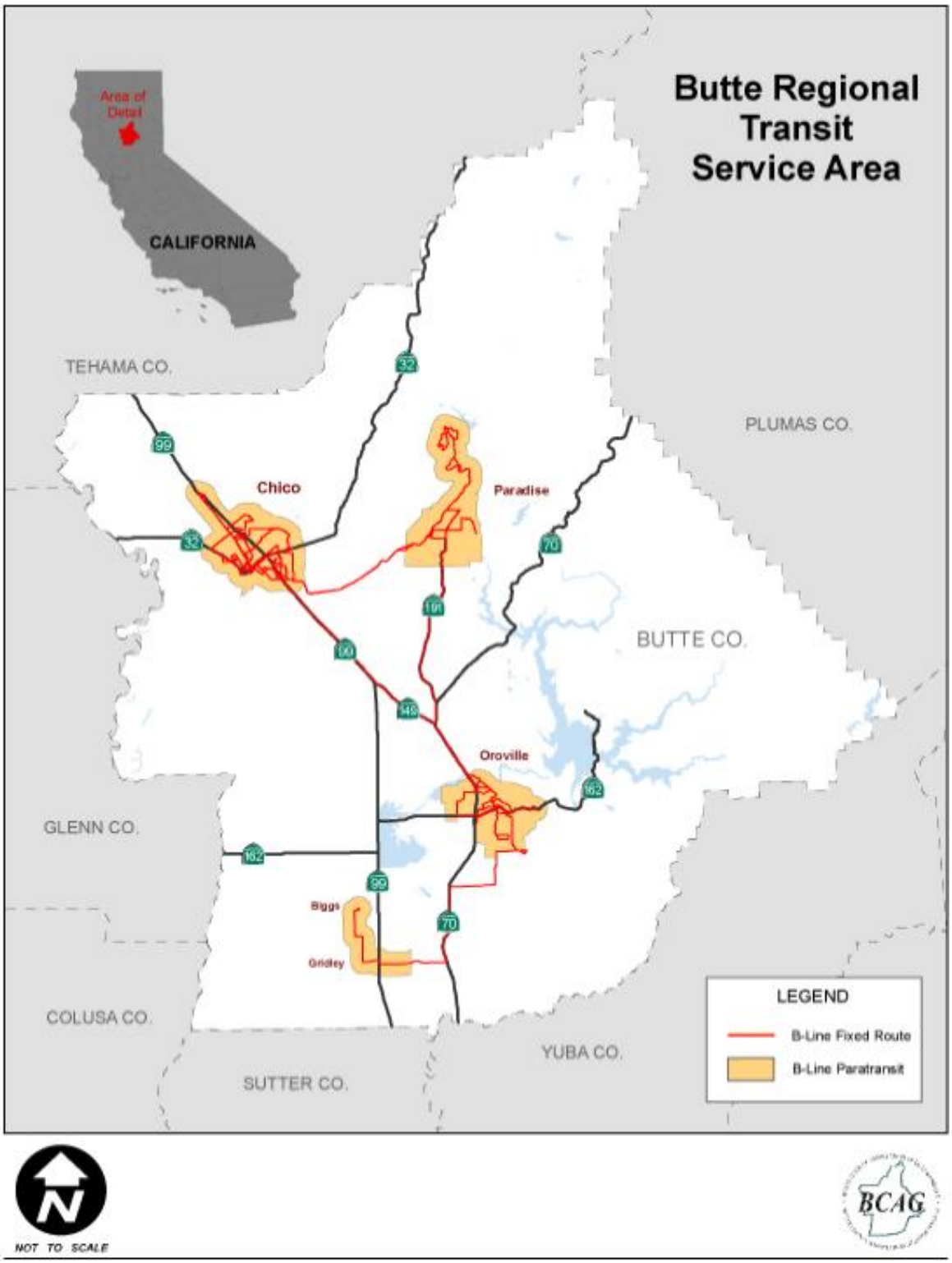
FIGURE A-9
TRANSIT SCORES, BUTTE COUNTY



Source: AllTransit, 2021

The only public transit agency that serves Butte County residents is Butte Regional Transit (B-Line). B-Line operates in the Chico area, Paradise and Magalia area, Oroville and Palermo area, and Gridley and Biggs area, which is reflected in Figure A-10. Discounted rates are available for youth aged 18 and younger, persons with disabilities, and seniors aged 65 and over. The limited transportation options in remote and rural areas of unincorporated Butte County are similar to transit availability in neighboring Yuba and Sutter Counties. While Yuba County does have one route that serves unincorporated communities, operated by Yuba-Sutter Transit, it does not reach all communities and runs with limited frequency. Sutter County has no public transit routes available outside of urban areas. In contrast, residents of Glenn County are served by Glenn Transit Services, which provides transit stops in each community off of State Route 32 and Interstate 5; however, limited pedestrian infrastructure may limit access for some residents. In Butte County and the surrounding region, transit options are limited for residents of remote communities. Therefore, while residents of unincorporated Butte County may not be disproportionately disadvantaged regarding transit compared to the region, there may still be a need for expanded routes, frequency, and rider infrastructure. Given the shortage of public transit, particularly connecting rural residents to resources in urban centers, the County will meet with Butte Regional Transit (B-Line) to assess transit demand and will support applications for funding to expand transit availability if demand exists (**Program H-A6.1**).

FIGURE A-10
BUTTE REGIONAL TRANSIT (B-LINE) ROUTES



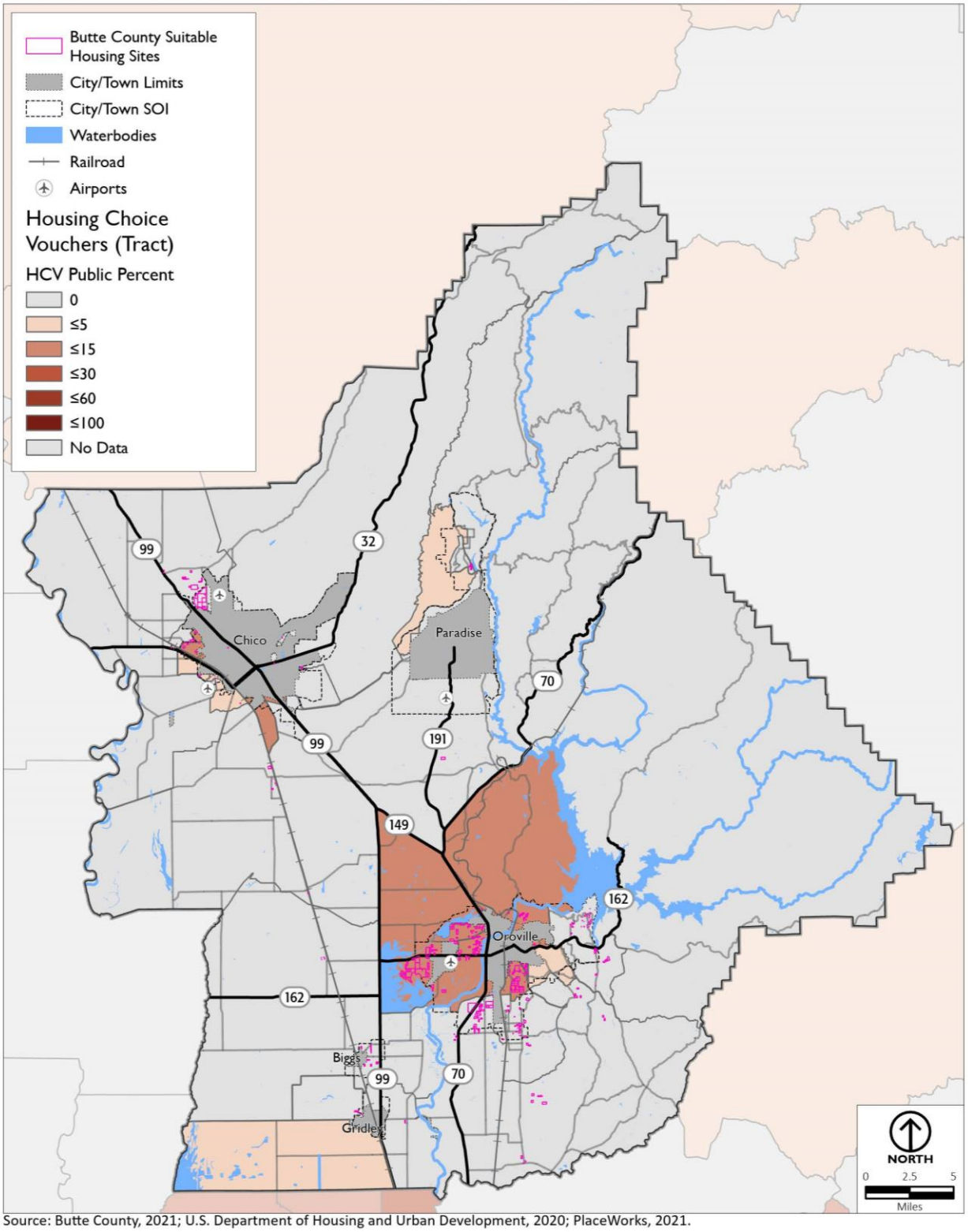
Source: BCAG, 2021

ii. Housing Mobility

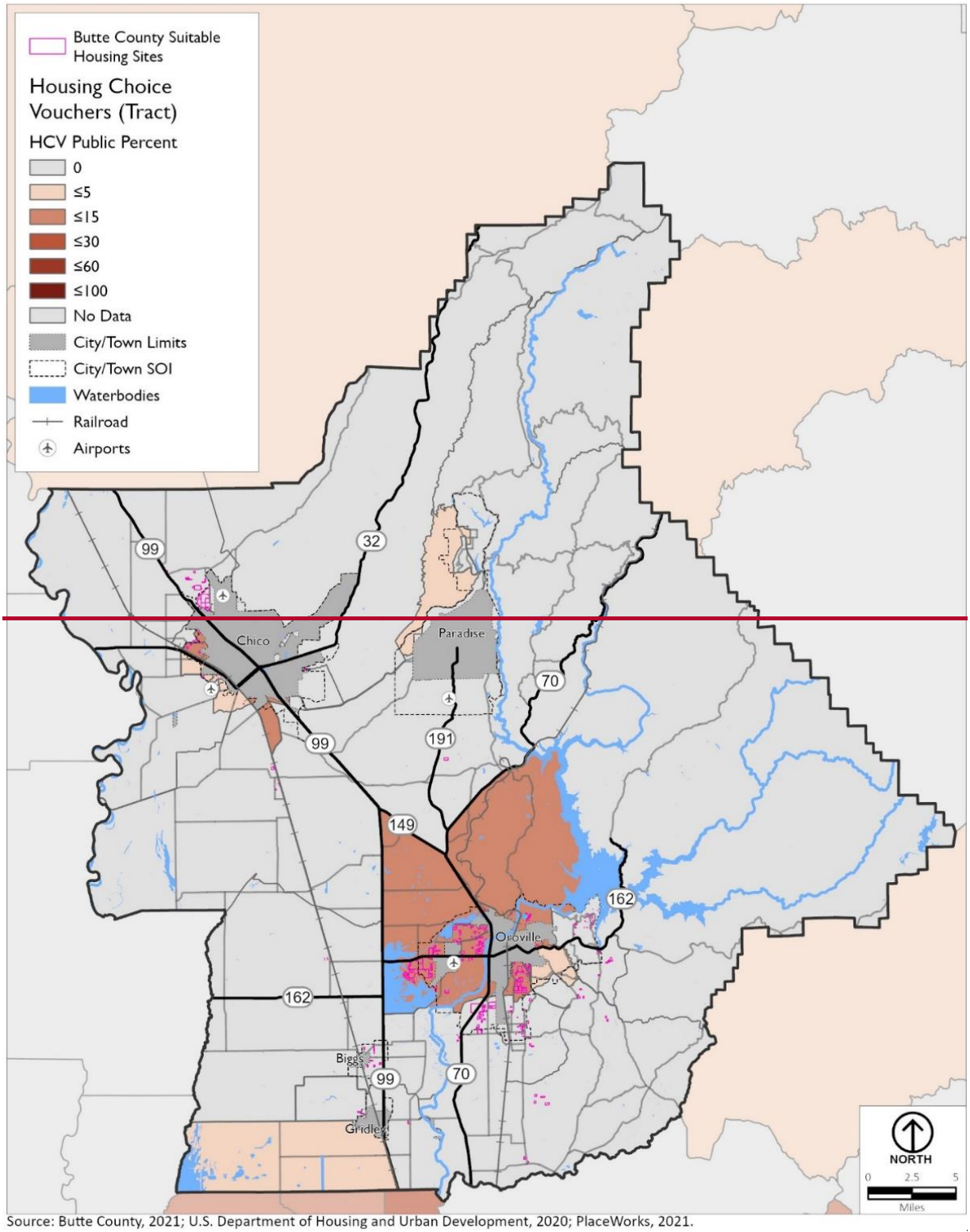
As discussed in the Household Type and Composition section of the Demographic and Economic Trends section, approximately 26.0 percent of households are renters. The rental vacancy rate in the Unincorporated Area is 4.5 percent, while the ownership unit vacancy rate is 1.0 percent. This indicates there is a shortage of affordable ownership units for renters that may be seeking this economic opportunity. However, while the rental vacancy rate suggests that there may be room for housing mobility, stakeholders report that many households, particularly those that are lower-income, have limited alternatives due to the condition of housing, affordability, and location. For example, while there may be available rental units in Thermalito, this does not meet the need of residents in Magalia. Additionally, as shown in **Figure A-11**, HCV holders are concentrated primarily in the greater Thermalito and City of Oroville area and City of Chico.

Vouchers are also used in the Magalia area and southeast of Gridley, though to a lesser extent. Beginning January 1, 2020, under California Government Code Section12927(i), landlords must accept HCVs as an acceptable source of income for tenants. Therefore, the concentration of voucher recipients may be due to the availability of housing that is affordable with a voucher, meets the condition requirements of the voucher, or that landlords in other areas of the county are unaware of the requirement to accept vouchers.

FIGURE A-11
DISTRIBUTION OF HOUSING CHOICE VOUCHER HOLDERS, UNINCORPORATED AREA



Source: Butte County, 2021; U.S. Department of Housing and Urban Development, 2020; PlaceWorks, 2021.



Source: Butte County, 2021; U.S. Department of Housing and Urban Development, 2020; PlaceWorks, 2021.

As described in the Housing Market Conditions section of the Demographic and Economic Trends section, the average rent in Butte County ranges from $1,331 for a one-bedroom unit to $2,010 for a four-bedroom unit. For smaller units, the average rents are approximately $200 to $425 more than HUD's established fair-market rent for Butte County as part of the Chico Metropolitan Statistical Area. In contrast, the average rent for three- and four-bedroom units in Butte County were at or slightly below the established fair-market rent. Stakeholders reported that there is a large population of seniors and persons with disabilities that are seeking smaller units for their small household. The rental prices in Butte County indicate that, despite the 4.5-percent rental vacancy rate, many smaller units may be unattainable to lower-income households without Section 8 assistance. Stakeholders also report that many of these smaller units are in or near incorporated jurisdictions, rather than in rural communities where many target populations reside and wish to remain, suggesting a possible imbalance of the type of units and demand. To improve housing mobility for residents, while facilitating the ability to remain within their community if they so wish, the County will conduct an assessment of Unincorporated Areas to identify land suitable for medium-density residential (**Program H-A5.1**) and strengthen the relationship with the Butte County Housing Authority to develop strategies to increase the number of units advertised as available to HCV holders (**Program H-A6.2)**, among other programs to promote housing mobility (see **Table A-38**).

d. Services for Persons with Disabilities

According to the California Department of Social Services (CDSS), there are 3 adult residential care facilities with a combined capacity of 14 residents and 4 elderly residential care facilities with a combined capacity of 77 residents. All 7 of these facilities are in Thermalito, East Oroville, and the South Oroville/Palermo area. There are no licensed adult residential care facilities or assisted living facilities in other Unincorporated Areas. While there are facilities in incorporated areas, as stakeholders noted on several occasions, there are very limited housing opportunities and other resources for persons with disabilities in Unincorporated Areas.

B-Line does offer Paratransit and Dial-A-Ride services within three-quarters of a mile of all fixed routes, and up to an additional three miles outside of that boundary for an additional cost. Along the fixed route and within three-quarters of a mile, fares are $3.50 for advanced reservation one-way trips and $5.25 for same-day requests. Outside of the three-quarter-mile boundary, rates increase to $8.75 to $12.75 depending on distance. While this service provides necessary transit for persons with disabilities, the high costs may be prohibitive for some individuals, particularly lower-income persons.

The County also requires new developments to comply with Title 24 of the 2019 California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of disability. Additionally, the County will pursue funding to adapt older and substandard rental housing units to be accessible for seniors and persons with disabilities (**Program H-A4.3**) and will revise the County's reasonable accommodations process to ensure it does not present barriers to accessibility modifications for all housing units (**Program H-A4.10**).

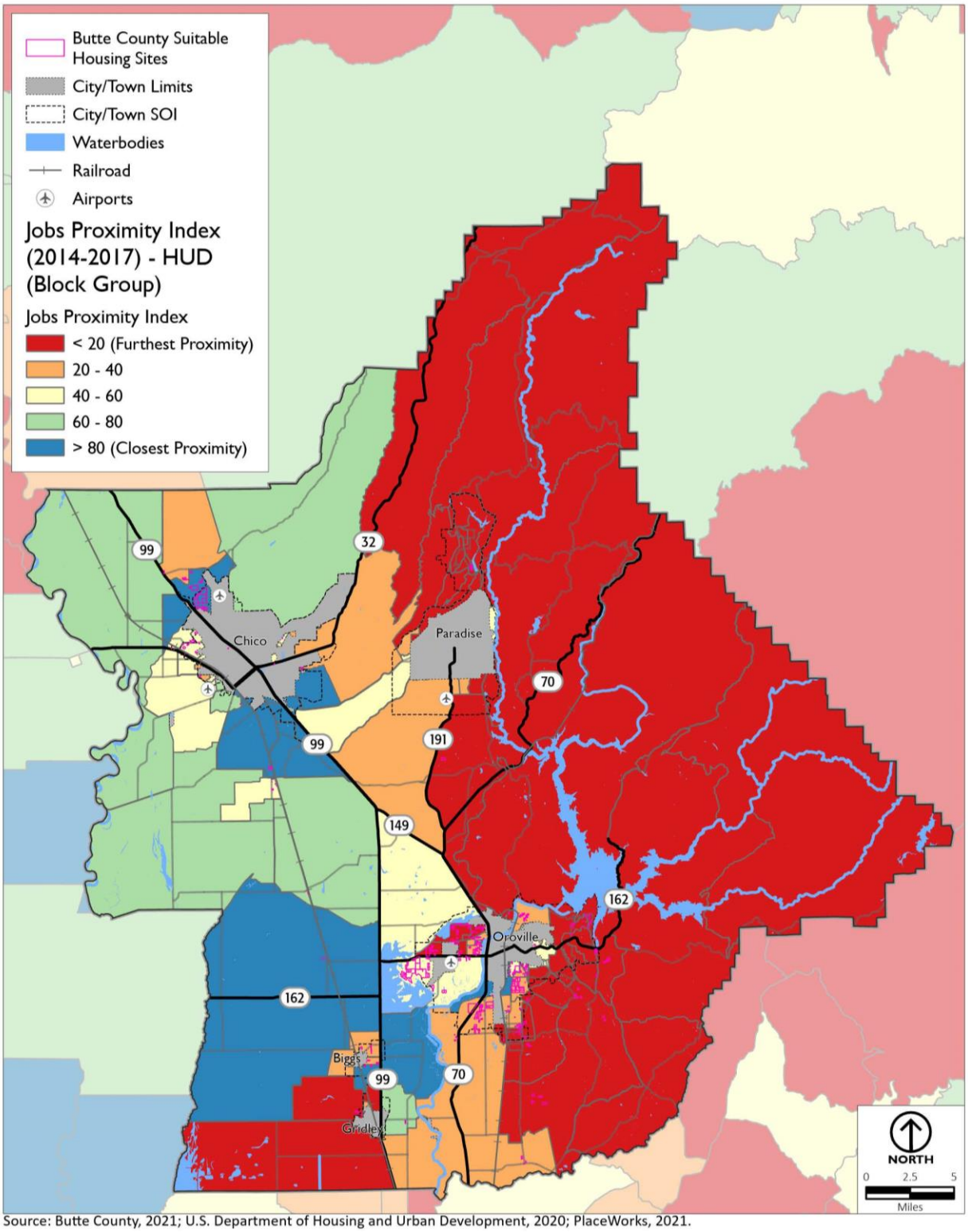
e. Economic Opportunities

The employment opportunities in Butte County can be measured by HUD's Jobs Proximity Index and the U.S. Census Bureau's Longitudinal Employer-Household Dynamics (LEHD) analysis. The Jobs Proximity Index identifies census tracts based on their proximity to employment opportunities, those with a higher score are projected to have stronger job proximity. LEHD provides a range of analysis options, including a comparison of cities, towns, and census-designated places ("work areas") by distribution of jobs, directionality, distance of residents' commutes, and more.

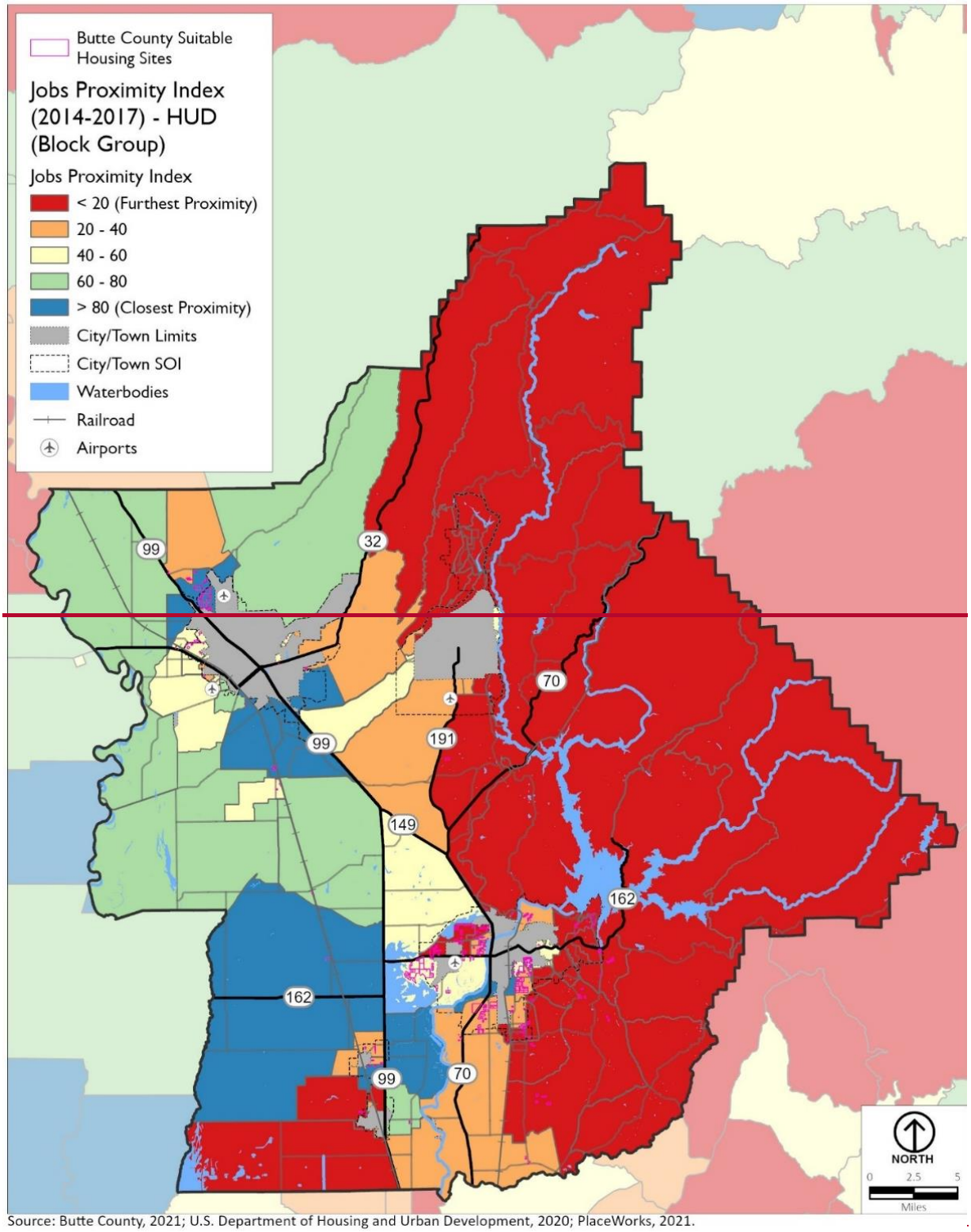
HUD's Jobs Proximity Index (**Figure A-12**) demonstrates a clear difference in east-west patterns in Butte County related to jobs proximity. This is supported by the Work Area Comparison Analysis by LEHD, which reports that 64.3 percent of jobs in Butte County in 2019 were in the City of Chico; 17.0 percent in the City of Oroville; 7.8 percent in Paradise, Gridley, and Biggs combined; with just 8.7 percent in census-designated places in the Unincorporated Area. All jobs in the Unincorporated Area are in Durham, Oroville East, South Oroville, Butte Valley, and Magalia. While there may be jobs in other unincorporated communities that were not captured by the U.S. Census Bureau, it is unlikely that there is a sufficient supply of jobs to employ all residents. According to the 2015-2019 ACS, the labor force participation rate in Unincorporated Areas is approximately 50.3 percent, similar to the participation rate in incorporated Butte County jurisdictions as well. During stakeholder consultations, multiple stakeholders reported that the populations in the Unincorporated Area, particularly in the most remote communities, are largely retirees and persons with disabilities who are unable to work. While this may result in a lower demand for employment opportunities in some existing unincorporated areas than might otherwise be expected, limited access to jobs may prevent workforce-age persons and households from residing in those areas. Paired with limited transit options in many unincorporated communities, there appears to be limited access to employment opportunities for current and future residents.

The distribution of jobs in Butte County is reflective of the patterns found in the neighboring counties of Yuba and Sutter. Similar to Butte County, jobs in Yuba County are concentrated in the City of Marysville and its adjacent areas. The northern portions of Sutter County follow a similar pattern, while southern areas have higher jobs proximity scores than in most unincorporated areas of Butte and Yuba Counties. This increase in employment opportunities is likely due to the proximity of southern Sutter County to Sacramento. In the Sacramento region, jobs are more evenly distributed with typically higher Jobs Proximity Index scores. As the topography and economic base shifts to the more urbanized area, jobs proximity increases. In Butte, Glenn, Yuba, and Sutter Counties, agricultural employment results in dispersed job access, while a wider range of opportunities are available in and adjacent to incorporated communities. However, to better assist residents of unincorporated Butte County that are seeking work to access job opportunities and improve their economic mobility, the County will promote the CalWorks program to assist eligible low-income families with children to meet basic needs and enter or re-enter the workforce (**Program H-A6.1**). The County will also use the meetings with transit agencies to identify any unmet transit demand for access to employment centers from unincorporated communities (**Program H-A6.1).**

FIGURE A-12
JOBS PROXIMITY INDEX SCORE, UNINCORPORATED AREA



Source: Butte County, 2021; U.S. Department of Housing and Urban Development, 2020; PlaceWorks, 2021.



Source: Butte County, 2021; U.S. Department of Housing and Urban Development, 2020; PlaceWorks, 2021.

3. Disproportionate Housing Need and Displacement Risk

a. Overcrowding

As discussed in the Housing Needs Assessment, the U.S. Census Bureau defines an overcrowded household as a unit that is occupied by more than one person per room. A small percentage of overcrowded units is not uncommon, and often includes families with children who share rooms or multi-generational households. However, high rates of overcrowding may indicate a fair housing issue resulting from a situation such as two families or households occupying one unit to reduce housing costs (sometimes referred to as "doubling up"). Situations such as this may indicate a shortage of appropriately sized and affordable housing units.

As shown in **Table A-14**, approximately 3 percent of all households in the Unincorporated Area are overcrowded. While this is a decrease since 2010 for all households combined, the rate of overcrowding among renter-occupied households has more than doubled, despite a decrease in the number of renter households. This may be due to the loss of housing units as a result of the North Complex Fire and Camp Fire, among others, that may have forced some households to double up. In 2019, the areas with the highest rates of overcrowded households, regardless of tenure, were Stirling City (17.5 percent), Honcut (17.1 percent), Concow (7.3 percent), and Bangor (6.1 percent). All other areas had overcrowding rates of less than 5 percent. In Forbestown, approximately 11.0 percent of all households were severely overcrowded, while all other communities had severe overcrowding rates of less than 4 percent. According to the ACS, in 2019, the highest rates of owner-occupied overcrowding occurred in Concow (11.1 percent of owner-occupied households), Nord (7.9 percent), and South Oroville (7.1 percent) (**Table A-34**). The only areas in which any owner-occupied households experienced severe overcrowding were in Palermo (3.1 percent), Berry Creek (1.6 percent), and Thermalito (1.5 percent). While not all communities experienced overcrowding, where renters experienced overcrowding it was typically at a much higher rate than owners. For example, in Honcut, approximately 38.9 percent of renter-occupied households were experiencing overcrowding in 2019 and 23.3 percent of renter-occupied households in Stirling City. In Palermo, 13.4 percent of renters experienced severe overcrowding; in Butte Creek Canyon, 34.2 of renter-occupied households were severely overcrowded; and in Forbestown, all 23 renter-occupied households reported being severely overcrowded (**Table A-35**).

TABLE A-34: HIGHEST RATES OF HOMEOWNER OVERCROWDING

Community	Overcrowded Households	Severely Overcrowded Households	Average Owner-Occupied Household Size
Concow	11.1%	0.0%	2.45
Nord	7.9%	0.0%	3.45
South Oroville	7.1%	0.0%	2.90
Palermo	2.2%	3.1%	2.71
Berry Creek	1.8%	1.6%	2.27
Thermalito	2.4%	1.5%	2.71

Source: Butte County Housing Element Data Packet, 2013, Butte County 6th Cycle Housing Element Data Package, 2021; 2015-2019 ACS

TABLE A-35: HIGHEST RATES OF RENTER OVERCROWDING

Community	Overcrowded Households	Severely Overcrowded Households	Average Renter-Occupied Household Size
Honcut	38.9%	0.0%	3.50
Stirling City	23.3%	0.0%	4.49
Butte Creek Canyon	0.0%	34.2%	1.97
Palermo	13.4%	1.2%	3.07
Berry Creek	0.0%	13.4%	2.89
Forbestown	0.0%	100.0%	1.97

Source: Butte County Housing Element Data Packet, 2013, Butte County 6th Cycle Housing Element Data Package, 2021; 2015-2019 ACS

In most communities, the average household size is relatively low, indicating that overcrowding may be more likely a result of a shortage of affordable and appropriately sized housing, rather than a need for large housing units. The exception to this may be in Stirling City, where the average renter household is 4.49, and will need a unit with at least three rooms to not be considered overcrowded.

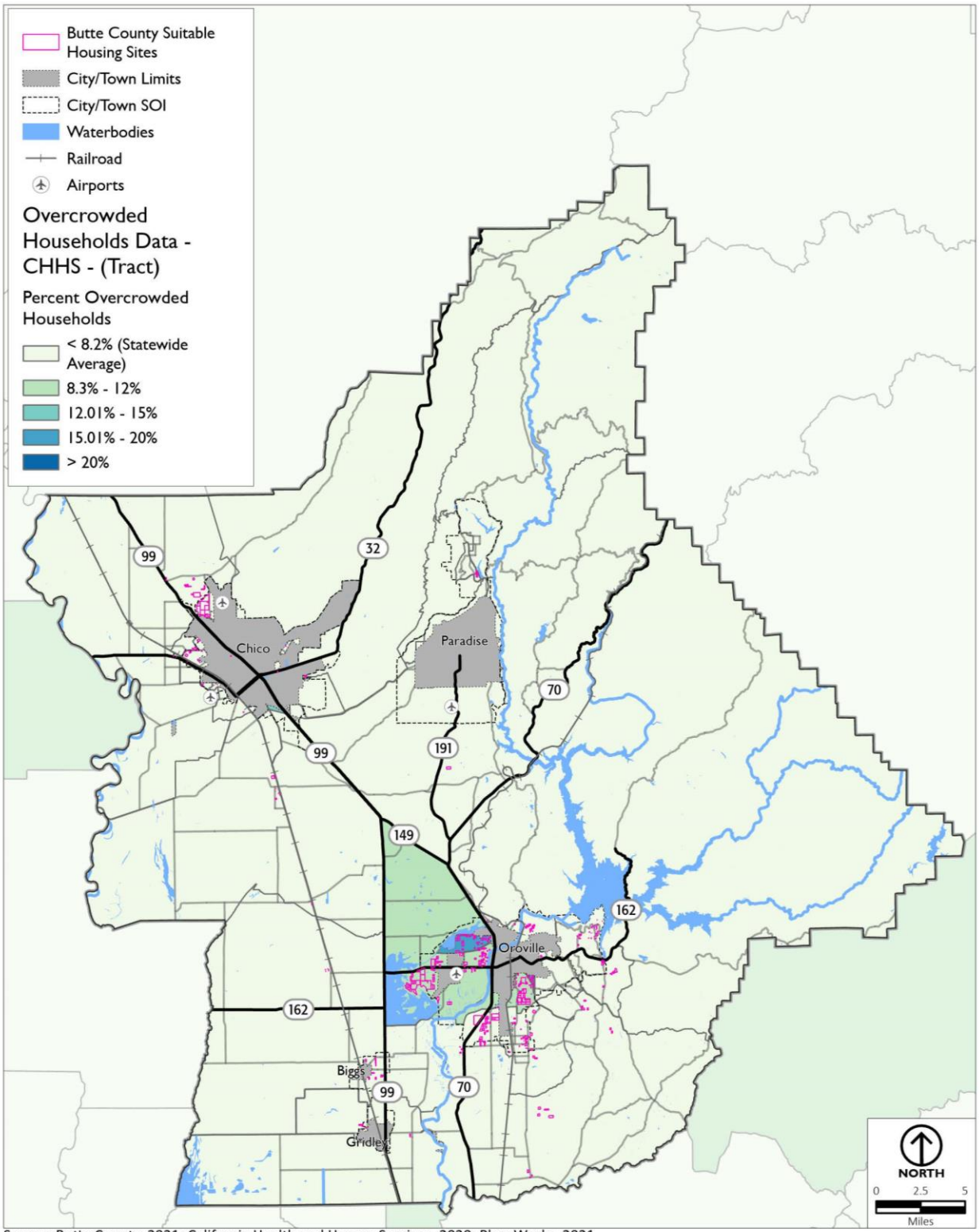
As seen in **Table A-36**, Butte County has a comparable level of overcrowding compared to other unincorporated counties in the region, indicating that there is not a disproportionate displacement risk due to overcrowding in Butte County. However, the overcrowding in Butte County is largely concentrated in a few communities, as indicated in **Tables A-34** and **A-35**. Yuba and Sutter Counties have similar concentrations of overcrowding, while Plumas, Tehama, and Glenn Counties have relatively even rates throughout (see **Figure A-13**). To address the concentrations of overcrowding, Butte County has prioritized incentivizing construction of affordable housing units in the communities of greatest need, including encouraging larger units where needed (**Program H-A2.6**).

TABLE A-36: OVERCROWDING IN THE BUTTE COUNTY REGION

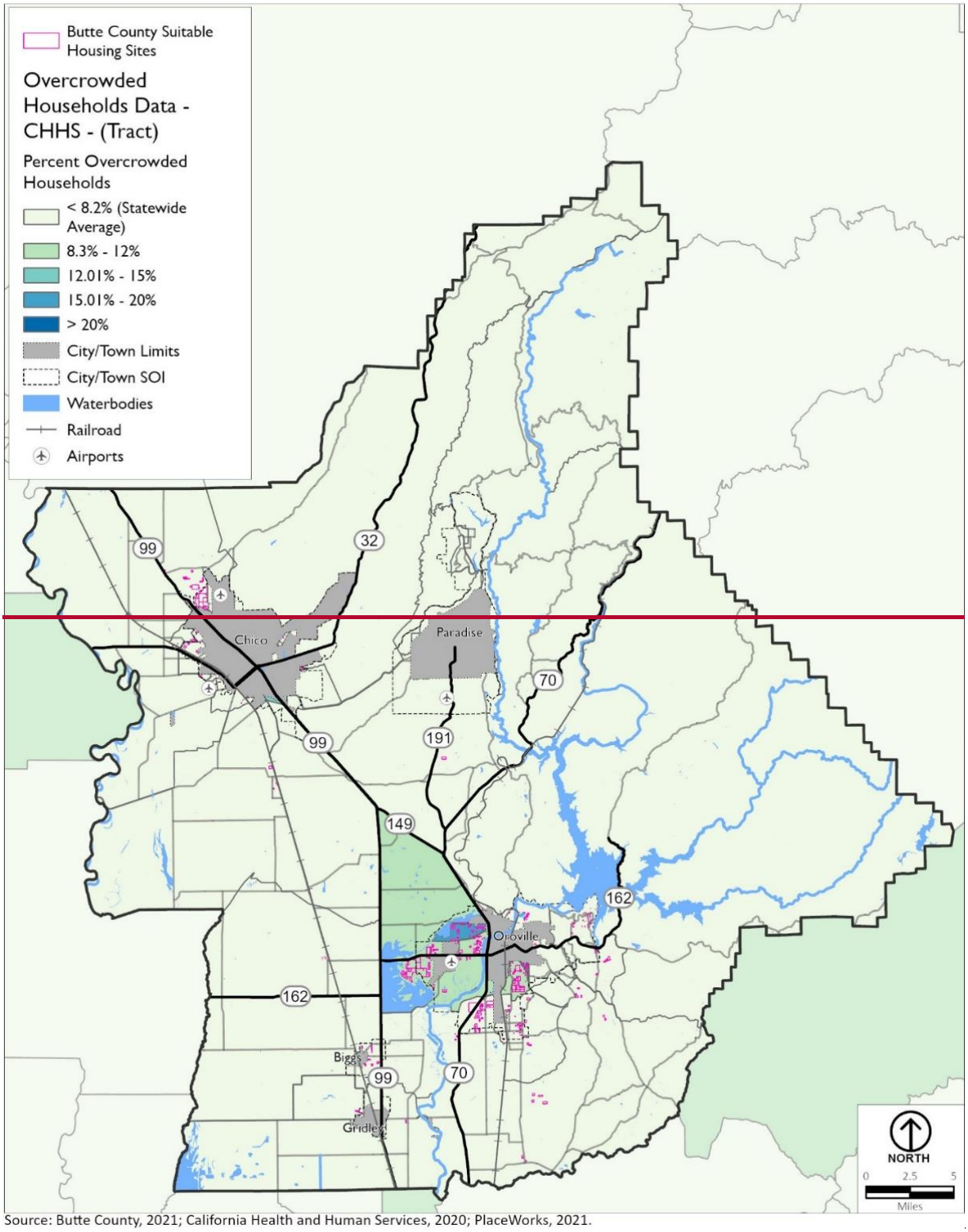
Unincorporated County	Overcrowded Households	Severely Overcrowded Households	Total Overcrowded Households
Butte County	2.6%	0.7%	3.3%
Glenn County	2.4%	0.0%	2.3%
Sutter County	2.7%	0.0%	0.4%
Yuba County	4.9%	1.7%	6.7%
Tehama County	2.6%	0.8%	3.3%
Plumas County	1.9%	0.3%	2.2%

Source: Butte County Housing Element Data Packet, 2013, Butte County 6th Cycle Housing Element Data Package, 2021; 2015-2019 ACS

FIGURE A-13
RATE OF OVERCROWDING, UNINCORPORATED AREA



Source: Butte County, 2021; California Health and Human Services, 2020; PlaceWorks, 2021.



Source: Butte County, 2021; California Health and Human Services, 2020; PlaceWorks, 2021.

b. Cost Burden

A household is considered cost burdened when they spend more than 30 percent, but less than 50 percent, of their income on housing costs. A severely cost burdened household is one whose housing costs exceed 50 percent of their income. In the Unincorporated Area, approximately 21.5 percent of renters and 16.0 percent of owners are cost burdened, and 29.0 percent of renters and 12.4 percent of owners are severely cost burdened (**Table A-37A**). White and American Indian or Alaska Native homeowners report the lowest rate of cost burden among all racial groups, though it is worth noting that 142 homeowners identify as American Indian or Alaska Native compared to 12,625 White residents. There are no homeowners that identify as Pacific Islander, resulting in the 0 percent cost burden population for this group. Among homeowners, Asian and American Indian or Alaska Native residents report the lowest rate of severe cost burden, while 11.9 percent of White residents are severely cost burdened.

American Indian or Alaska Native residents also report the lowest rate of cost burden and severe cost burden among renters. In contrast, 36.9 percent of Asian renters are severely cost burdened. There does not appear to be a disproportionate rate of cost burden among minority households, but rather a large share of residents in the Unincorporated Area, regardless of racial or ethnic group, are burdened by housing costs.

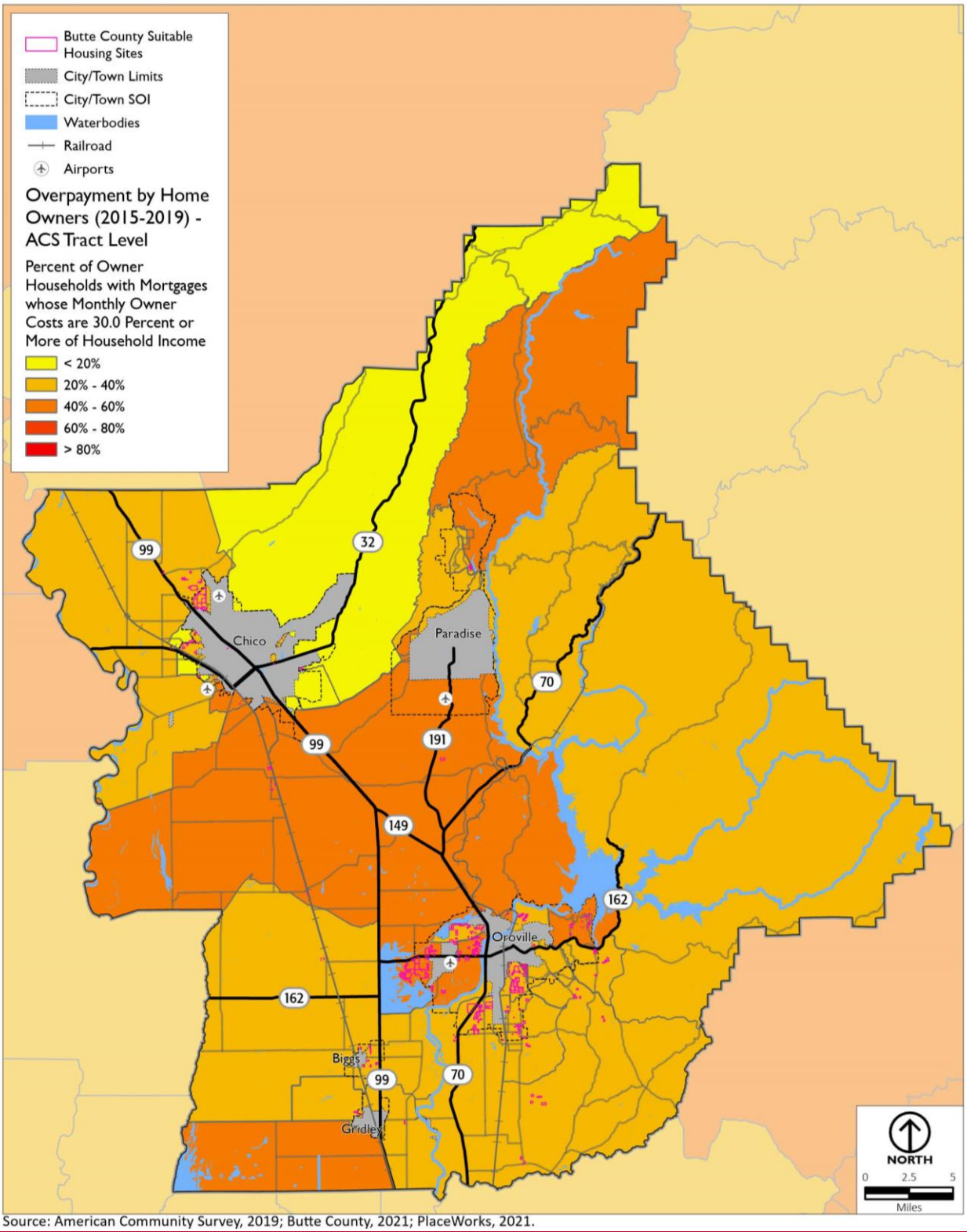
TABLE A-37A: COST BURDEN BY RACIAL AND ETHNIC GROUP

	White	Black or African American	Asian	American Indian or Alaska Native	Pacific Islander	Hispanic	Other	Total
Cost Burdened >30% to 50%								
Owner-Occupied Households	16.2%	29.4%	27.7%	16.2%	0.0%	13.8%	8.8%	16.0%
Renter-Occupied Households	21.5%	100.0%	16.2%	8.3%	100.0%	23.6%	23.2%	21.5%
Total Households	17.3%	35.5%	21.5%	12.6%	100.0%	17.3%	14.0%	17.3%
Cost Burden >50%								
Owner-Occupied Households	11.9%	0.0%	8.4%	8.5%	0.0%	17.9%	16.9%	12.4%
Renter-Occupied Households	28.9%	0.0%	36.9%	20.0%	0.0%	27.6%	29.4%	29.0%
Total Households	15.4%	0.0%	23.9%	13.7%	0.0%	21.3%	21.4%	16.4%

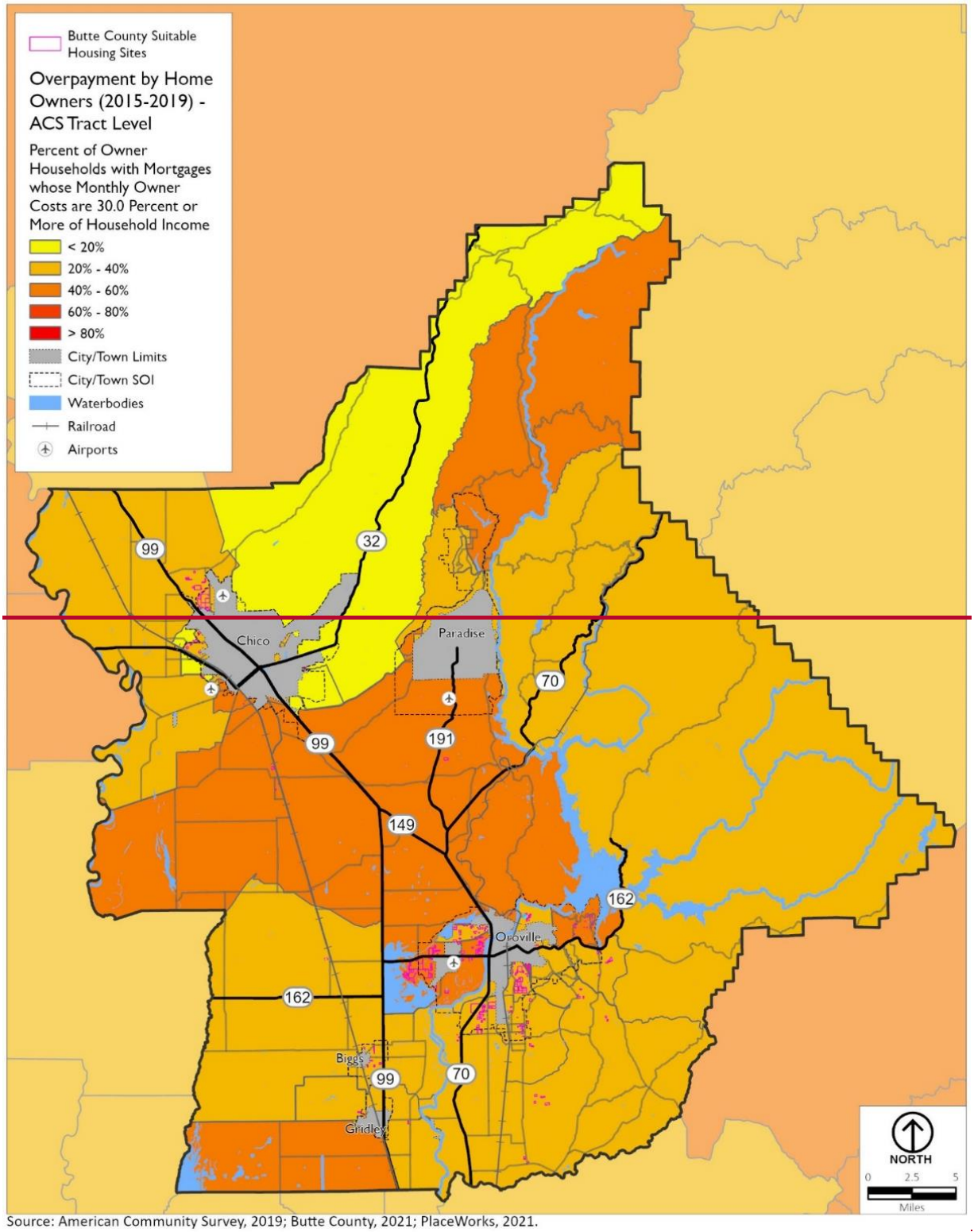
Source: HUD CHAS 2014-2018

As seen in **Figures A-14** and **A-15**, and demonstrated by **Table A-37A**, overpayment on housing costs is a chronic problem across the county and the region. However, renters experience much higher rates of overpayment throughout the county, while owner overpayment is primarily, though not exclusively, in the central and northeast portions of the county. Since 2014, the rate of overpayment among both homeowners and renters has increased in the Thermalito area and other communities in the valley, while it has decreased in many eastern communities. This is likely in part due to a greater demand for housing in the valley by households displaced by wildfires. The high rates of overpayment along the Interstate 70 and Highway 99 corridors reflects patterns found in Yuba County and other more urbanized areas of the surrounding region. Throughout the Butte County region, overpayment is pervasive among both renters and homeowners, though a more significant barrier for renters. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. To address displacement risks due to overpayment, the County will provide incentives to encourage affordable development and will develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities within the county (**Program H-A2.6**).

FIGURE A-14
RATE OF COST-BURDENED HOMEOWNERS, UNINCORPORATED AREA

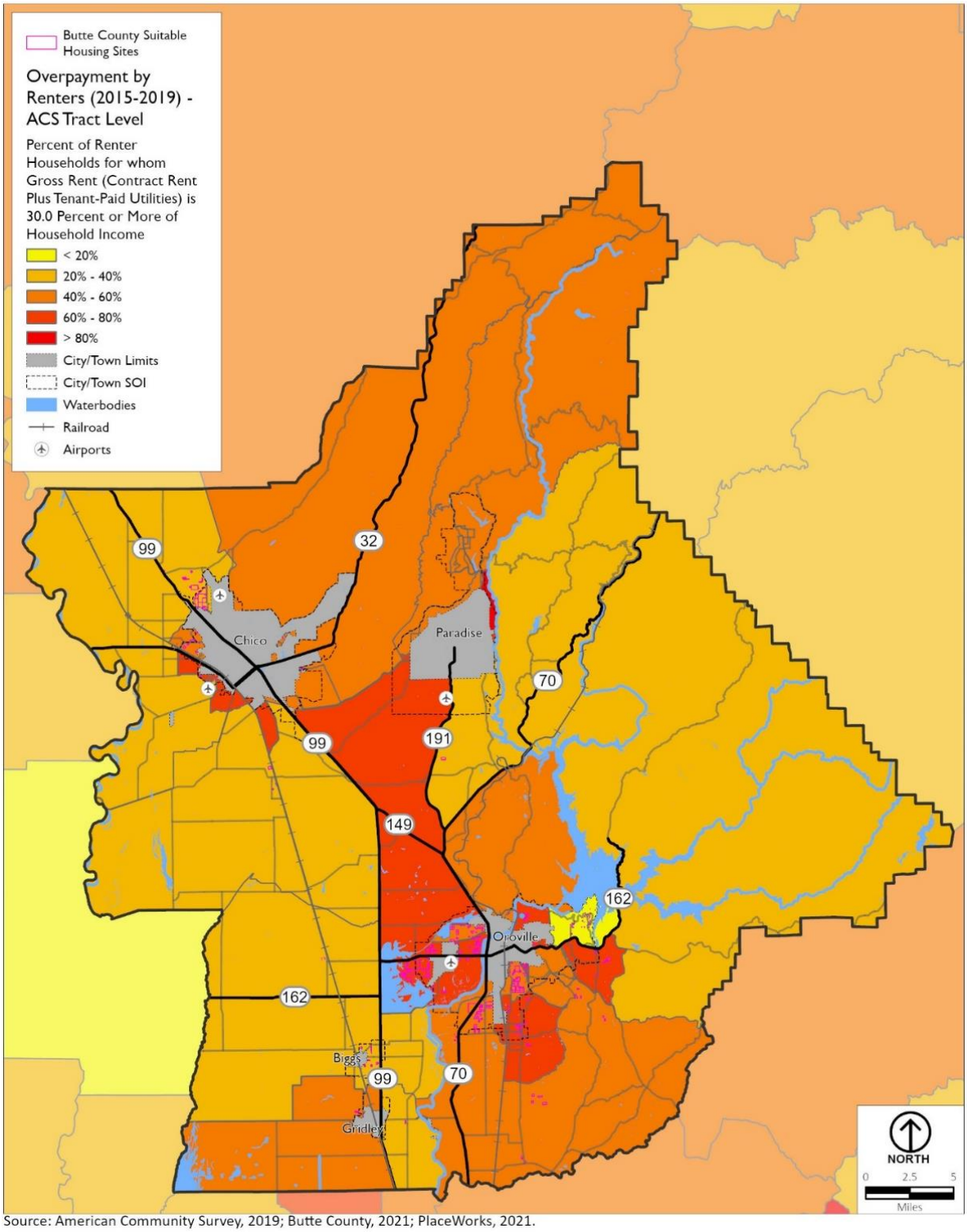


Source: American Community Survey, 2019; Butte County, 2021; PlaceWorks, 2021.



Source: American Community Survey, 2019; Butte County, 2021; PlaceWorks, 2021.

FIGURE A-15
RATE OF COST-BURDENED RENTERS, UNINCORPORATED AREA



Source: American Community Survey, 2019; Butte County, 2021; PlaceWorks, 2021.

c. Substandard Housing

Housing condition presents another issue in Butte County that may increase displacement risk for residents. Approximately 71 percent of housing in the unincorporated areas of the county are older than 30 years, which is typically the age at which housing units begin to need repairs or rehabilitation to meet current standards or fix features that have begun to degrade. Additionally, 25 percent of the housing stock in Butte County is mobile or manufactured homes, which often need more frequent maintenance to remain in good condition or may be unpermitted and in substandard condition. Often, income is an indicator of a household's ability to complete ongoing maintenance. As presented in **Table A-9** of the Demographic and Economic Trends section, the median income in Butte County in 2019 was $52,537, which falls in the lower-income category according to HCD. While not all residents of the Unincorporated Area are lower-income, the median income represents a general inability to address home repair needs.

This is supported by feedback from several stakeholders, including the Housing Authority of the County of Butte, Community Housing Improvement Program (CHIP), Butte County Behavioral Health, and Habitat for Humanity Butte County. Stakeholders remarked on the age of the housing stock and high rates of poverty resulting in a need for extensive rehabilitation assistance, the challenges for people with mental illness securing safe housing, and a shortage of permanently habitable spaces in general. Multiple stakeholders emphasized the displacement risk for persons with mental illness as landlords discriminate against this vulnerable population due to behavioral concerns, as well as the negative living conditions that can result from overcrowding, such as overloaded septic systems. Stakeholders saw an increase in habitation issues after the Camp Fire in 2018, and again after the North Complex Fire in 2020, as residents began to occupy structures not meant for permanent habitation, such as tents, trailers, and overcrowded households. Additionally, the repair costs for units that were not fully destroyed but are no longer habitable are preventative for many lower-income households. Stakeholders remarked that, while assistance is available, the allocation does not meet the extent of the need for improved housing conditions.

To better understand the types of substandard living conditions residents experience, and identify strategies to address the issues, the County will complete a survey of existing living conditions and needs (**Program H-A3.2**). Given the state of existing housing, especially for lower-income households, the County is committed to providing safe housing for persons experiencing homelessness and living in substandard structures, as well as targeting rehabilitation of dwelling units in areas of high need (**Programs H-A3.1** and **H-A3.2**). When funding is available, the County will provide relocation assistance for occupants displaced due to rehabilitation work (**Program H-A3.2**).

d. Wildfire Risk

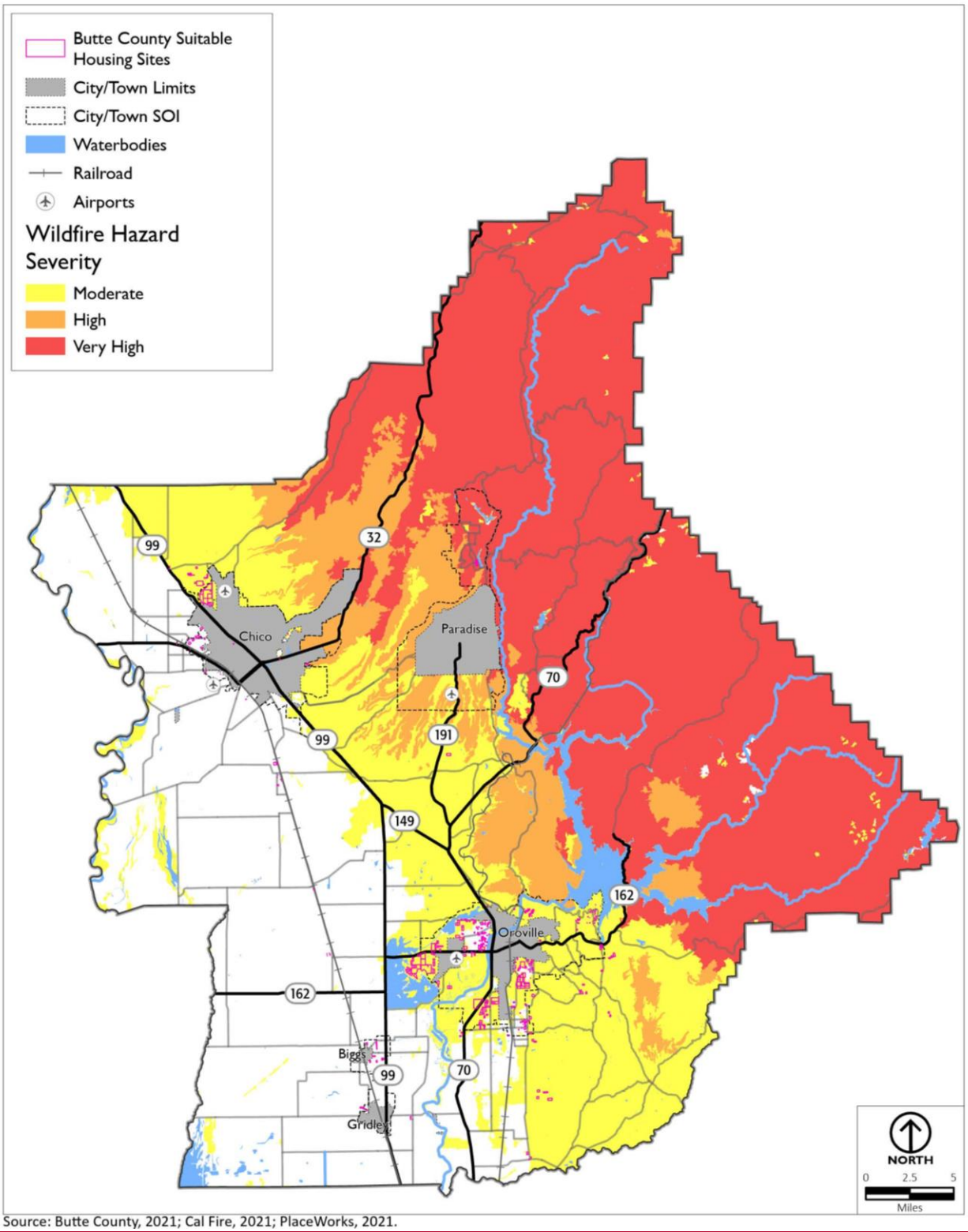
As shown in **Figure A-16**, most of the Unincorporated Area east of Highway 99 is considered a moderate, high, or very high fire hazard severity zone, with increasing severity from west to east, according to CalFire. Wildfire risk has proven a substantial issue for residents of these areas of Butte County, including both incorporated and unincorporated communities. The Butte County District Attorney reported that the 2018 Camp Fire resulted in the complete loss of 4,569 structures in the Unincorporated Area, including single-family homes, mobile and motor homes, and multifamily structures. In total (including the Town of Paradise), the Camp Fire directly and indirectly caused 87 fatalities. The North Complex Fire of 2020 burned 318,935 acres, damaged or destroyed 2,455 structures, including destroying the communities of Berry Creek and Feather Falls, and caused 16 fatalities.

According to the Housing Authority of the County of Butte, many of the communities in the high and very high fire hazard severity zones have a low-median income and large populations of seniors and persons with disabilities. These populations are particularly susceptible to displacement as they often rely on a fixed source of income, such as Social Security, and have limited resources to relocate if their home is destroyed by a wildfire. Renter households, across the board, face a similar challenge as they typically do not have control over fire-prevention methods at their residence, such as vegetation management, and, following a disaster, do not control when, and if, their housing is rebuilt. While wildfires present a displacement risk for all households, a loss of multifamily units and mobile homes due to a wildfire disaster disproportionately affect renters, seniors, and persons with disabilities who already faced more limited housing options and have fewer financial resources post-disaster than homeowners do.

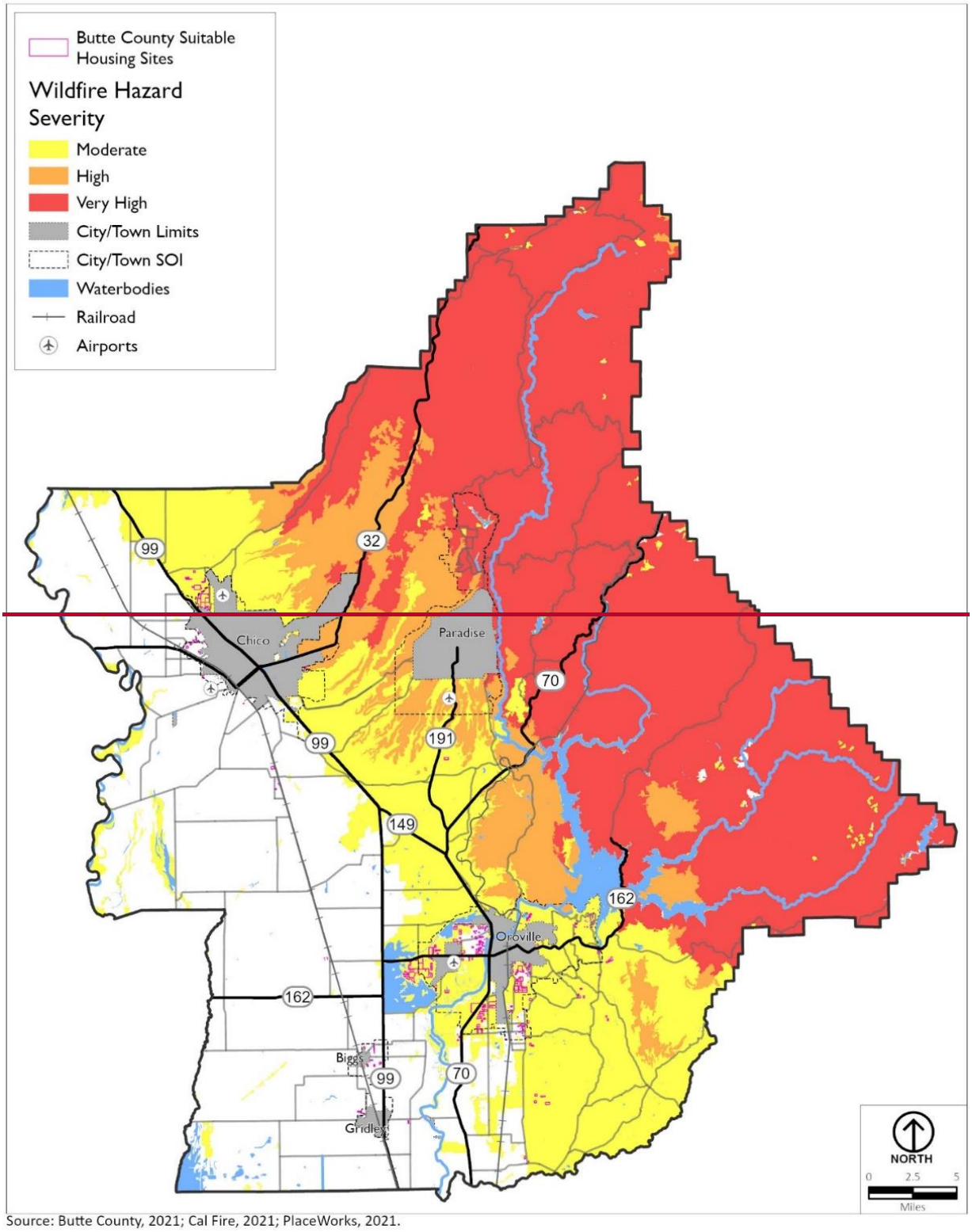
As temperatures increase and the wildland-urban interface expands as a result of development, displacement risk due to fires likely increases in Butte County and the surrounding region. Not only do residents face potential damage or destruction of their homes, those residents that do not lose their home still experience negative impacts, including loss of home value, loss of community, and loss of resources and services, as described by community members from the Upper Ridge. To reduce and mitigate the impacts of fire on vulnerable communities in the Unincorporated Area, the County has identified the following programs:

- **Program H-A5.1**: Promote a variety of housing types to meet a range of needs, including alternative housing types such as 3-D printed homes and housing types that are typically affordable, such as mobile homes.
- **Program H-A5.2**: Provide information on assistance programs for purchase of generators to allow residents to remain in their homes during Public Safety Power Shutoff (PSPS) events and other power outages.
- **Program H-A5.3**: Assist landowners to reduce fire risk through vegetation management and information on available assistance programs.

FIGURE A-16
WILDFIRE HAZARD SEVERITY ZONES, UNINCORPORATED AREA



Source: Butte County, 2021; Cal Fire, 2021; PlaceWorks, 2021.



Source: Butte County, 2021; Cal Fire, 2021; PlaceWorks, 2021.

e. Homelessness

Persons experiencing homelessness, or at risk of becoming homeless, are typically extremely low-income and are displaced from housing due to inability to pay or other issues. As identified in **Table A-32**, the ~~2020~~ 2022 point-in-time data for the Butte, Chico, and Paradise Continuum of Care identified 1,~~093~~156 homeless persons living in Butte County, ~~812~~588 of whom were unsheltered and 36 of whom reported residing in the Unincorporated Area or Paradise, representing approximately 3.1 percent of the total homeless population in the county. ~~. The 2020 data, however, does not provide a breakdown by area within Butte County. The 2019 point-in-time data is therefore used to identify patterns of distribution of the homeless population. In March 2019, the Butte Countywide Homeless Continuum of Care conducted a count of sheltered and unsheltered homeless persons that found that there were up to 149 unsheltered individuals residing in the Unincorporated Area. Of these, 16 confirmed that they had slept outside of incorporated areas the previous night, 123 did not confirm where they slept. Even at a population of 149, this is 16.7 percent of the countywide homeless population,~~ indicating that homelessness is a more significant problem in incorporated jurisdictions than in the Unincorporated Area. This was confirmed by stakeholders that expressed that, due to a lack of services for homeless persons outside of incorporated municipalities, most homeless persons sleep in the cities of Chico and Oroville. While the homeless population in the Unincorporated Area is small, those that do reside there still require services. Therefore, the County has included **Program H-A4.1** to allow construction of low-barrier navigation centers for homelessness services and **Program H-A4.4** to expand the capacity of service providers.

Of the 36 homeless residents residing in the Unincorporated Area or Paradise, approximately:~~While the point-in-time report does not identify the specific characteristics of those homeless persons residing, or potentially residing, in Unincorporated Areas, the following statistics were true of the entire homeless population in Butte County in 2019:~~

- ~~12.9~~8.3 percent ~~of homeless population~~ identified as Hispanic or Latino.~~,~~
- ~~5.1~~2.8 percent ~~of the homeless population~~ identified as Black or African American.~~,~~
- ~~6.5~~8.3 percent ~~of the homeless population~~ identified as American Indian or Alaska Native.~~,~~
- ~~7.2~~25.0 percent of homeless residents were aged 62 years and over.~~,~~
- ~~8.4~~5.6 percent of the homeless population were veterans.~~,~~
- ~~23.5 percent of the~~No homeless ~~population~~ residents ~~were~~ reported struggling with serious mental illness, and~~,~~
- ~~9.6~~13.9 percent of the homeless population were survivors of domestic violence.

~~3 homeless persons identified as transgender and 3 as gender nonconforming.~~

As shown in **Table A-32**, approximately 66.8 percent of the unsheltered population and 86.6 percent of the sheltered population were counted in Chico, followed by 23.5 percent and 13.4 percent, respectively, in Oroville. The Housing Authority of the County of Butte confirmed that in many cases,

particularly for those residents displaced by wildfire, unincorporated residents are forced to relocate to incorporated areas when they become homeless to have better access to services. However, by community size, there is a larger percentage of people in The Ridge Area that are homeless, which is assumed to be as a result of the 2018 Camp Fire and subsequent challenges in rebuilding or securing housing in this area. Therefore, there is a proportionally greater need for homeless supportive services in this area. ~~Of the homeless population in 2019, 23 percent self-reported as a Camp Fire survivor and that they were experiencing homelessness for the first time. While homelessness is a more substantial problem in incorporated communities, it is a regional problem, particularly as wildfire risk increases. The Housing Authority of the County of Butte confirmed that in many cases, particularly for those residents displaced by wildfire, unincorporated residents are forced to relocate to incorporated areas when they become homeless to have better access to services.~~

Multiple stakeholders emphasized the extent of homelessness, and shortage of services, in Butte County. The issue does not follow jurisdictional boundaries and stakeholders expressed that a regional approach to homelessness is needed. Some of the specific issues that stakeholders identified related to homelessness included:

- A shortage of boarding options for persons with mental illnesses that struggle to stay in traditional housing.
- As the senior population grows, there are limited support facilities to deal with medical issues and seniors unable to remain in their home without assistance.
- There is limited staff capacity to provide mobile crisis support services, especially as need increased post-disaster.
- Chronic under production of housing has resulted in a low vacancy rate that was exacerbated by the loss of housing in the Camp Fire and North Complex Fire, increasing displacement.

Stakeholders identified a need for multi-jurisdictional and long-range plans to address the housing shortage and homelessness in Butte County, in addition to short-term solutions for providing services. In response to this feedback, and the extent of homelessness in The Ridge Area, the County has identified the following programs:

- **Program H-A4.1**: Allow low-barrier navigation centers as a by-right use in zones that allow for mixed-use and multifamily uses.
- **Program H-A4.3:** Make accessibility improvements to rental units to ~~allow~~ enable seniors to remain in their homes.
- **Program H-A4.4**: Work with the Greater Chico Homeless Task Force and other service providers to expand availability of services in the Unincorporated Area, with an emphasis on the Magalia area.

- **Program H-A4.10:** Reduce barriers to housing for persons with mental illnesses.

f. Displacement Risk

The annual rate of increase in average home value or rental prices compared with annual changes in the average income in the county may also indicate an increased risk of displacement due to housing costs outpacing wage increase, a trend that is felt throughout the region, state, and nation. According to the Zillow Home Value Index, there has been a 22-percent increase in home prices in Butte County since December 2018, with an annual increase of approximately 7.4 percent, from a median sales price of $340,000 in December 2018 to $415,000 in January 2022. During this time period, the housing market in Butte County has shifted from a "buyer's market" to a "seller's market," meaning that there are now more people looking to buy a home than there are homes available. The rapid increase in home prices and the market shift is, in part, due to inflating home prices in California, but is likely also largely influenced by the loss of housing in the Camp Fire resulting in increased demand for a smaller housing stock. Current median list and sales prices in Butte County are affordable only to above moderate-income households, those earning more than $84,850 annually. Similar data regarding rents in the Unincorporated Area is unavailable, however it can be assumed that rents also increased during this time period.

While housing costs have increased rapidly, wages have not kept pace. The median income has changed at varying rates throughout the Unincorporated Area. For example, in Clipper Mills, Honcut, Nord, and Thermalito, the ACS reports a negative change in the median income between 2010 and 2019. For others for which data is available, the average change in the median income during this period has ranged from approximately 0.2 percent in East Oroville to 3.7 percent in Yankee Hills. Many unincorporated communities have small populations, meaning that a change of just a few households across a period of time can drastically influence the community's median income negatively or positively. Across Butte County, the median income has increased by approximately 2.4 percent annually from $43,170 in 2010 to $52,537 in 2019. However, despite the range in changes of median income, the average annual increase in home value has outpaced the annual increase in median income, becoming increasingly unaffordable for many residents of Butte County. To address affordability challenges, the County will encourage and incentivize development of affordable housing units, particularly in high opportunity areas and will develop a program to connect lower-income residents with affordable housing opportunities (see **Table A-38B**).

As seen in **Figure A-14**, homeowner overpayment is greatest in the valley, adjacent to the cities of Oroville and Chico, and in the Magalia area. These areas have the closest proximity to services and resources, which may result in higher home values that lead to overpayment. **Figure A-37B** presents how changes in median home prices in recent years correlate with indicators of displacement risk, such as income. In each community, there is a combination of factors that can result in displacement. For example, in Kelly Ridge, there has been a small average annual increase in home prices compared to other unincorporated communities, however the low median household incomes likely contribute to the high rate of homeowner overpayment. In contrast, Durham has experienced a decrease in

median home price in recent years, but overpayment rates remain high, suggesting that there are additional factors contributing to displacement risk. Homeowners in Durham may have higher costs associated with utilities, more repair needs, or other situations that would reduce a households' ability to afford housing costs. According to the Urban Displacement Project, despite high rates of overpayment in many communities, displacement risk for all households in the Unincorporated Area is relatively low compared to other areas of the state. The only areas with the designation "At Risk of Displacement" for extremely low- and very low-income households are within the cities of Oroville and Chico. This designation extends into South Oroville and towards Durham, past Chico city limits, for low-income households, but the remainder of the Unincorporated Area receives a "Lower Displacement Risk" designation. As housing prices are expected to continue to increase, however, displacement risk is expected to rise as well. Paired with fire insurance costs and wildfire risk, power and emergency energy source costs, and other costs associated with residing in the Unincorporated Area, residents may face future displacement risk. In order to mitigate these, the County has included **Program H-A3.2** to assist lower-income households to rehabilitate units as needed to reduce the need to relocate, **Program H-A5.2** to provide information on assistance programs for purchase of generators to allow residents to remain in their homes, and **Program H-A5.1** promote a variety of housing types to meet a range of needs, including alternative housing types such as 3-D printed homes and housing types that are typically affordable such as mobile homes, among others identified in **Table A-38B**.

TABLE A-37B: MEDIAN HOME PRICES AND COST BURDEN IN THE UNINCORPORATED AREA, 2018-2022

Select Unincorporated Communities	Median Home Price		Average Annual Change	Poverty Rate	Median Income	Homeowner Overpayment Rate
	2019	2022				
Bangor	$315,000	$539,900	23.8%	17.7%	$41,203	39.4%
Butte Creek Canyon	$735,000	$1,200,000	21.1%	9.0%	$92,671	18.3%
Berry Creek	$259,950	$374,000	14.6%	18.8%	$34,375	15.7%
Clipper Mills	$175,000	$210,000	6.7%	18.8%	$55,364	39.2%
Cohasset	$475,000	$449,000	-1.8%	9.0%	$110,000	18.3%
Durham	$749,500	$529,000	-9.8%	10.0%	$84,894 - $111,250	47.9%
Kelly Ridge	$309,900	$349,000	4.2%	10.5%	$42,426	52.0%
Magalia	$245,000	$367,000	16.6%	17.8%	$50,208	32.8%
Oroville East	$337,000	$390,000	5.2%	10.2%	$46,066 - $87,543	52.0%
Palermo	$385,000	$396,800	1.0%	23.5%	$31,875	32.1%
Thermalito	$249,900	$315,000	8.7%	17.3% - 31.8%	$23,120 - $44,917	12.0% - 42.0%

South Oroville	$197,000	$279,000	13.9%	38.2%	$46,964 - $49,896	31.0%

Sources: Realtor.com, accessed October 2022; 2015-2019 ACS; HCD AFFH Data Viewer
Note: Median home values are not available for all unincorporated communities in Butte County.

Displacement risk increases when a household is paying more for housing than their income can support, their housing condition is unstable or unsafe, and when the household is overcrowded. Each of these presents a barrier to stable housing for the occupants. In Butte County, is not necessarily linked to areas with a lower median income. However, in areas of concentrated poverty, such as the Thermalito and Palermo areas, there are significantly high rates of renter overpayment. The County has included **Programs H-A1.4**, **H-A2.6,** and **H-A2.8** to encourage flexibility in lot subdivision and development, provide financial assistance and other incentives for construction of lower-income rental and ownership opportunities, and promote ADU construction in high resource areas.

4. Other Relevant Factors and Local Knowledge

a. Loan Denial Rates

Data related to home loan applications is made available annually through the Consumer Financial Protection Bureau, through the Home Mortgage Disclosure Act (HMDA). The Consumer Financial Protection Bureau provides mortgage data specific to census tracts as opposed to jurisdiction boundaries. While census tracts that are entirely within incorporated jurisdictions of Butte County were removed for this analysis, those that were primarily in unincorporated areas and extended slightly into incorporated areas were retained to account for those unincorporated residents.

In 2020, White applicants accounted for 41.2 percent of all mortgage loan applications for home purchase and 66.4 percent of all originated loans in Butte County. While Hispanic residents make up approximately 12.5 percent of the ethnic composition in the Unincorporated Area, Hispanic and Latino applicants made up 4.6 percent of loan applications and 7.5 percent of originated loans. Black applicants represented less than 1 percent of loan applications and 1.2 percent originated loans and Asian applicants represented 3.3 percent of loan applications and 5.3 percent of originated loans, reflecting a similar representation in Butte County's population.

In 2020, applicants applied for three types of loans for home purchase: conventional, Federal Housing Administration (FHA), and Veterans Administration (VA) loan. Black applicants had the lowest denial rates for conventional loans and FHA loans and VA loans and tied with Hispanic and Latino applicants for the lowest denial rates for United States Department of Agriculture (USDA) loans. However, it is notable that only four applicants for conventional loans, five for Federal Housing Administration (FHA) loans, and three for VA loans were Black. White applicants had the highest participation in each of the loan types and had denial rates of 8.8 percent for conventional loans, 2.8 percent for FHA loans, 6.1 precent for VA loans, and 4.0 percent for USDA loans. Denial rates do not indicate that minority populations had greater challenges securing loans than White residents.

However, the low participation rate by residents of minority groups may suggest difficulty building capital necessary to pursue home ownership and presenting a barrier to economic mobility.

To address the disparities in access to financial resources for underrepresented populations, Butte County has included **Program H-A2.6** to assist lower-income households in identifying affordable home ownership opportunities and **Program H-A6.3** to contract Legal Services of Northern California (LSNC) to provide educational workshops for housing providers and mortgage lenders on fair housing laws.

b. Investment Patterns

Public and private investment typically includes construction, maintenance, and improvements to public facilities, including infrastructure; acquisition of land; and major equipment. Historically, investment in Butte County has been prioritized based on need and available funding, which has prevented disinvestment in any particular area of the county. County facilities and infrastructure in remote areas typically experience less "wear and tear" in remote areas due to less frequent usage; however, any infrastructure or facilities in need of improvement are identified for investment in the County's 10-year Capital Improvement Plan (CIP). The CIP is funded from a variety of sources that can each be used for specific purposes. These sources include, but are not limited to:

- Development Impact Fees
- Facility Reserve
- General Fund Discretionary Fund (i.e., property taxes)
- Neal Road Recycling and Waste Facilities Fees
- Road Fund
- Social Services Fun

These funds are allocated to improve roadways and other transportation infrastructure, expand waste facilities, and expand service capacity, amongst other projects.

Following the Camp Fire and North Complex Fire, many investment needs in impacted communities exceeded traditional funding. Therefore, the County secured additional funding through state and federal grants, as described in Section IV.A.6, Wildfire Devastation, in this Housing Element. This funding has been used to assist with home repair and replacement, expedite cleanup efforts, repair and replace septic systems, and more. Securing additional funding to aid in these efforts allows investment to continue to occur in other areas of the county.

c. Land Use and Zoning Codes

Given the topography of Butte County, development has historically been largely concentrated in and near the incorporated municipalities of Biggs, Chico, Gridley, Oroville, and Paradise, with most high

density housing near Chico, Oroville, and Paradise. In most unincorporated communities, residential densities range from 1 unit per acre, to 1 unit per 40 acres, depending on the availability of water, capacity to accommodate a septic system, and other geographic constraints. The high fire hazard severity designation in western Butte County has also contributed to lower-density development in many unincorporated communities, to reduce traffic burdens, particularly during evacuations, on rural roads, thus protecting public safety. The land use and zoning in Butte County has historically supported efforts to concentrate higher intensity uses in incorporated areas.

Typically, allowed density is linked to affordability, with higher density residential products often resulting in more affordable housing. However, given the low price of land in Butte County, this is not necessarily the case (see **Table A-48**). While low density land use designations and zones dominant most of the Unincorporated Area, these residential uses can still be affordable for lower- and moderate-income households. According to the California Department of Finance, approximately 25.6 percent of housing units in the Unincorporated Area are mobile or manufactured homes which, as discussed in section IV.B Housing Market Conditions of this Housing Element, are affordable to extremely low- to low-income households in Butte County. Land use and zoning does not prohibit the construction of these units anywhere in the county, thus ensuring there are no barriers to affordable opportunities in unincorporated communities, even in low density zones.

d. Post Camp Fire Conditions

In 2020, BCAG prepared the Post Camp Fire Regional Population and Transportation Study to analyze the difference in population, housing, employment, and traffic patterns before and after the Camp Fire. The study found, in addition to the loss of housing, there was a reduction of 1,800 jobs in Butte County following the Camp Fire. This, paired with approximately a 25 percent increase in home value after the Camp Fire, has resulted in further displacement of residents from their communities.

Not surprisingly, following the Camp Fire, there was a 43 percent decrease in traffic volume in the Town of Paradise and community of Magalia area, including other fire-impacted unincorporated communities. In contrast, there was a 15 percent increase in the Thermalito and Oroville area, 11 percent increase in Chico, 17 percent in Gridley, and 10 percent in Biggs. The areas that experienced increases may attribute some of this traffic volume to displaced households from the Ridge area. Throughout the County, survey respondents for the Post Camp Fire study identified a lack of sidewalks, bike lanes, and other pedestrian and bicyclist infrastructure as a barrier to alternative modes of travel.

The study estimates that approximately 38,000 families, encompassing approximately 42,000 residents, left the County between 2018 and 2019. The greatest out-migration occurred from incorporated municipalities in Butte County, though 8 percent of residents that left the County were from Magalia. Overall, homeownership rates in Butte County decreased and renter rates increased, likely as a result of the loss of homes in the Paradise and Magalia area, displacing residents who in turn sought housing opportunities elsewhere that were predominantly renterships.

e. Disaster Assessments

Butte County Local Hazard Mitigation Plan (LHMP), adopted in 2019 after the Camp Fire, assessed the risk of several potential disasters, including dam and levee failure, flooding, earthquakes and liquefaction, wildfire, and more. The highest risk disasters were deemed to be dam and levee failure, flooding, and wildfire, while only wildfires, of these three highly significant disasters, is considered to be highly likely to occur in the future and to be catastrophic in magnitude. The LHMP identifies most of Butte County, both incorporated and unincorporated as a wildland urban interface (WUI), where fires are often the most damaging given the challenges of defending sprawling communities. Approximately 41.7 percent of the total acreage in the Unincorporated Area falls into Very High Fire Hazard Severity Zones, as defined by Cal Fire, and 13.7 percent in High Fire Hazard Severity Zones, for a total of approximately 55.4 percent of the Unincorporated Area. Of this land, approximately 32.2 percent is improved, meaning that there are residential, agricultural, commercial, or other human uses on the land at risk of fire damage or destruction.

While wildfires are projected to be the most prevalent and catastrophic disaster in the future in Butte County, the after affects of wildfires pose additional risks, notably landslides and debris flow occurring in burn scar areas following heavy rains. The probability of a landslide or debris flow depends on the severity of the burn scare and the sediment retention basin, but in areas with increased risk, this disaster poses additional risk to residents who remain after a wildfire.

Since 1950, there have been 10 federally declared wildfire disasters, 7 of which occurred since 2017, and 8 state declared wildfire disasters, 3 of which have occurred since 2017. There have also been several fires in the Unincorporated Area that have not reached the severity of being declared a state or federal disaster, but have impacted residential communities.

From May to October of each year, Butte County faces a serious wildland fire threat. While generally limited to the less populated, forested areas in the eastern portion of the County, fires will likely continue to occur on an annual basis. The threat of wildfire and potential losses are constantly increasing as human development and population increase and the wildland urban interface areas expand. Given the assessed risk associated with wildfire, and other related disasters (e.g., landslides, flooding, etc.), the County has prioritized encouraging new development in the Valley, where Fire Hazard Severity Zones are moderate or lower.

5. Enforcement and Outreach Capacity

The County enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of County policies and code for compliance with State law and referring fair housing complaints to appropriate agencies.

The County has a procedure in place to refer fair housing complaints are referred to the Housing Authority of the County of Butte, and has included **Program H-A6.3** to revise this procedure to refer cases to LSNC, which also provides landlord-tenant counseling services and educational workshops. According to County records, no complaints have been made to the County to be referred to fair

housing organizations and agencies. All fair housing complaints have been received directly by LSNC, the California Department of Fair Employment and Housing (DFEH), or the HUD Office of Fair Housing and Equal Opportunity (FHEO).

LSNC is a non-profit organization that provides free legal services for vulnerable populations, including lower-income persons. Through litigation, legislation, and community development work, LSNC advocates for their clients in the areas of affordable housing, public benefits, health, education, and civil rights. Services are available to residents in 23 counties in California, including residents of Butte County. The Butte Regional office is based out of Chico and serves Butte, Colusa, Glenn, and Plumas Counties and provides community fair housing trainings and legal updates for property owners and tenants in addition to advising and representing low-income persons experiencing discrimination. LSNC reported in March 2022 that the most common fair housing issues reported to the Butte Regional office are regarding disability and source-of-income discrimination. According to LSNC, people with lower incomes have disproportionately high rates of disabilities and experience illegal rejection of Section 8 vouchers and failure to provide reasonable accommodations. Opportunities to address the fair housing issues reported to LSNC include increased funding for housing for persons with disabilities and encouraging or incentivizing property owners to take advantage of new state legislation to construct second units that are ground-level, which are often more accessible for persons with disabilities. LSNC expressed a need to ensure that new development is not concentrated in a few areas of the county, and to encourage ADU production throughout the Unincorporated Area. Additionally, the loss of mobile homes after the Camp Fire presents another barrier to affordable housing for many residents, as these accounted for 42 percent of units lost to the Camp Fire. Many lower-income residents are able to afford to purchase mobile homes in the Unincorporated Area, and the loss of these units reduces buying power. Given relatively low-density zoning in many unincorporated communities, mobile homes present one of the only opportunities for affordable housing as multifamily housing is not permitted. LSNC expressed a need to consider increasing density and promoting a range of densities and increasing public transportation access as priorities to further fair housing access in the Unincorporated Area.

In addition to local organizations and agencies, the DFEH and the HUD FHEO provide legal services and support for discrimination complaint cases. In its *2020 Annual Report*, the DFEH reported that it received four housing complaints from residents of all of Butte County, not just unincorporated areas. This made up less than 1 percent of the total housing cases in California that year (880). When a case is filed with DFEH, the agency conducts an initial assessment of facts to determine whether to accept the case for further investigation. If accepted, a full investigation is conducted before attempting to resolve the dispute or take legal action. Due to confidentiality, DFEH does not report the specific origin of cases within the county. However, as part of the Fair Housing Assistance Program (FHAP), some DFEH cases are dual-filed with HUD's Region IX FHEO in San Francisco, which does identify the specific jurisdiction or community from which a complaint originates. HUD reported that, between 2013 and 2021, only one case was filed from a community in the Unincorporated Area of Butte County (Clipper Mills). The complainant alleged that a housing provider refused to rent to them

on the basis of sex; however, after further investigation, HUD determined that there was no cause. During this period, nine inquiries were made by residents of Butte County in undisclosed communities. Three of these inquiries were made against public agencies but resulted in findings of no valid issue for two inquiries and in the third the claimant failed to respond to follow-up by HUD. The remaining six inquiries resulted in closure for one no valid issue, four failures to respond by claimant, and one determination that it was a disposition other than fair housing. LSNC, DFEH, and HUD did not report any fair housing lawsuits, settlements, or judgements made against the County or public housing providers in the Unincorporated Area.

Program H-A6.3 has been included in this Housing Element to work with LSNC to provide biannual training to landlords on fair housing laws, promote the availability of fair housing legal services, and distribute information to landlords and property managers on state and federal fair housing laws. Additionally, the County will meet biannually with staff from LSNC and the Housing Authority to identify strategies to address any ongoing or new fair housing issues.

In addition to coordination with fair housing providers, the County demonstrates compliance or intention to comply with fair housing laws through the following:

- The County demonstrates compliance with Density Bonus Law (Government Code, Section 65915.) through its density bonus ordinance, which currently allows for an increase of 35 percent over the maximum allowable residential density. ABs 2753, 2372, 1763, 1227, and 2345 were passed in 2018, 2019, and 2020 and revised density bonus law to provide additional benefits for qualifying projects. The County has included **Program H-A2.7** to update the density bonus ordinance to be consistent with recent State law.
- The County intends to comply with No-Net-Loss (Government Code Section 65863) through identifying a surplus of sites available to meet the County's Reginal Housing Needs Allocation (RHNA) allocation. In total, the County's surplus unit capacity is ~~6,389~~ 4,562 composed of 687 ~~1,029~~ lower-income units, ~~2,601~~ 1,214 moderate-income units, and 2,~~759~~ 661 above moderate-income units.
- The County complies with the Housing Accountability Act (Government Code, Section 65589.5) by allowing emergency shelters by right in the Light Industrial and Sports and Entertainment zones.
- The County will comply with SB 35 (Government Code Section 65913.4) by establishing a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects by 2022 (**Program H-A2.1**).
- The County complies with SB 330 (Government Code Section 65589.5) with an established pre-application process for development projects.

- The County complies with the California Fair Employment and Housing Act (FEHA) and Federal Fair Housing Act by referring fair housing complaints and inquiries to the Housing Authority of the County of Butte and LSNC Butte Regional Office, and has included **Program H-A6.3** to provide biannual training to landlords on fair housing rights and responsibilities with the intent of reducing, or eliminating, discrimination.
- The County complies with Government Code Section 65008 by providing review of affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment, including, but not limited to, sites subject to AB 1397.
- The County has completed this Assessment of Fair Housing and identified programs to address identified fair housing issues in **Table A-38**, in compliance with Government Code Section 8899.50.
- The County currently offers translation services for public meetings and materials and intends to further comply with Government Code Section 11135 et seq. by making all public outreach materials and services accessible for all persons by May 2023 (**Program H-A6.3**) and continuing to ensure that all state-funded programs and activities are accessible to all Butte County residents.

C. Sites Inventory

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 and AB 1304 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity. **Figures A-17** through **A-27** show the distribution of projected units by income category of the following indicators compared to countywide patterns to understand how the projected locations of units will affirmatively further fair housing: TCAC opportunity areas, median income, predominant population, disability rates, educational score, environmental health, and overpayment. The following sites inventory discussion includes an analysis of the number of projected units by income category, total RHNA capacity, and county acreage by income category to further assess the potential impacts of the sites inventory to affirmatively further fair housing.

Butte County is unique in that its RHNA includes a standard allocation ("base allocation") and a fire rebuild allocation. The sites identified to meet the rebuild allocation are exclusively sites that previously had housing units that were damaged or destroyed by either the Camp Fire or North Complex Fire, and as such are located in the communities that were impacted by these fires. The rebuild units are not included in this analysis of the sites inventory because the sites identified to meet the rebuild allocation are in remote areas of the Unincorporated Area with the intent of rehousing people who lost their homes to wildfire and rebuilding communities. Most communities impacted by the fires have low median incomes, limited access to services and opportunities, and displacement risk due to fire.

As such, these sites do not meet the standard definition of affirmatively further fair housing. However, in this unique case, these sites will affirmatively further fair housing by achieving creating housing opportunities in impacted communities, including construction of lower-income units.

The remainder of the sites, those identified to meet the base allocation, are located primarily in the greater Thermalito and Oroville area, north of the City of Chico, and a few sites adjacent to the cities of Biggs and Gridley. These sites were identified for their reduced environmental risks, including fire hazard, and proximity to infrastructure and existing services. While there is development potential outside of these areas, clustering non-rebuild sites to meet the RHNA near Chico and Oroville promotes public health and safety, and improved access to opportunity, by locating housing in areas with water and sewer capacity, near transit and other services, and outside of very high and high fire hazard severity zones.

Table A-38A presents the RHNA capacity based on census tract in the County, and the existing conditions of each tract as they relate to indicators of fair housing. This does not account for all census tracts in the county, but those with development potential, adequate services to develop new housing, and no environmental constraints such as fire or flood risk. As mentioned previously, the sites discussed in this analysis do not include those identified to meet the rebuild RHNA, as those sites are located in fire-risk areas with the primary intent of enabling residents to move back to their communities. **Figures A-17** through **A-26** compare the total RHNA capacity to countywide indicators of fair housing for a comprehensive comparison of how increased residential capacity and approved projects will influence existing patterns.

Given the rural nature of most of the Unincorporated Area, the communities most suited for higher density development on land appropriately zoned to support affordable housing are generally located in the valley, in areas surrounding Chico and Oroville. As a result, approximately 31.6 percent of the lower-income capacity has been identified in census tract 14 near Chico, and 49.7 percent in tract 33, which includes South Oroville and Honcut, in the specific plan areas. These tracts both have median incomes in the lower-income category, though both have relatively low rates of poverty compared to other tracts with identified sites. Tract 14 is also considered to be a highest resource area in Butte County, indicating that, in addition to new services and amenities developed as part of the North Chico Specific Plan, lower-income residents will have strong access to existing services. This is reflected in a relatively high jobs proximity index score, low environmental score, and relatively low rate of overcrowding. In contrast, tract 33 is considered to be a low resource area, which is likely in part due to low jobs proximity, poor environmental conditions, and high existing rates of renter overpayment. Inclusion of 655 lower-income units will help to alleviate renter overpayment through an increase in the housing stock and additional housing mobility opportunities within the existing community. However, other fair housing concerns in this area resulting from existing conditions highlight the need for targeted investment and assistance. This area has been identified in **Table A-38B** for a range of targeted programs to work toward improving conditions for current and future residents of tract 33.

To facilitate housing mobility opportunities and reduce displacement risk for lower-income residents elsewhere in the Unincorporated Area, the County has identified capacity for 66 lower-income units west of Chico in tract 5.01, 64 lower-income units in Magalia to support displaced residents, and 73 lower-income units in East Oroville. While tract 5.01 has a high median income, approximately one-quarter of residents are experiencing poverty. This may indicate the presence of a mixed-income neighborhood, though with a large portion of the population on each end of income ranges. As 61.6 percent of renters in this area are overpaying, compared to just 15.7 percent of homeowners, it is likely that the lower-income population in tract 5.01 is primarily renters. The inclusion of 66 lower-income units will help to reduce displacement risk as a result of this high rate of overpayment, and facilitate housing in a highest resource area.

Above moderate-income capacity is generally dispersed relatively evenly across the tracts with identified capacity, with the exception of tract 30.02, which includes South Oroville. In this tract, approximately 47.5 percent of above moderate-income capacity and 24.6 percent of moderate-income capacity has been identified across 78 sites. This tract currently has a low median income, high rates of poverty and low-to-moderate income households, a high disability rate, and relatively poor environmental conditions. These are some of the factors that likely resulted in the High Segregation & Poverty designation. Moderate- and above moderate-income capacity has been identified in this area to reduce the concentration of poverty through income-integration. By identifying the capacity across multiple parcels, rather than a few large subdivisions, the County intends to combat potential of islands of affluence within this tract and instead disperse housing opportunities. To reduce the risk of gentrification that could result from development of market-rate housing, the County has included **Program H-A3.2** to assist lower-income households rehabilitate and remain in their units, **Program H-A2.8** to incentivize construction of ADUs to provide alternative affordable housing options, and **Program H-A2.9** to promote the availability of first-time homebuyer and Mortgage Credit Certificate programs to aid in the purchasing power for lower-income households.

Table A-38A presents how the distribution of sites by income will help to combat existing fair housing issues in the Unincorporated Area through facilitation of mixed-income communities, reducing concentrations of affluence and poverty, and providing additional housing opportunities in high resource areas and areas that will reduce the displacement risk resulting from overpayment and overcrowding.

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TABLE A-38A: RHNA CAPACITY BY AREA AND AFFH INDICATORS

Census Tract	General Area	Existing Households	RHNA Capacity			AFFH Indicators										
						Segregation/Integration					Access to Opportunity			Displacement Risk		
			Low	Mod.	Above Mod.	Median Income	Poverty Rate	Low-to-Moderate Income Population	Non-White Population	Disability Rate	Resource Designation	Jobs Proximity Index	CalEnviroScreen Score	Overcrowding Rate	Renter Overpayment Rate	Homeowner Overpayment Rate
4.01	Chico	523	0	0	3	$76,321	14.3%	56.1%	33.5%	9.2%	Highest	60	24.2	7.8%	48.3%	19.5%
4.02	Chico	3,022	0	0	23	$109,077	8.8%	27.3%	15.7%	13.4%	Highest	58	11.0	3.2%	43.7%	29.3%
5.01	Chico	1,363	66	0	5	$116,406 - $128,942	24.7%	34.7%	17.2%	11.3%	Highest	35-44	23.4	2.9%	61.6%	15.7%
5.02	Chico	1,636	0	0	2	$20,511-$65,000	49.3%	71.6%	23.8%-37.7%	15.4%	High	43-69	56.2	4.3%	76.6%	38.9%
7*	Chico	1,686	20	0	0	$32,375	31.4%	55.3%	33.8%	14.3%	Missing/Insufficient Data	73	45.7	2.6%	58.4%	38.7%
9.03	Chico	2,601	16	0	0	$40,208 - $52,143	19.2%	46.9%	32.5%-46.4%	15.3%	Highest	90	47.6	2.9%	50.2%	30.8%
11	Chico	1,546	0	0	1	$26,277-$48,750	42.8%	64.7%	20.8%-35.6%	12.0%	High-Highest	65-89	62.8	2.1%	74.2%	45.2%
14	Chico	2,125	416	1,859	81	$30,694	5.0%	14.0%	16.1%	11.3%	Highest	89	13.8	4.9%	34.8%	30.0%
15	Chico	1,979	0	7	19	$70,461-$111,250	10.0%	21.5%	11.2%-32.6%	11.7%	Moderate-Highest	47-93	39.9	0.8%	32.8%	47.9%
16	Chico	2,099	0	0	3	$92,671-$110,000	9.0%	21.5%	9.7%-13.7%	13.4%	Highest	0-64	9.7	0.0%	48.9%	18.3%
17	Magalia	1,175	64	0	0	$52,875	6.2%	32.0%	16.3	20.4%	Moderate	3	17.9	2.7%	55.0%	35.6%
23	Paradise	2,390	0	0	1	No Data	12.4%	44.0%	18.3%	24.1%	Low	17	30.4	1.8%	32.5%	48.0%
25	Berry Creek	1,495	0	0	6	$65,766	29.9%	56.7%	34.2%	13.7%	High Segregation & Poverty	13	58.2	4.4%	46.0%	43.8%
26.01	East Oroville	1,095	73	0	33	$51,111-$90,694	10.2%	22.6%	17.2%-22.0%	26.0%	Moderate-High	5-8	25.6	1.0%	61.9%	38.4%
26.02	East Oroville	1,611	0	0	69	$46,066-$87,543	10.5%	28.2%	17.4%-17.9%	24.0%	Low-Moderate	5-12	34.4	3.0%	14.2%	52.0%
27	East Oroville	209	0	0	129	$61,563	19.3%	39.6%	23.6%	21.8%	Low	28	45.2	3.3%	61.7%	33.4%
29	Thermalito	752	0	0	302	$44,917 - $48,971	17.3%	49.8%	47.3% - 48.1%	17.7%	Low	13-16	48.2	17.4%	58.0%	30.8%
30.02	South Oroville	1,151	8	658	1,250	$26,806 - $49,896	38.2%	64.0%	33.6% - 53.1%	27.5%	High Segregation & Poverty	35-95	67.8	9.8%	49.2%	31.0%
32	Palermo	1,396	0	0	61	$28,229 - $47,459	23.5%	48.9%	39.0%-49.0%	25.7%	Low	9-34	54.4	5.0%	37.3%	32.1%
33	South Oroville/ Honcut	1,497	655	4	65	$33,295 - $68,569	17.7%	35.4%	20.7%-40.5%	21.3%	Low	7-30	63.6	8.0%	53.2%	39.4%
34	Gridley	985	0	0	3	$50,179 - $89,135	10.3%	54.0%	35.6% - 58.9%	3.7%	Low-Moderate	28-64	65.4	8.0%	26.0%	20.8%
35.01	Biggs/Gridley	1,013	0	0	9	$122,750	11.9%	44.5%	31.7%	19.8%	High	14	50.5	1.1%	45.6%	28.7%
36	Biggs	1,157	0	0	27	$48,472 - $84,659	13.0%	32.6%	27.1% - 42.5%	18.8%	Low-Moderate	29-97	59.9	6.9%	32.2%	34.2%
37	Thermalito/ Oroville	1,685	0	150	539	$34,125	31.8%	61.5%	33.3%	27.5%	Missing/Insufficient Data	56	78.1	8.4%	68.8%	42.0%

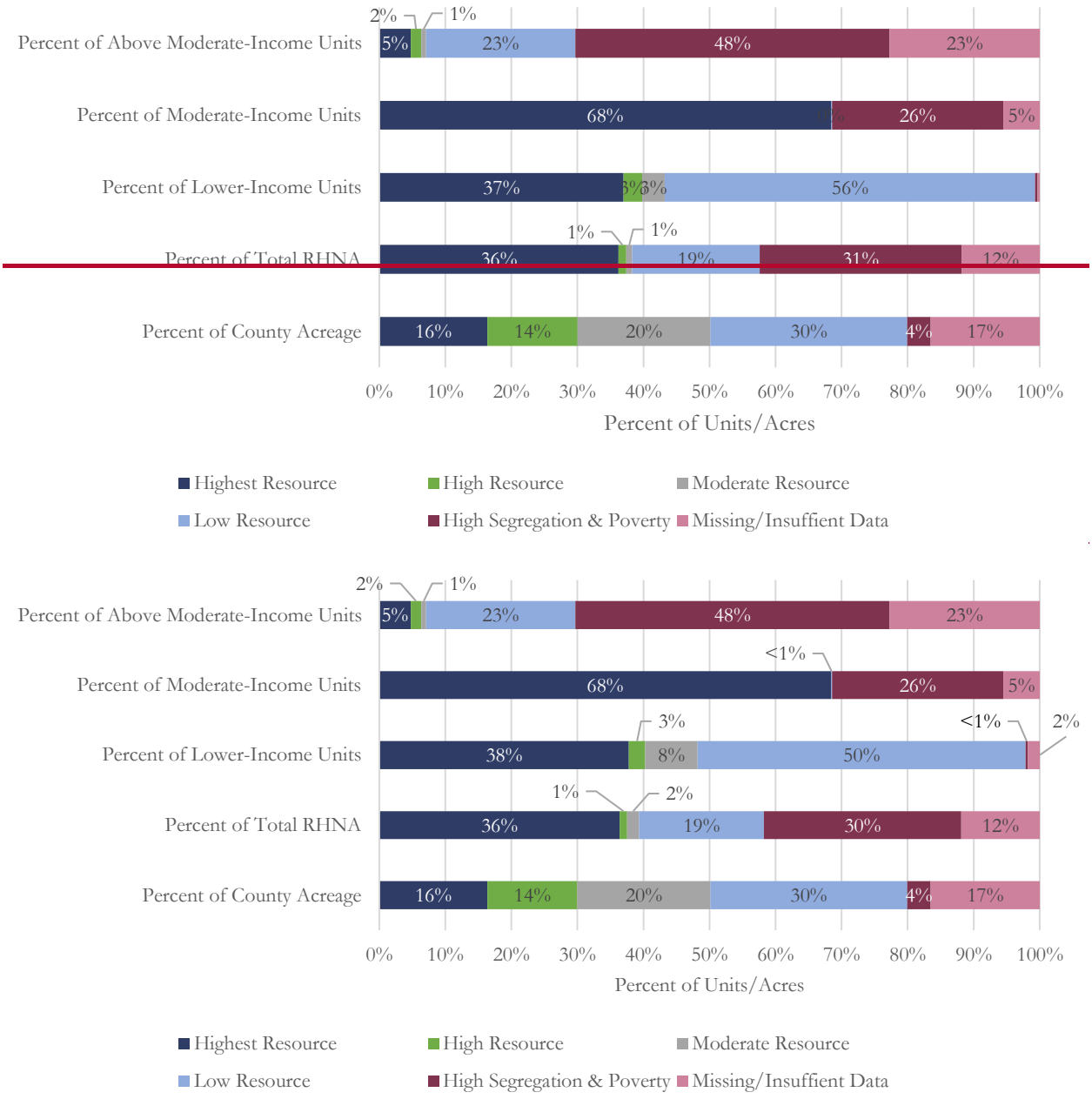
Sources: 2015-2019 ACS; Esri, 2018; TCAC/HCD 2021; HUD, 2020; OEHHA, 2021; CHHS, 2022
**Includes the Everhart Village project for extremely low-income households, located within Chico city limits on County-owned land.*

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1. Potential Effects on Patterns of Integration and Segregation

The County's available sites are almost entirely in the valley of the county near the cities of Chico, Oroville, Biggs, and Gridley, in areas that span from the high segregation and poverty designation to highest resource. The only exception to this is the Lakeridge Circle pipeline project that will be located in Magalia. **Figure A-17** presents the breakdown of unit capacity in Butte County by resource area designation and income category. Approximately ~~31~~ 30 percent of the total unit capacity identified to meet the RHNA is in areas of high segregation and poverty, while these areas account for approximately 4 percent of the land area in the Unincorporated Area. This designation largely includes portions of the Thermalito area and areas north of the City of Oroville, where there are high rates of poverty. To combat this and facilitate mixed-income communities and integration, the portion of the total units identified in this area include 48 percent of above moderate-income units and 26 percent of moderate-income units. Fewer than 1 percent of lower-income units have been identified here, to further combat income segregation. While ~~56~~ 50 percent of lower-income units are identified in low resource areas, this area encompasses the North Chico Specific Plan, where development of a mixed-income neighborhood and new services and amenities are included in the development plan for the area. Therefore, locating these units here is not expected to negatively concentrate lower-income residents in areas with limited access to resources.

FIGURE A-17
UNITS AND ACRES BY TCAC OPPORTUNITY AREA DESIGNATION

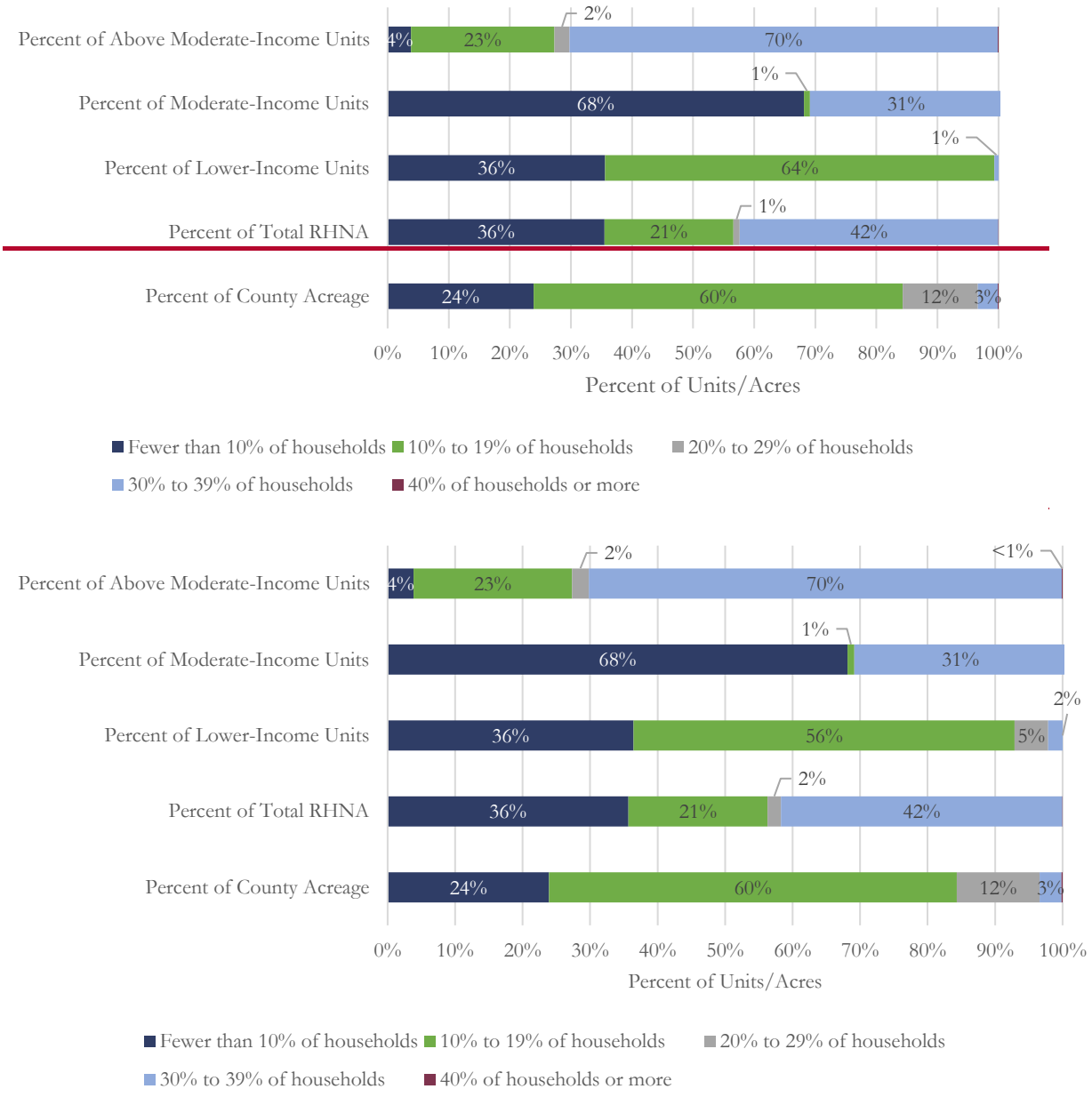


Source: TCAC/HCD, 2021; Butte County, 2022

a. Income

Figure A-3 identifies that the poverty rate in the Unincorporated Area and where opportunity sites are located in comparison. Those sites identified north of the City of Chico, including the North Chico Specific Plan, are in areas with the lowest rate of poverty, indicating an opportunity to promote mixed-income housing development and housing opportunities for lower-income households in an area that may currently have limited accessibility for this population. In contrast, poverty rates in the Thermalito, South Oroville, and Palermo areas are some of the highest in the county. As shown in **Figure A-18**, approximately 15 percent of the Unincorporated Area has a poverty rate greater than 20 percent. Comparatively, ~~43~~ 44 percent of units identified to meet the RHNA are in these areas. While at first glance it appears that sites are overly concentrated, it is important to note two things: first, while only a small portion of the Unincorporated Area has a high rate of poverty, much of the Unincorporated Area is either not populated at all, or sparsely populated, meaning the land near the City of Oroville may comprise a higher percentage of the populated areas and more closely reflect the RHNA distribution; second, Thermalito, South Oroville, and Palermo are outside of areas with environmental hazard risk and near services, thus increasing access to opportunity regardless of current income distributions. According to stakeholders, many lower-income households are currently concentrated in the Thermalito area due to low housing costs, but not necessarily good housing conditions. The identification of the lower-income unit capacity in the area north of Chico will provide housing mobility opportunities in high resource areas and areas with higher median incomes to promote, rather than concentrating affordable housing in Thermalito, Palermo, and South Oroville. In contrast, the inclusion of moderate- and above moderate-income households in the greater Oroville area will reduce the concentration of affluence near Chico. The County has identified several programs to improve housing conditions and preserve existing affordability, particularly as higher-income development occurs in the Thermalito area (see **Table A-38**).

FIGURE A-18
UNITS AND ACRES BY PERCENT OF HOUSEHOLDS LIVING BELOW THE POVERTY LINE

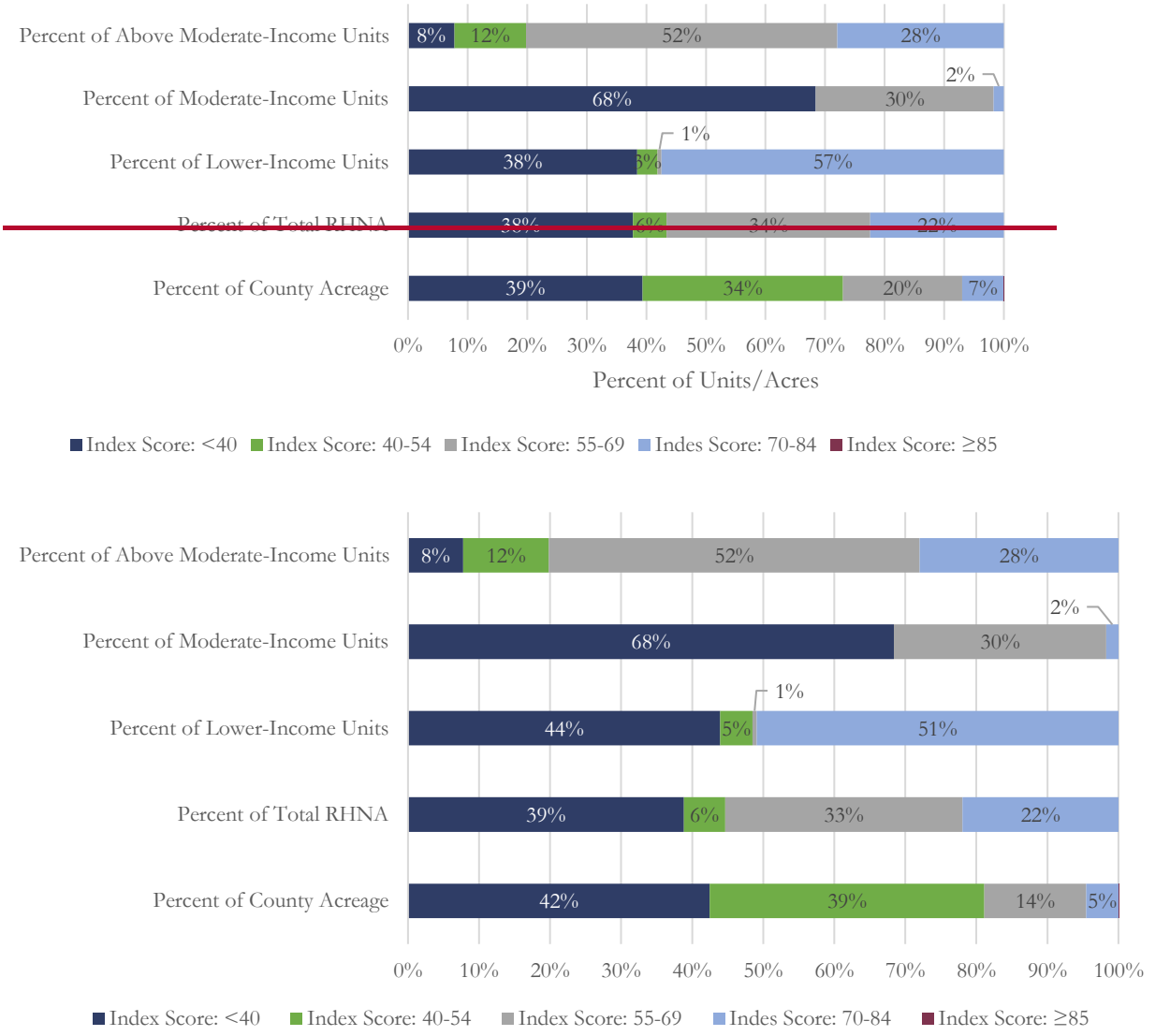


Source: 2015-2019 ACS; Butte County, 2022
Note: There are no areas in the Unincorporated Area in which more than 39 percent of households are below the poverty line.

b. Race and Ethnicity

As discussed previously, most of the Unincorporated Area is predominantly White. However, there are areas in which there is greater diversity, meaning while the largest share of the population identifies as White, the remainder of the population has a closer balance among other races and ethnicities. Greater diversity results in a higher diversity index score, according to an analysis conducted by Esri of ACS data. A higher diversity index score suggests greater diversity. As shown in **Figure A-19**, approximately 39 percent of land in the Unincorporated Area has a diversity index score of less than 40, 34 percent has a score between 40 and 54, and 27 percent scores above 70. Approximately ~~38~~ 39 percent of the units identified to meet the whole RHNA are identified in areas that scored below 40, closely reflecting land patterns. However, almost all remaining units are in the areas of highest diversity. Diversity in Butte County is highest in and adjacent to incorporated municipalities. As almost all sites are in the spheres of influence or adjacent communities to Chico and Oroville where diversity scores are higher than in more remote areas of the county. Stakeholders identified that many minority households are also lower income and in need of affordable housing options. The inclusion of ~~58~~ 56 percent of lower-income units in areas of increased diversity will alleviate this need while enabling residents to remain in their community, while the ~~41~~ 44 percent of lower-income units and 68 percent of moderate-income units in areas of lower diversity will promote housing mobility opportunities that may help to increase diversity in areas of greater affluence. The inclusion of above moderate-income units in areas of high diversity may achieve a similar goal by reducing the concentration of minority and lower-income households through mixed-income neighborhoods.

FIGURE A-19
UNITS AND ACRES BY DIVERSITY INDEX SCORE



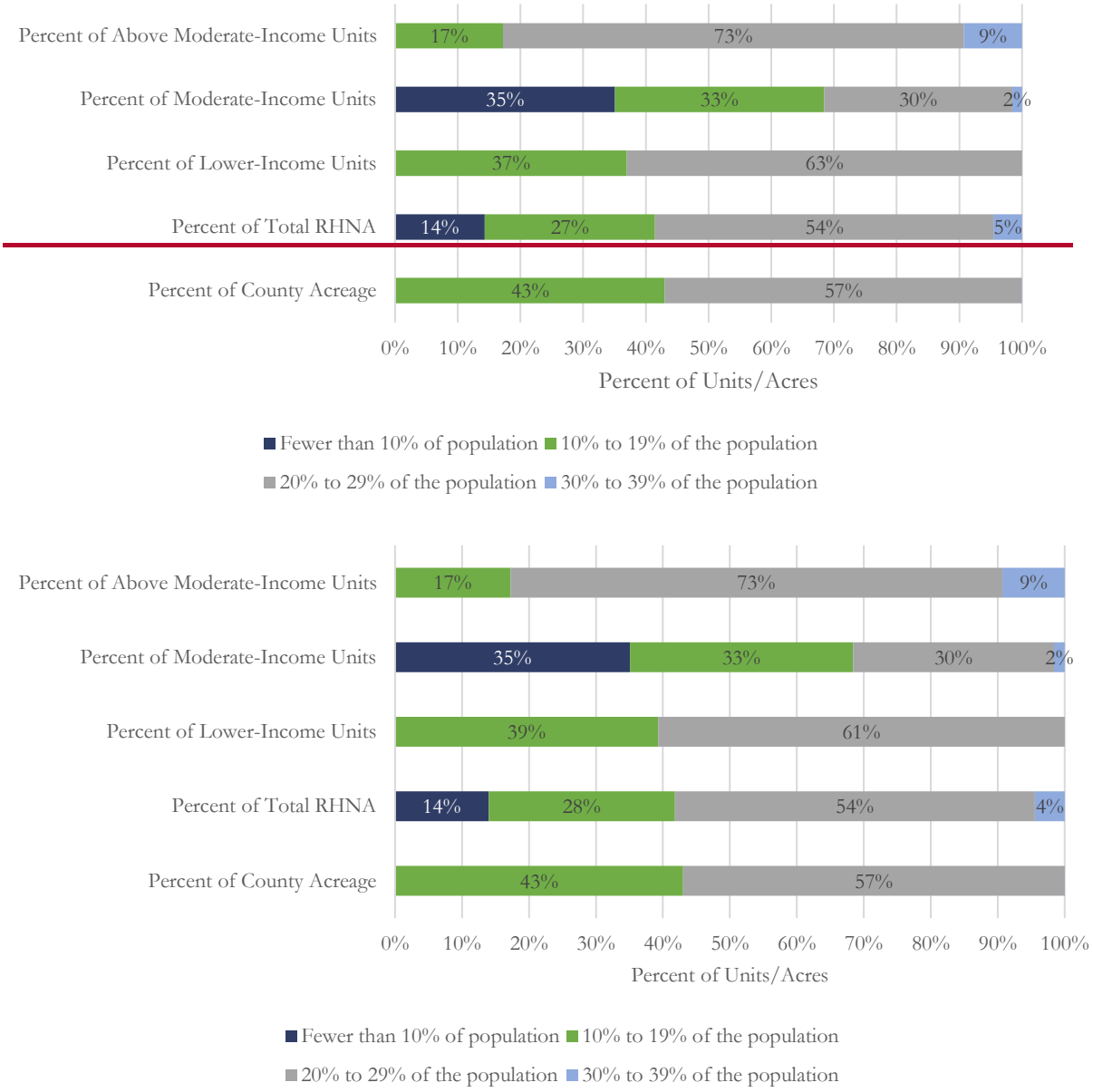
Source: HUD, 2018; Butte County, 2022
Note: There are no areas in the Unincorporated Area in which the diversity index score exceeds 84.

c. Disability

Approximately 21 percent of the population in the Unincorporated Area lives with at least one disability. Stakeholders interviewed during outreach efforts emphasized the importance of increasing the supply of affordable and accessible housing units to meet the extreme demand in Butte County. Wildfires, high housing costs, and a shortage of permanent supportive housing and accessible units

has increased displacement risk for the population with disabilities in Butte County. As shown in **Figure A-20**, approximately 57 percent of the land area in the Unincorporated Area has a population disability rate between 20 and 29 percent, reflecting this need for accessible housing. The allocation of lower-income units to meet the RHNA closely reflects the pattern of disability rates by acreage in the county, with the intent of meeting need where residents are located to reduce displacement risk from their communities. The rebuild capacity, though not shown in **Figure A-20**, also aims to increase the supply of smaller, accessible units in impacted communities to allow residents to return. Further, the sites to meet the base allocation are near incorporated jurisdictions, thus facilitating improved access to transit, services, and amenities for persons with disabilities.

FIGURE A-20
UNITS AND ACRES BY PERCENTAGE OF THE POPULATION WITH A DISABILITY



Source: 2015-2019 ACS; Butte County, 2022
Note: The acres in the Unincorporated Area in which the disability rate is less than 10 percent or greater than 30 percent are each less than 1 percent of the total county acreage. The area with a disability rate less than 10 percent is adjacent to the City of Chico, to the northwest, and the area with a disability rate greater than 30 percent is in South Oroville.

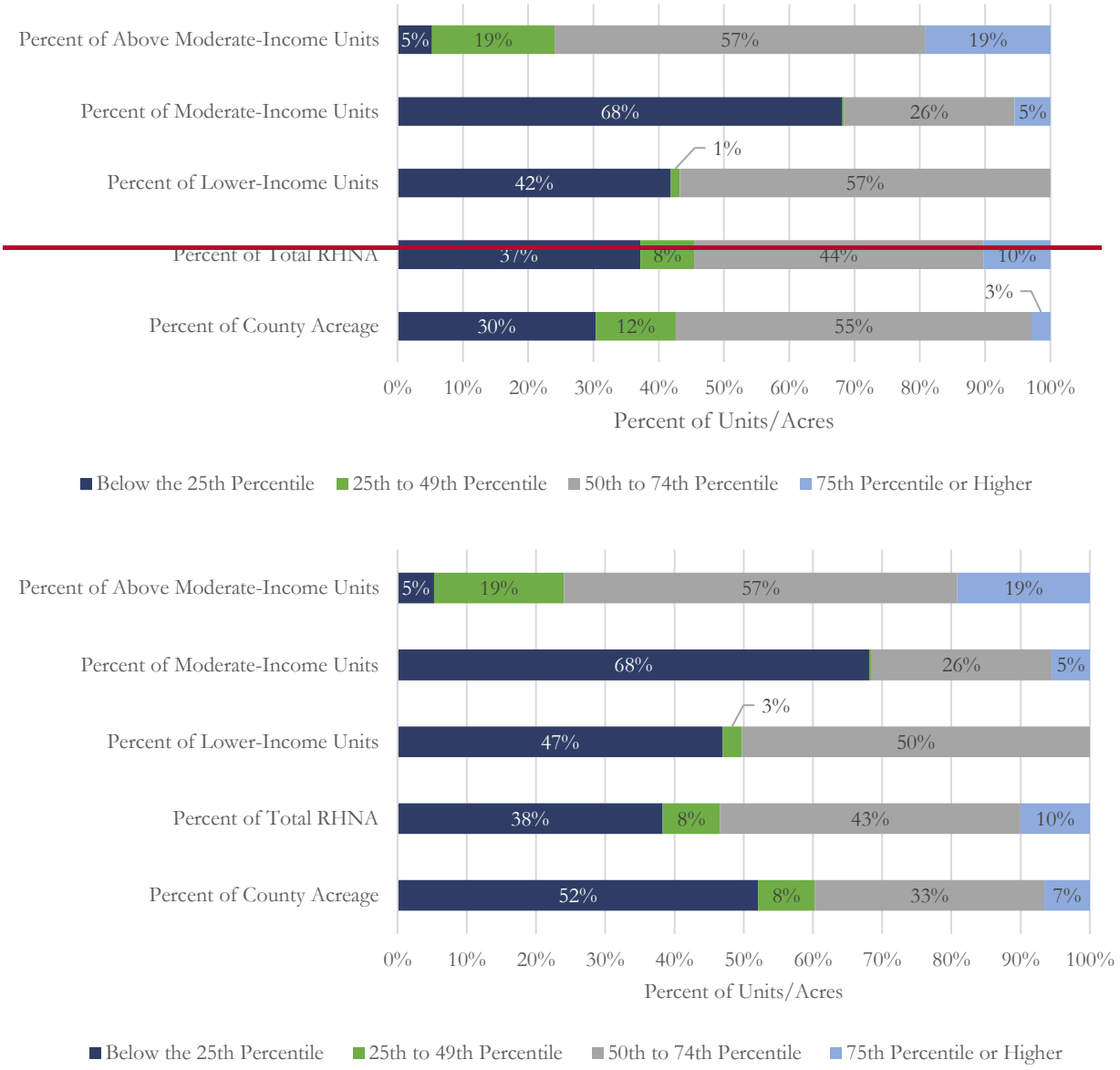
2. Potential Effects on Access to Opportunities

a. Environmental Health

As described previously, the disadvantaged community designation of Thermalito and the surrounding areas is largely based on population characteristics rather than environmental pollution. Environmental health in this area is similar to other areas of the county. Rather, the concentration of poverty and residents experiencing poor health conditions (i.e., asthma, cardiovascular disease, etc.) in these areas indicated a need for improved access to healthy food options, medical services, affordable housing options, and transit to access necessary services. As shown in **Figure A-21**, approximately ~~37~~ 10 percent of total units to meet the RHNA are in this disadvantaged community. ~~This includes 42 percent of lower-income units and 68 percent of moderate-income units to alleviate issues related to lack of safe, affordable housing options for residents experiencing negative conditions.~~ Given Butte County's rural nature, environmental health as it relates to natural resources is not as great a concern as providing access to these resources, according to stakeholders and public comment. Increasing access to parks, open space, and healthy food, such as through community gardens, can help to alleviate negative population characteristics that result in the disadvantaged community status. Locating affordable housing here addresses part of this issue. To improve access to healthy food and recreational opportunities, both here and in other parts of the Unincorporated Area, the County has identified the following actions under **Program H-A6.1**:

- Support Butte Regional Transit to expand transit availability in the Unincorporated Area to access services, including medical services.
- Remove barriers to creation of community gardens as a source of fresh food in unincorporated communities.
- Support medical providers to expand service capacity in unincorporated communities.

FIGURE A-21
UNITS AND ACRES BY CALENVIROSCREEN PERCENTILE SCORE



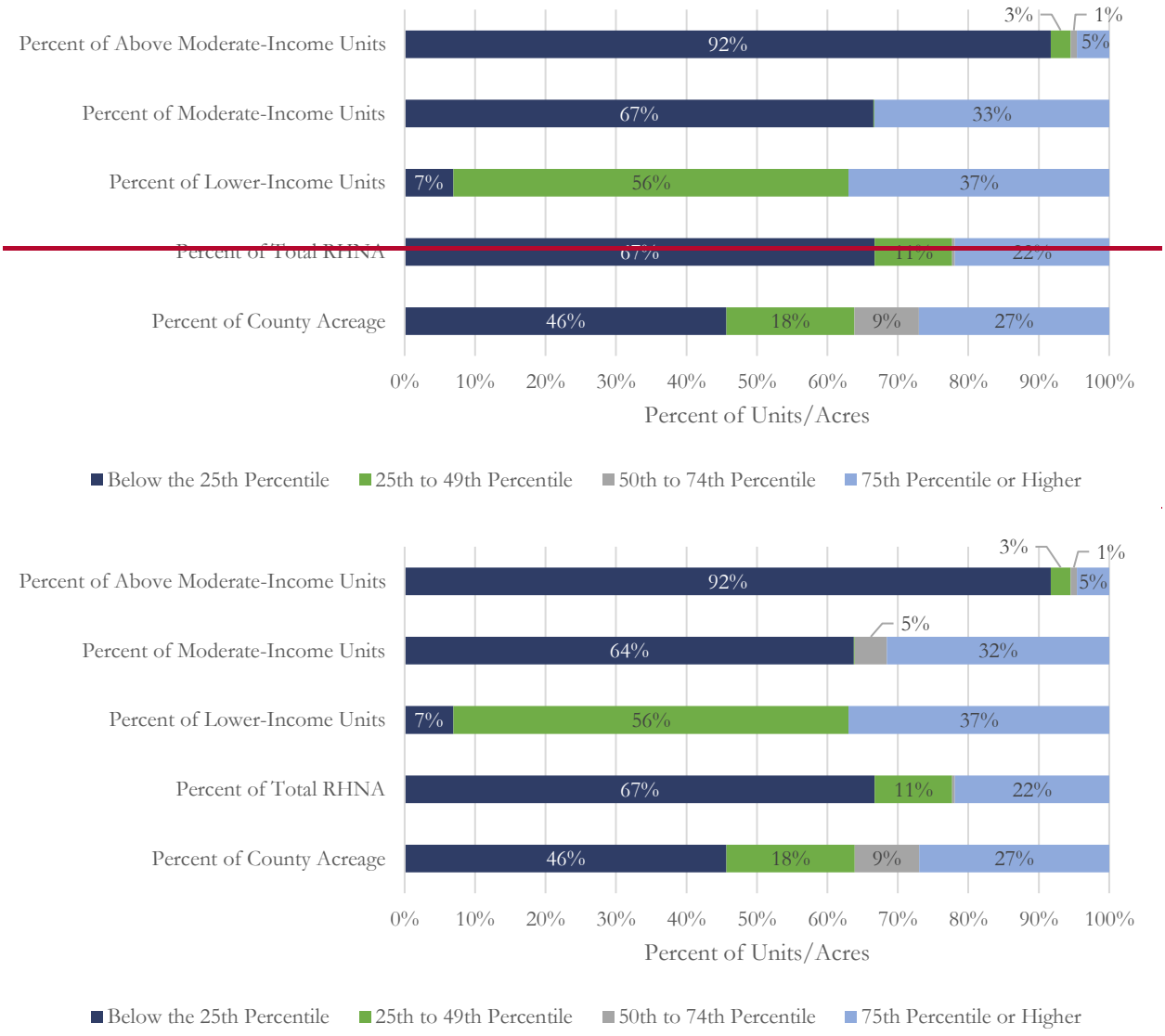
Source: CalEnviroScreen 4.0, 2021; Butte County, 2022

b. Educational Opportunities

Approximately 46 percent of the Unincorporated Area has an educational outcome score below the 25th percentile (**Figure A-22**). This includes the Thermalito, South Oroville, and Palermo areas, where approximately two-thirds of the unit capacity is located. To facilitate improved access to moderate and high-performing schools, 37 percent of lower-income units are in areas with the highest-performing schools. Therefore, the sites are expected to improve access to strong educational opportunities for lower-income households.

As discussed in the assessment of access to educational opportunities, areas with higher median incomes typically have higher performing schools. Approximately 92 percent of above moderate-income units are in areas with the lowest-performing schools, which is expected to increase the median income and increase the tax base for schools due to the property values of these above moderate-income units. Therefore, locating these units in lower-performing areas may improve school quality through mixed-income neighborhood development. However, to ensure that all residents have access to quality schools as development patterns evolve, the County has identified several programs to assist with improving school quality (see **Table A-38**).

FIGURE A-22
UNITS AND ACRES BY TCAC EDUCATIONAL OUTCOME SCORES



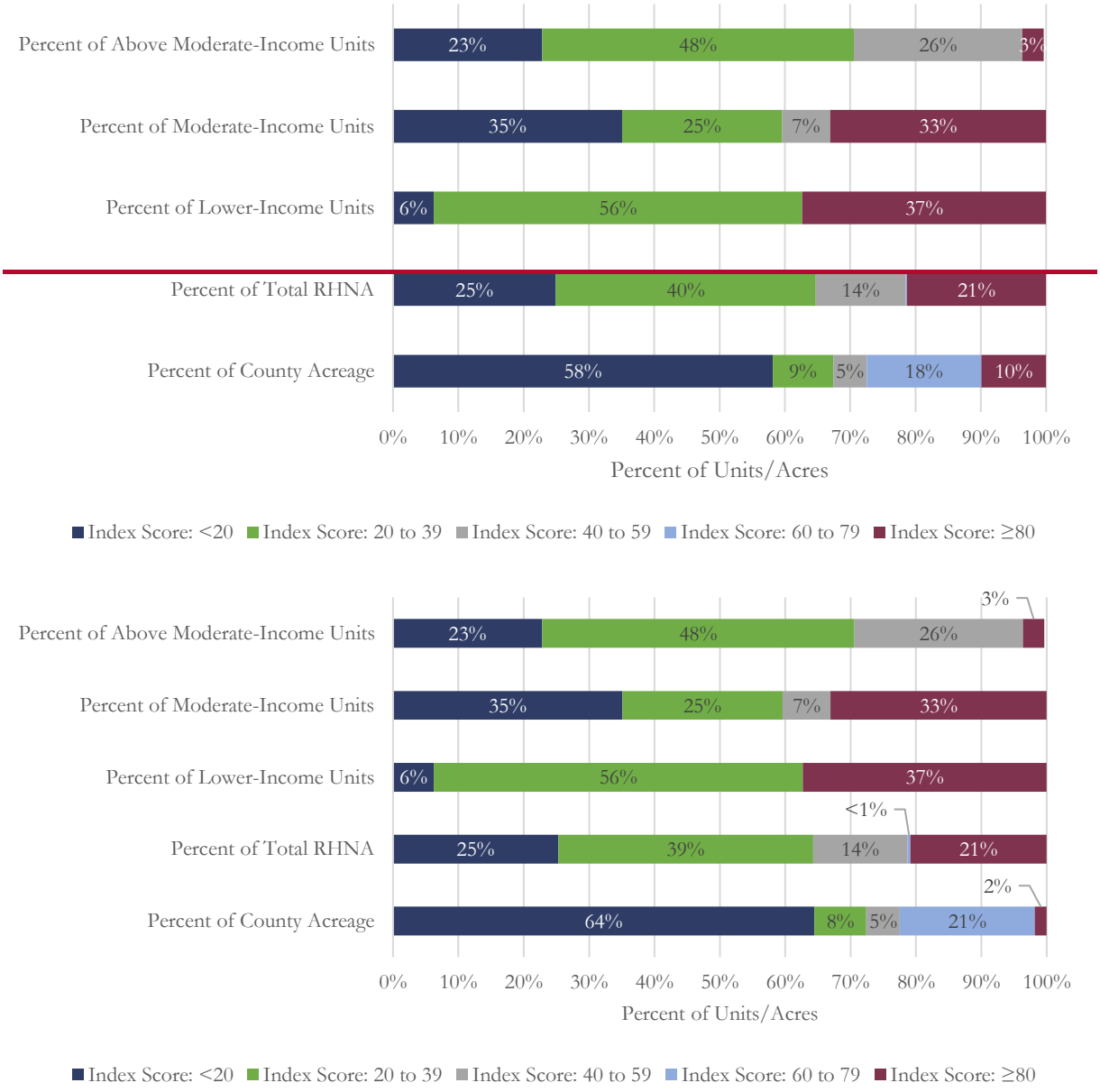
Source: TCAC/HCD, 2021; Butte County, 2022

c. Jobs and Transit Proximity

Due to the predominantly rural nature of unincorporated Butte County, many households in the Unincorporated Area tend to have relatively longer distances between housing and jobs or schools compared to households in incorporated jurisdictions. As shown in **Figures A-10** and **A-12**, transit and employment opportunities are concentrated in and adjacent to incorporated jurisdictions, where all sites to meet the base RHNA allocation are located. This is further supported by **Figure A-23**,

which demonstrates that approximately 35 percent of units are in the areas where jobs proximity index scores greater than 60. This includes 37 percent of lower-income units and 40 percent of moderate-income units. Lower- and moderate-income households are more likely to rely on transit to access employment due to vehicle costs, but often have to live further from employment centers due to housing costs. Locating more than a third of each of these units in the areas with the closest proximity jobs ensures housing opportunities that will provide access to economic opportunities as well, thus affirmatively furthering fair housing. Above moderate-income households, in contrast, are less likely to be reliant on transit to access employment, so locating a smaller proportion of these units in close proximity to jobs is not expected to reduce economic opportunities for these households. Further, almost all sites are near B-Line fixed routes or within paratransit service areas, ensuring access to transit regardless of socioeconomic status.

FIGURE A-23
UNITS AND ACRES BY JOBS PROXIMITY INDEX SCORE

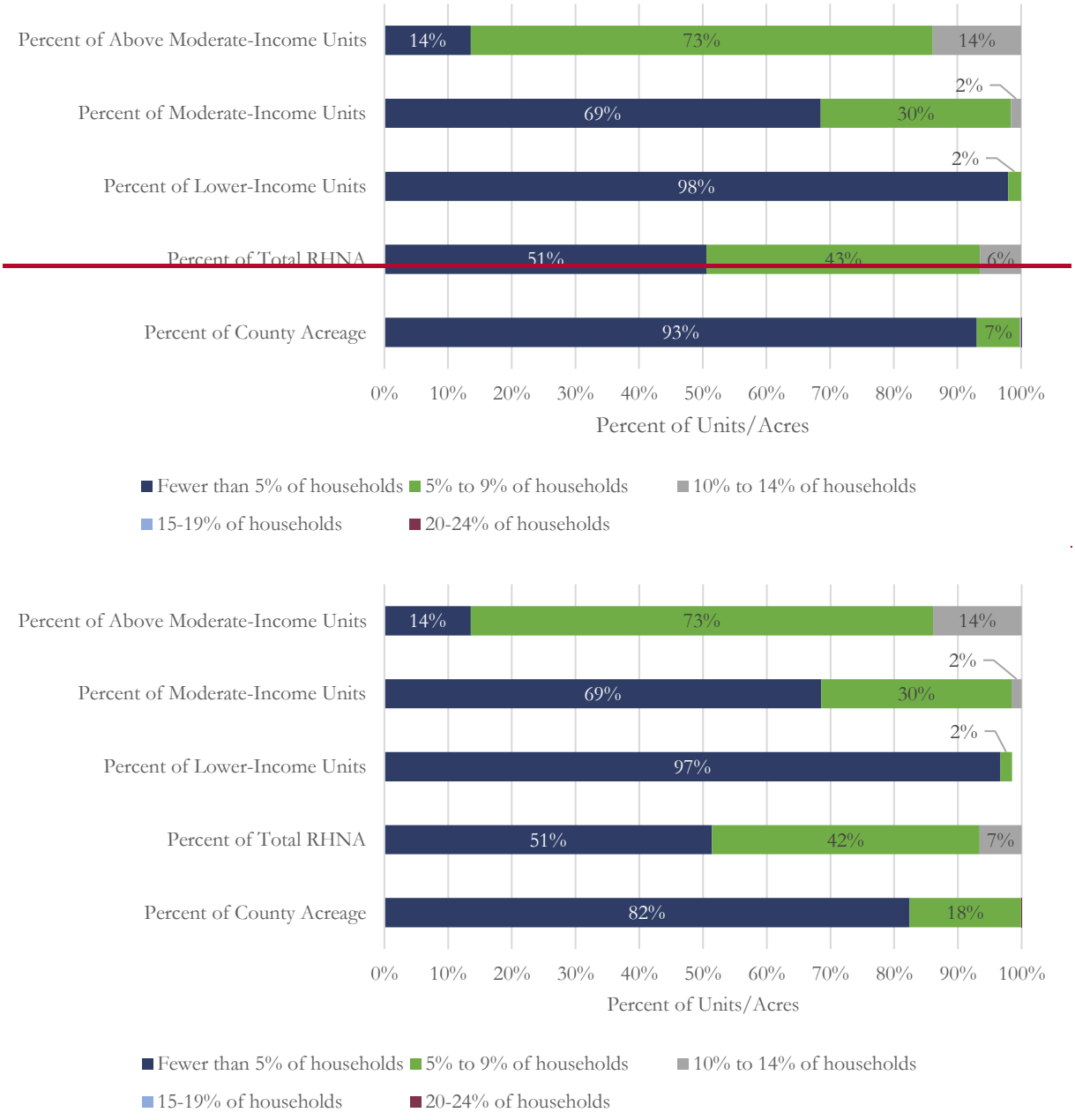


Source: 2014-2017 HUD; Butte County, 2022

d. Housing Mobility

Concentration of HCV holders often correspond with concentrations of poverty. As shown in **Figure A-11**, voucher holders are concentrated in Thermalito and north of the City of Oroville, and in two pockets west of the City of Chico. To combat patterns of income segregation and increase housing mobility opportunities for lower-income households, ~~98~~ 97 percent of lower-income units and 69 percent of moderate-income units have been identified in areas with the lowest rates of voucher holders (**Figure A-24**). While moderate-income units are not affordable to lower-income households without overpaying, with the addition of an HCV subsidy, some of these units may be within reach of lower-income households. To combat existing concentrations, the integration of the remaining moderate-income units and approximately 87 percent of above moderate-income units will help to facilitate mixed-income communities and encourage revitalization in these neighborhoods. To further reduce concentrations of HCV holders and expand opportunities for lower- and moderate-income households, the County will coordinate with the Housing Authority of the County of Butte to provide a workshop training for housing providers on requirements to accept vouchers and the benefits of marketing units to voucher holders (**Program H-A6.2**).

FIGURE A-24
UNITS AND ACRES BY PERCENT OF HCV HOLDERS



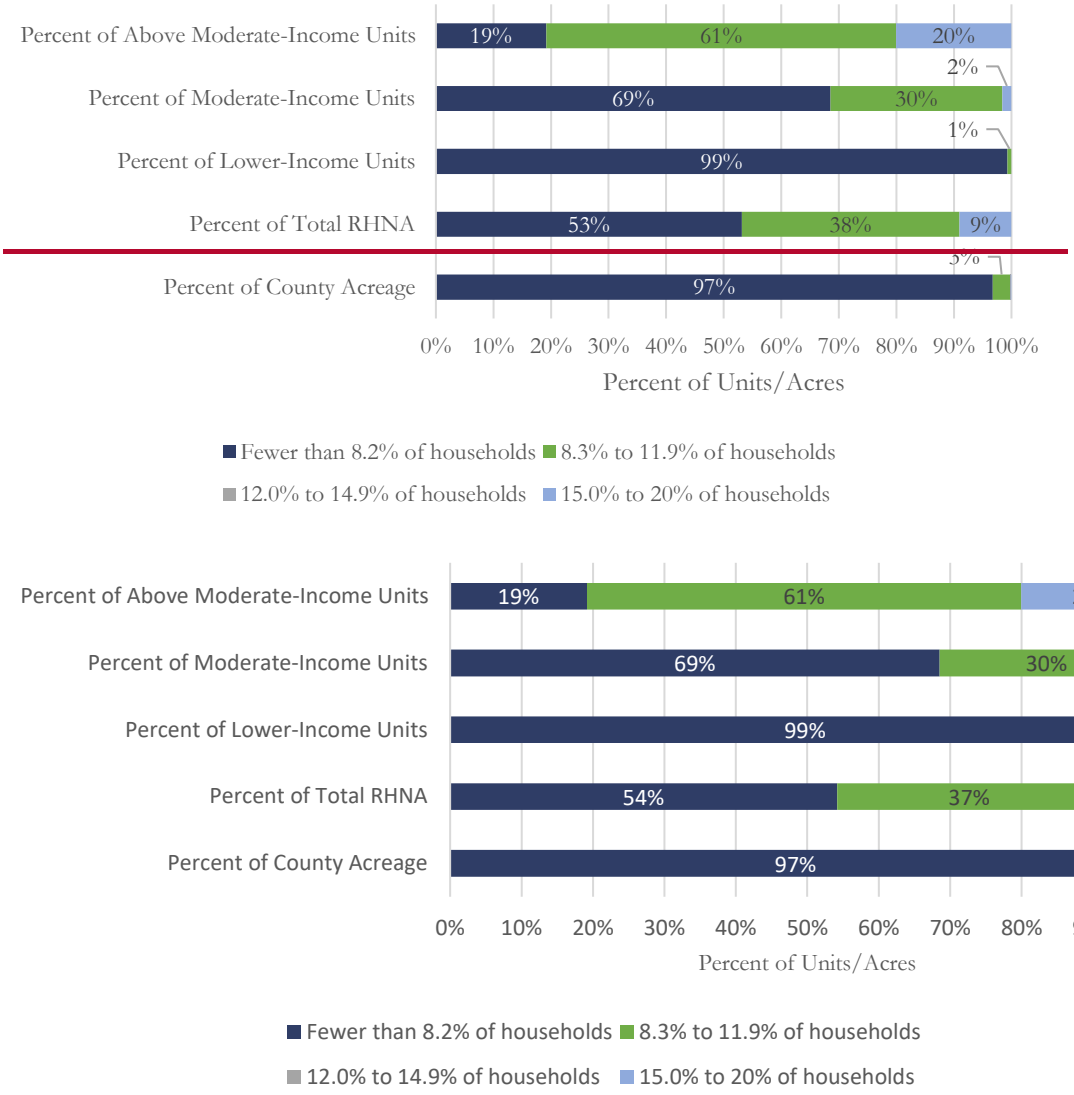
Source: 2015-2019 ACS; Butte County, 2022
Note: There are no areas in the Unincorporated Area in which more than 15 percent of households use a Housing Choice Voucher to subsidize housing costs.

3. Potential Effects on Disproportionate Housing Need and Displacement Risk

a. Overcrowding

As discussed previously, overcrowding is not a significant problem in most of the Unincorporated Area, though there is an increased incidence in the Thermalito tract (**Figure A-13**). Stakeholders identified that this may be a result of a shortage of affordable housing and some households that survived the fires being forced to double up or live in too-small units. Approximately 32 percent of moderate-income units and 1 percent of lower-income units are in areas with higher rates of overcrowding to help to alleviate this issue by increasing the housing supply, while the remainder of the lower- and moderate-income capacity will facilitate housing mobility opportunities in areas of the county with lower overcrowding rates and near services and resources adjacent to incorporated areas. Additionally, the above moderate-income sites will ease pressure on the housing stock, thus potentially reducing displacement risk and overcrowding for these households as well as more units become available.

FIGURE A-25
UNITS AND ACRES BY PERCENTAGE OF OVERCROWDED HOUSEHOLDS

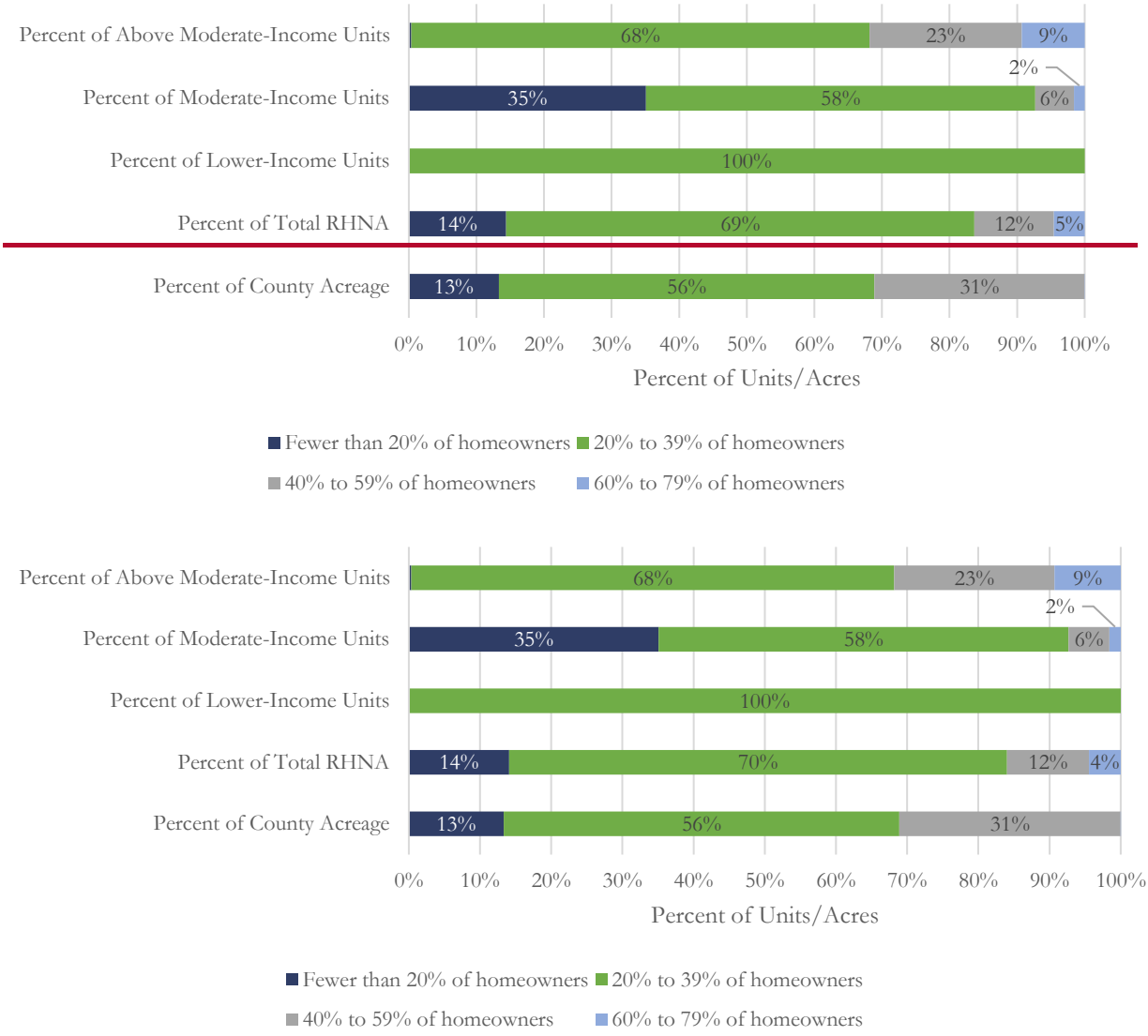


Source: CHHS, 2020; Butte County, 2022
Note: The areas in the Unincorporated Area in which more than 11.9 percent of households are overcrowded comprise less than 1 percent of the County's acreage and are in the Thermalito area.

b. Overpayment

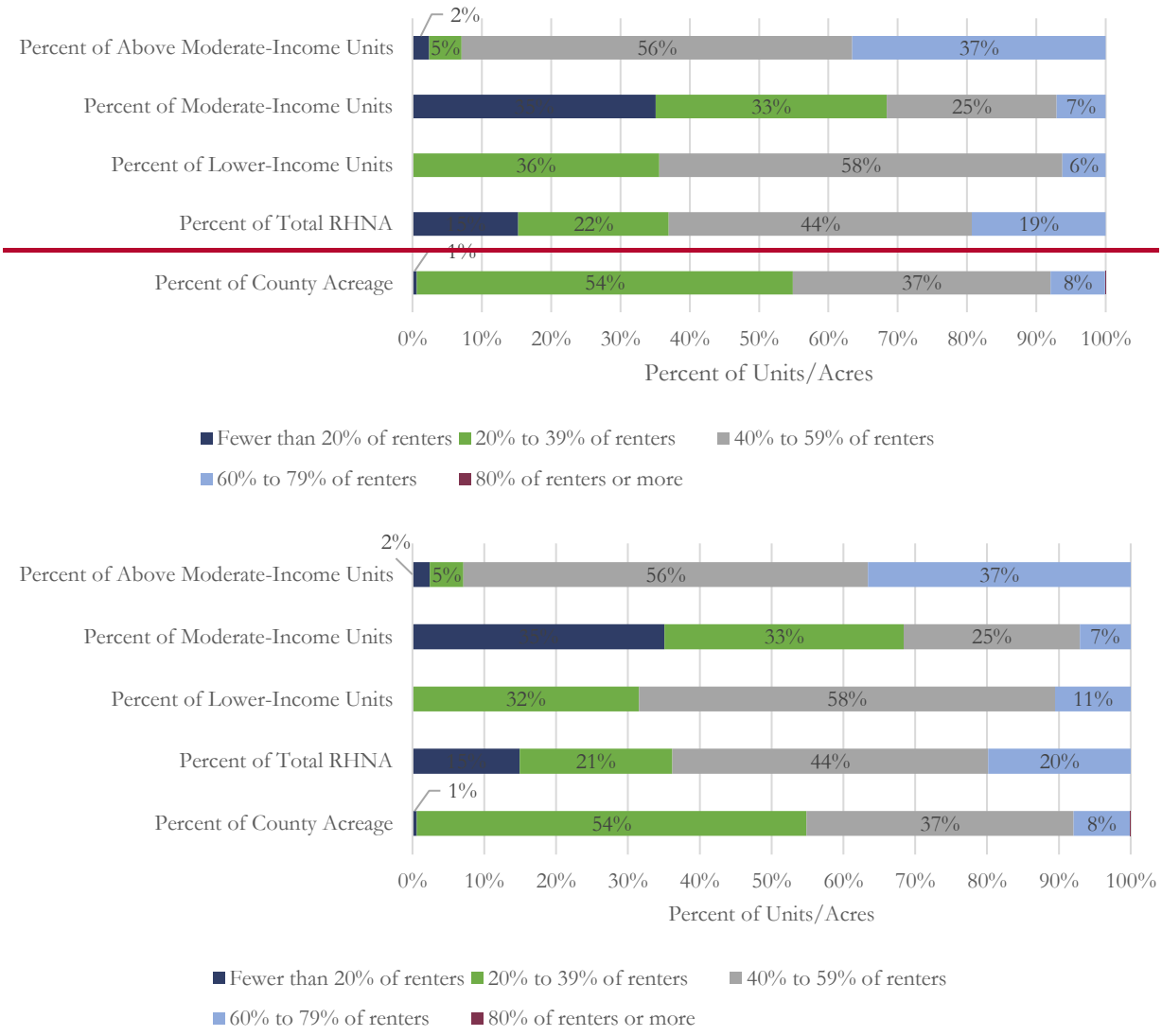
Many homeowners and renters throughout Butte County and the region are experiencing overpayment as a result of rapidly increasing housing costs and a diminished housing supply post-fire. An increase in the supply of lower- and moderate-income units in those areas impacted by overpayment, particularly in the greater Oroville area, will help to alleviate conditions that contribute to overpayment by reducing the gap between supply and demand for these housing types. All lower-income units are in areas of moderate homeowner overpayment (**Figure A-26**), while ~~64~~ 67 percent of lower-income units are in areas with extremely high rates of renter overpayment (**Figure A-27**). Locating lower-income housing in these areas will help reduce displacement risk for households experiencing overpayment by providing affordable housing where there is greatest demand for these options. Typically, above moderate-income units are unaffordable to cost-burdened households, while lower- and moderate-income housing units can help alleviate overpayment. Sites for new units have been identified across a range of overpayment rates for both owners and renters with the intent of increasing the supply of affordable housing for all income categories, thus reducing risk of displacement due to overpayment for all Butte County residents.

FIGURE A-26
UNITS AND ACRES BY PERCENTAGE OF COST-BURDENED HOMEOWNERS



Source: 2015-2019 ACS; Butte County, 2022
Note: The areas in the Unincorporated Area in which more than 59 percent of homeowners are cost burdened comprises less than 1 percent of the acres in the county and is in South Oroville.

FIGURE A-27
UNITS AND ACRES BY PERCENTAGE OF COST-BURDENED RENTERS



Source: 2015-2019 ACS; Butte County, 2022
Note: There are no areas in the Unincorporated Area in which more than 79 percent of renters are cost burdened.

c. Wildfire Risk

Figure A-16 shows that all units, regardless of projected affordability, on sites identified to meet the base allocation are in areas of low or moderate fire hazard risk, according to CalFire. Therefore, these units are expected to not only increase displacement risk for occupants, they are also expected to reduce overall displacement risk due to fire hazards in Butte County by increasing the supply of housing in low hazard areas, encouraging residents to reside in fire-safe areas. While the units identified

to meet the rebuild allocation are located in high fire hazard risk areas, the intent of these is to rebuild communities that have been displaced. To reduce the risk present in these areas as rebuild occurs, the County has committed to the following programs in the Housing Element:

- **Program H-A5.1**: Promote a variety of housing types to meet a range of needs, including alternative housing types such as 3-D printed homes and housing types that are typically affordable such as mobile homes.
- **Program H-A5.2**: Provide information on assistance programs for purchase of generators to allow residents to remain in their homes during Public Safety Power Shutoff (PSPS) events and other power outages.
- **Program H-A5.3**: Assist landowners to reduce fire risk through vegetation management and information on available assistance programs.

D. Contributing Factors

Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the County identified factors that contribute to fair housing issues in the Unincorporated Area, as shown in **Table A-38B**. While there are several strategies identified to address the fair housing issues, the most pressing issues are the displacement risk of lower-income households due to housing loss and overpayment and a shortage of services in the Unincorporated Area. The areas with the greatest concentration of fair housing issues are those adjacent to the City of Oroville, including the communities of Thermalito, South Oroville, and Palermo. The combination of these factors and concentrations of poverty in these communities presents a barrier to housing for many lower- and moderate-income households to secure housing or remain in their homes. Prioritized contributing factors are **bolded** in Table A-37 and associated actions to meaningfully affirmatively further fair housing related to these factors are ***bold and italicized***. Additional programs to affirmatively further fair housing are included in Section VIII, Goals, Policies, and Programs.

TABLE A-38B: FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES

AFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
Displacement of residents resulting in homelessness and relocation to cities	**Wildfire risk** **Insufficient homeless services in the Unincorporated Area** Limited rebuilding of medium-density and lower-income housing options **Loss of mobile homes due to fire**	***Support expanded capacity of homeless services in the Unincorporated Area, particularly in the Magalia area (Program H-A4.4)*** ***Promote a range of alternative housing types in fire-impacted communities, including 3-D printed and mobile homes (Program H-A5.1)*** ***Identify suitable land for medium density residential uses in the Unincorporated Area (Program H-A5.1)*** Provide information on generator rebate and assistance programs (Program H-A5.2) Provide assistance with vegetation management (Program H-A5.3)
Displacement risk for lower-income households due to housing conditions	**Older housing units tend to be most affordable** **Absentee landlords due to high demand regardless of unit quality** Shortage of affordable housing resulting in overcrowding	Work with developers to increase the supply of affordable housing (Program H-A2.6) ***Enforce code to address substandard conditions and assist with removal of dilapidated units (Program H-A3.1)*** ***Conduct a housing conditions survey (Program H-A3.2)*** ***Provide financial assistance to lower-income property owners to rehabilitate units (Program H-A3.2)*** Provide fair housing training for housing providers, including requirements regarding maintaining rental units (Program H-A6.1)

AFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
Disadvantaged community designation in the Thermalito area	**Concentration of Housing Choice Voucher holders**	***Incentivize and encourage affordable development in high resource areas and throughout the County (Program H-A2.6)***
	Concentration of affordable housing options	Work with medical providers to expand capacity in unincorporated areas (Program HA-6.1)
	High rates of health issues (i.e., asthma)	Meet with Butte Regional Transit to assess the need to improve transit access to services, including medical, from unincorporated communities (Program H-A6.1)
	Limited access to affordable medical options	***Coordinate with the Housing Authority to incentivize more housing providers to market their units to HCV holders, particularly in high resource areas (Program H-A6.2)***
Limited access to services in much of the Unincorporated Area	Concentration of high-performing schools in and adjacent to incorporated areas	***Facilitate rebuilding efforts in fire-impacted communities to support reentry of services (Program A-5.1)***
	Limited transit availability in the Unincorporated Area	***Meet with Butte Regional Transit to assess the need to improve transit access to services from unincorporated communities (Program H-A6.1)***
	Limited healthy food options in Unincorporated Area	Meet with school districts to address barriers to access to quality educational opportunities (Program H-A6.1)
	Loss of community services in areas impacted by wildfires	Identify and remove barriers to creation of community gardens (Program H-A6.1)
Displacement risk for persons with disabilities	**Loss of smaller, accessible units in the Camp Fire**	***Fund accessibility improvements for rental units for seniors and persons with disabilities (Program H-A4.3)***
	Shortage of permanently supportive housing	Encourage multifamily developers to designate accessible and/or adaptable units in new construction (Program H-A4.10)
	Limited capacity of service providers due to geographic scope and funding	Identify sites for affordable and smaller units in unincorporated communities (Program A-5.1)
		Provide rebuild assistance to owners of mobile homes and mobile home parks destroyed by wildfires (Program A-5.1)
		Work with Butte Regional Transit to expand transit availability to connect unincorporated residents to services (Program H-A6.1)

VI. GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS

Constraints on the development of housing are divided into governmental constraints and non-governmental constraints. Governmental constraints include land use controls, on- and off-site improvement standards, fees and exactions, processing and permit procedures, regulations on housing for persons with disabilities, and government codes and enforcement. Non-governmental constraints include the availability of financing, price of land, and cost of construction.

A. Governmental Constraints

1. General Plan

The residential General Plan land use designations include Very High-Density Residential (20 to 30 units per acre), High-Density Residential (HDR, 14 to 20 units per acre), Medium High-Density Residential (MHDR, up to 14 units per acre), Medium-Density Residential (MDR, up to 6 units per acre), Low-Density Residential (LDR, up to 3 units per acre), and Very Low-Density Residential (VHDR, 0.2 to 1 unit per acre).[11] Residential development is also permitted in the Agriculture, Timber Mountain, Resource Conservation, Foothill Residential, Rural Residential, land use designations at rural densities and the Mixed-Use and Community Commercial land use designations at urban densities.

2. Land Use Controls

The Butte County General Plan 2030 Land Use Element, updated concurrently with this Housing Element, establishes 18 different land use designations, of which, 12 allow residential uses at a range of densities (see **Table A-39**). The General Plan also establishes policies that guide residential development. Second dwelling units, or accessory dwelling units (ADUs), as defined under State law, are not included in the overall densities calculated for each land use designation.

Residential policies identified in the General Plan, along with zoning regulations, control the amount and distribution of land allocated to a variety of uses in the county. Housing supply and costs are affected by the amount of land designated for residential use, the density at which residential development is permitted, and the standards that govern the character of development.

[11] Butte County Zoning Ordinance (Ch. 24 of County Code).

TABLE A-39: GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS

Designation	Allowable Range of Residential Density
Agriculture	1 unit per 20 to 160 acres
Timber Mountain	1 unit per 160 acres
Resource Conservation	1 unit per 40 acres
Foothill Residential	1 unit per 1 to 40 acres
Rural Residential	1 unit per 5 to 10 acres
Very Low-Density Residential	Up to 1 unit per acre
Low-Density Residential	Up to 3 units per acre
Medium-Density Residential	Up to 6 units per acre
Medium High-Density Residential	Up to 14 units per acre
High-Density Residential	14 to 20 units per acre
Very High-Density Residential	20 to 30 units per acre
Mixed-Use	4 to 20 units per acre

Source: Butte County 2030 General Plan Land Use Element

3. Residential Zone Development Standards

Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as to implement the policies of the 2030 General Plan Land Use Element and preserve the character and integrity of existing neighborhoods. **Table A-40** examines the site development requirements for residential zones. The minimum lot width and minimum yard setbacks deviate little between the residential zones. The minimum parcel area varies, with the largest minimum parcel area associated with the FR-40 designation at 40 acres per parcel and the smallest minimum parcel area for MHDR, HDR, and VHDR at 3,500 square feet per parcel. All primary structures are limited to a maximum of 35 feet for all residential zones.

Consistent with transparency requirements, (Government Code Section 65940.1 subdivision (a)(1)(B)), the County's development standards and fees are available on the County's website.

TABLE A-40: BUTTE COUNTY RESIDENTIAL SITE DEVELOPMENT REGULATIONS BY ZONING DISTRICT

	FR/ FCR	RR/ RCR	VLDR, VLDCR	LDR	MDR	MHDR	HDR	VHDR
Maximum Density (Units)	1 unit/acre to 1 unit/40 acres	1 unit/5 acres to 1 unit/10 acres	1 unit/acre to 1 unit/2.5 acres	3 units/acre	6 units/acre	14 units/acre	14–20 units/acre	20–30 units/acre
Minimum Parcel Area (a, b)	1 acre – 40 acres (d)	5 acres – 10 acres (e)	1 acre – 2.5 acres (f)	13,500 sq. ft.	6,000 sq. ft.	3,500 sq. ft.	3,500 sq. ft.	3,500 sq. ft.
Minimum Parcel Width (a, c)	65 ft.	65 ft.	65 ft.	50 ft.	50 ft.	35 ft.	35 ft.	35 ft.
Primary Structure Height (Max, feet)(g)	35	35	35	35	35	35	35	35
Minimum Yard Setback for Primary Structure (Feet)								
Front	20	20	20	20	20	20	10	10
Interior Side	10	10	5(~~g~~h)	5	5	5	5	5
Street Side	10	10	10	10	10	10	10	10
Rear	10	10	10(~~h~~i)	10	10	5	5	5
Lot Coverage(j)	-	-	-	-	-	-	-	-

(a) Applies only to the creation of new parcels through the subdivision process.
(b) Corner parcels may exceed maximum permitted parcel area by up to 10 percent.
(c) A minimum 40-foot parcel width is permitted for cul-de-sac parcels.
(d) Minimum parcel area ranges from 1 acre for FR-1 to 40 acres for FR-40.
(e) Minimum parcel area ranges from 5 acres for RR-5 to 10 acres for RR-10/RCR-10.
(f) Minimum parcel area ranges from 1 acre for VLDR to 2.5 acres for VLDR-2.5
(g) The height limit does not restrict the number of stories permitted in a structure; a 35-foot limits accommodates a typical three-story structure.
(h) Interior side-yard setbacks range from 20 feet for parcels greater than 1 acre in size to 5 feet for parcels less than a quarter acre in size.
(~~i~~h) Rear-yard setbacks range from 20 feet for parcels greater than 1 acre in size to 10 feet for parcels less than a quarter acre in size.
(j) In the North Chico Specific Plan, there is a 10% lot coverage limit in SR-3, 15% in SR-1, 50% in R-1, 55% in R-2, and 60% in R-3. In the Butte Creek Canyon Overlay Zone, impervious surface maximums range from 15% on parcels an acre in size, to 65% on 5,000 square foot parcels. In the Magalia Watershed Protection Zone, impervious surfaces may not exceed 50 percent of the total site area.

4. Typical Densities for Development

Butte County encompasses 1,636 square miles of land with a population of 202,669 residents. Of the 202,669, 59,414 live within unincorporated areas. The majority of Butte County residents live in one of the five incorporated towns or cities: Biggs, Chico, Gridley, Oroville, or Paradise. Butte County is accessible by Highway 99 and Highway 70 with areas of the county just 20 minutes from Interstate ~~(I-~~ ~~)~~ 5 (I-5). There were two significant subdivisions in the previous Housing Element cycle, one of which created 172 lots for single family and one created 118 lots for single family as well as 14 duplex lots. Typical single-family residential lots in the FR, RR, VLDR, VLDCR, and LDR zones can range from 1 to 40 acres in size (approximately 1,742,400 square feet). Typical single-family densities are one to two homes per acreage minimum with one ADU per parcel. Multifamily densities in the MDR, MHDR, HDR, and VHDR range from 6 to 30 units per acre. In the HDR, ~~and~~ VHDR, MU-2, and MU-3 zones, the County has required minimum densities. Should a developer wish to develop below this density, they would be required to apply for a zoning map amendment. There are not minimum density requirements for other residential zones or non-residential zones that permit residential uses. In the previous planning period, no sites identified to accommodate the lower-income Regional Housing Needs Allocation (RHNA) in the inventory were developed below the minimum allowable density of the zone in which the site is located. The County has not received any development proposals that request to develop at densities below the minimum requirements in those zones where a minimum is established. Further, for those sites identified in the 5th cycle that developed, the resulting densities were not substantially different those densities projected. The Oroville Heights project, the only recent multifamily development within the Unincorporated Area, was constructed at 93 percent of the maximum allowable density.

5. Parking Requirements

Parking requirements for single-family homes and duplexes required two parking spaces per dwelling unit. Multifamily developments are required to provide parking dependent on the size of units: 1 space per studio unit, 1.5 spaces per one-bedroom unit, and 2 spaces per two-bedroom unit. The parking space requirement for ADUs is one space per unit. **Table A-41** provides parking standards by housing type.

Parking standards do not overburden developers and constrain development of most residential units. However, the County has included **Program H-A4.4** to review and revise the Zoning Ordinance parking requirements for emergency shelters to ensure enough parking is available for all staff in compliance with Government Code Section 65583(a)(4)(A)(ii)).

TABLE A-41: ON-SITE PARKING REQUIREMENTS

Housing Type	Number of Required Parking Spaces
Single-Family Homes	2 per dwelling
Duplex Homes	2 per dwelling
Multiple-Family Dwellings	Studio units: 1 per dwelling One-bedroom units: 1.5 per dwelling Two-or-more bedroom units: 2 per dwelling
Second Units and Accessory Dwelling Units	1 per dwelling
Mobile Home Parks	1 per dwelling plus 1 guest space for every 5 dwellings and 1 recreational vehicle parking space for every 5 dwellings
Live/Work Units	1 per unit
Residential Care Homes	1 per 4 beds plus 1 per 300 sq. ft. of office and other nonresidential areas
Agricultural Worker Housing Centers	Group Quarters: 1 per 4 beds Dwelling Units: 2 per dwelling
Caretaker Quarters	1 per dwelling
Emergency Shelters[1]	1 per 8 beds plus 1 per 300 sq. ft. of office or other non-residential area

Source: Butte County Zoning Ordinance (Ch. 24 of County Code), Part 3
Notes:

1. *The County has included **Program H-A4.4** to amend the Zoning Ordinance to allow sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii)).*

6. Density Bonus

Under current state law (California Government Code Section 65915), towns, cities, and counties must provide a density increase of up to 80 percent over the otherwise maximum allowable residential density under the County Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with 100 percent of units affordable to low- or very low-income households. Butte County allows a density of up to 35 percent for projects with 11 percent of units dedicated for low-income households, 20 percent of units dedicated for low-income households, or 40 percent of units dedicated for moderate-income households. The County has included **Program H-A2.7** to comply with current density bonus law, as defined in California Government Code Section 65915.

7. Zoning for a Variety of Housing Types

The Zoning Ordinance that became effective on November 6, 2012, and subsequently amended, allows for a variety of housing types across residential and nonresidential categories and Mixed Use (MU) zoning districts. **Table A-42** shows housing types in residential zoning districts. "P" notes permitted uses; "M" notes uses that require a Minor Use Permit; and "C" notes uses that require a Conditional Use Permit.

TABLE A-42: HOUSING TYPES PERMITTED BY ZONE

Land Use	FR	FCR	RR	RCR	VLDR	VLDCR	LDR	MDR	MHDR	HDR	VHDR	MU	LI
Agricultural Worker Housing Center [a]													
Caretaker Quarters [b]													
Duplex Homes									P	P	P	P	
Emergency Shelters [c]												C	P
Mobile/Manufactured Home	P	P	P	P	P	P	P	P	P	P	P	P	
Mobile Home Park									C	C	C		
Multiple-Family Dwelling [d]									P	P	P	P	
Residential Care Homes, Large (7 or more persons) [e,f]					M		M	M	M	M	M	C	
Residential Care Homes, Small (6 or fewer persons) [e,f]	P	P	P	P	P	P	P	P	P	P	P	P	
Second Units and Accessory Dwelling Units [g]	P	P	P	P	P	P	P	P	P	P	P		
Single-Family Home	P	P	P	P	P	P	P	P	P	P	P	P	
Single-Room Occupancy Units [e]									P	P	P	P	
Transitional Housing [h]													
Supportive Housing [h]													

*(a) Permitted in AG zoning districts as an accessory use. The County has included **Program H-A4.1** to amend the Zoning Ordinance to treat employee/farm labor housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. Additionally, the County will amend the Zoning Ordinance to treat employee/farm labor housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).*

(b) Permitted in AS zoning districts as an accessory use subject to an Administrative Use Permit.

*(c) Also permitted in GC, NC, and CC zoning districts. The County will amend the Zoning Ordinance to allow low-barrier navigation centers for the homeless by-right in zones that allow for mixed-use and non-residential zones permitting multifamily uses, per California Government Code Section 65662 (**Program H-A4.1**).*

(d) The Zoning Code defines single-occupancy units as a type of multiple-family use, but single-occupancy units are also presented separately in this table for reference (see Zoning Code Part 7, Article 42).

(e) Residential care homes include supportive housing and transitional housing, including orphanages, rehabilitation centers, and self-help group homes.

(f) Supportive and transitional housing are defined as types of residential care home use (see Zoning Code Part 7, Article 42). Supportive and transitional housing for six or fewer persons is permitted as small residential care homes in all residential zoning districts; supportive and transitional housing for seven or more persons is permitted subject to a Minor Use Permit in the VLDR, LDR, MDR, MHDR, HDR, and VHDR districts as a large residential care home.

*(g) The County has included **Program H-A2.8** to amend the Zoning Ordinance to allow Accessory Dwelling Units (ADUs) in all residential and non-residential zones that permit single-family or multifamily uses, in accordance with California Government Code Section 65852.150.*

*(h) The County will amend the Zoning Ordinance to allow transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone and to allow supportive housing as a permitted use without discretionary review in zones where multifamily and mixed-use developments are permitted, including non-residential zones permitting multifamily uses, in compliance with California Government Code Section 65583(c)(3) (**Program H-A4.1**).*

a. Emergency Shelter

The California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay."

California Government Code Section 65583(a)(4)(A) requires the County to allow emergency shelters in at least one zone with adequate vacant land in the Unincorporated Area without a Conditional-Use Permit. The County currently allows emergency shelters by right, or ministerially, in the Light Industrial ~~and Sports and Entertainment~~ zone~~s~~. Emergency shelters are also allowed with a Conditional-Use Permit in several Commercial and Mixed-Use zones: GC, NC, CC, REC, and MU. County staff previously determined that the LI zone ~~alone~~ provides adequate vacant land for emergency shelters. County staff estimates that there are approximately 115 acres on 5 vacant parcels within the Light Industrial zone, all of which is along major highways and transportation corridors that would allow access to transit, and adjacent to the City of Chico so clients would have access to services. These parcels include four ranging in size from 1.08 acres to 6.55 acres, and one that is approximately 100 acres. Based on size, the four smaller parcels, which are located adjacent to city boundaries on the southern edge of the City of Chico, are the most suitable for an emergency shelter. The Light Industrial zone is an appropriate location to allow emergency shelters by right, since the zone is compatible with the operation of emergency shelters, whose clients may arrive and leave at various hours of the day and night on a transient basis. Additionally, the other uses allowable within the Light Industrial zone are limited such that their operations would be compatible with the operation of emergency shelters. While the County does not have record of any existing vacant or underutilized warehouse structures, these provide a potential opportunity for redevelopment and reuse into emergency shelter facilities. These buildings offer potential for developers to reduce construction costs and provide services in the area with the greatest need. The County has included **Program H-A4.4** to assist developers interested in building an emergency shelter in the Unincorporated Area to assess whether there are any vacant structures in appropriate locations available for reuse.

Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter. In compliance with State law, the County has identified the following objective development and management standards:

- **Applicability.** The standards in this section apply to emergency shelters as defined in Article VII, Division 1 (Glossary).
- **Number of beds.** The number of beds in an emergency shelter shall not exceed 60.
- **Proximity to other emergency shelters.** No emergency shelter may be located within three hundred (300) feet of another emergency shelter.

- **Length of stay.** Temporary shelter may be provided for no more than six (6) months per calendar year for each resident.
- **Management Plan.** The shelter operator shall prepare and submit to County staff a written management plan describing provisions for staff training, neighborhood outreach, security, screening of residents to ensure compatibility with services provided at the facility, and for training, counseling, and treatment programs, and a 24-hour on-site caretaker for residents.
- **Services.** Staff and services shall be provided to assist residents to obtain permanent shelter.
- **Laundry facilities.** Emergency shelters shall provide laundry facilities or services for residents.
- **Lighting.** All exterior lighting associated with an emergency shelter shall be located, adequately shielded, and directed such that no direct light falls outside the property perimeter, or into the public right-of-way.

i. Low-Barrier Navigation Centers

Government Code Section 65662 requires that the development of Low-Barrier Navigation Centers be developed as a use by right in zones where mixed uses are allowed or in non-residential zones that permit multifamily housing. For a navigation center to be considered "low barrier," its operation should incorporate best practices to reduce barriers to entry, which may include, but is not limited to, the following:

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth;
- Allowing pets;
- Ability to store possessions; or
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds.

Program H-A4.1 has been included to amend the Zoning Ordinance to comply with State law.

b. Transitional and Supportive Housing

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms, such as group housing and multifamily units and may include supportive services to allow individuals to gain necessary life skills in support of independent living. California Government Code Section 65583(c)(3) requires that jurisdictions consider transitional housing a residential use and only require the same restrictions as those applied to other residential dwellings of the same type in the same zone.

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and occupied by a target population, as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement. State law (California Government Code Section 65583(c)(3)) requires supportive housing be "considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone;" additionally, supportive housing must be permitted by right in all residential and non-residential zones where multifamily and mixed uses are permitted.

The Butte County Zoning Ordinance currently defines residential care home facilities, regardless of size, as inclusive of transitional and supportive housing needs.[11] These housing types may include children's homes, transitional houses, orphanages, rehabilitation centers, and self-help group homes either by right or with a Conditional-Use Permit. Residential care home facilities with six or fewer persons (small residential care homes) are allowed by right in all residential districts, whereas residential care homes of seven or more persons (large residential care homes) are permitted in VLDR, LDR, MDR, MHDR, HDR, and VHDR zoning districts. The County has included **Program H-A4.1** to amend the zoning regulations to conform to state law and define transitional and supportive housing as independent uses and permit them as a residential use that will be treated the same as other similar residential uses in the same zone, with no additional regulatory requirements. Supportive housing will also be a permitted use without discretionary review in zones where multifamily and mixed-use developments are permitted, including non-residential zones permitting multifamily uses, in compliance with California Government Code Section 65583(c)(3).

c. Extremely Low-Income Households

Extremely low-income households typically comprise persons with special housing needs, including, but not limited to, persons experiencing homelessness or at risk of homelessness, persons with substance abuse problems, and farmworkers. AB 2634 (Lieber 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Housing Elements must also identify zoning to encourage and facilitate supportive housing and single-room (SRO) occupancy units.

The County allows SRO residential dwelling units as a multiple-family dwelling unit in the MHDR, HDR, VHDR, and MU zones by right, based on the definitions of the Zoning Ordinance. These provisions conform to state law and allow SRO units where multifamily units are allowed, subject to the same standards as other multifamily units in the same zone.

d. Manufactured Housing and Mobile Homes

California Government Code Section 65852.3(a) requires that local jurisdictions "allow the installation of manufactured homes certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 USC Section 5401 et seq.) on a foundation system, pursuant to Section 18551 of the Health and Safety Code, on lots zoned for conventional single-family residential dwellings."[12] Subsequently, manufactured dwellings, certified by this 1974 act, and the lots on which they are situated, cannot be subject to development standards, like lot setback requirements, parking standards or minimum lot size requirements, different from those required for regular residential development. However, additional standards may be set for architectural features such as roof overhangs and siding or roofing materials.

The Butte County Zoning Code currently complies with Section 65862.3(a) of the Government Code by defining manufactured housing as a single-family residential dwelling, permitted in the same way as a stick-built single-family home.

e. Accessory Dwelling Units

ADUs provide opportunities for affordable units. Government Code Section 65852.2 requires that ADUs be permitted ministerially in any residential zone or non-residential zone that permits residential uses. In Butte County, second units and ADUs both require independent living facilities for occupants, including living, sleeping, eating, cooking, and sanitation. ADUs and second units are currently permitted by right in all residential zones and the AG zone.

The County's ADUs and junior accessory dwelling units (JADUs) ordinance permits ADUs and JADUs wherever a single-family or multi-family dwelling is allowed and municipal water and sewer service are available, in compliance with Government Code Section 65852.2(a)(6). One or more ADUs and JADUs are allowed as internal conversions within the non-livable space of an existing multifamily structure and two detached ADUs are allowed on a lot with an existing multifamily structure.

Development standards for second units require a maximum of one parking space per detached ADU, in addition to those for the primary residence. An ADU shall comply with all development and design standards of the Zoning Ordinance that are applicable to the primary dwelling, including, but not limited to, building setbacks, parcel coverage, and building height; however, no setback shall be required for an existing garage that is converted to an ADU, and a setback of no more than five feet from the side and rear lot lines shall be required for an ADU that is constructed above a garage. A deed restriction must be executed stating the second unit cannot be sold separately, and that the property owner shall reside in either the primary or secondary unit, and that these restrictions shall be binding on successors in ownership.

[12] California Government Code Section 65854.3(a). Accessed September 5, 2008. https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV&sectionNum=65852.3

f. Farmworker Housing

California Government Code Section 17021.5 requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. No Conditional-Use Permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of a family dwelling of the same type in the same zone. Section 17021.6 generally requires that employee housing consisting of no more than 36 beds in group quarters (or 12 units or less) designed for use by a single family or household to be treated as an agricultural use. No Conditional-Use Permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone.

Currently, the AG zoning district allows agricultural worker housing centers as an accessory use with approval of a Conditional-Use Permit. Agricultural worker housing centers are defined as "housing for agricultural employees, consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household subject to a permit from the State."[13] The County has included **Program H-A4.1** to amend the Zoning Ordinance to add employee housing for six or fewer persons as a permitted use in all zones that allow single-family housing.

g. Housing for Persons with Disabilities

According to State law (California Government Code Section 65583 (a)(4)), the Housing Element must analyze constraints upon the development, maintenance, and improvement of housing for persons with disabilities. Health and Safety Code Section 1568.0831 requires residential care facilities for six or fewer persons be considered a residential use of property and be permitted in the same manner as other single-family structures of the same type within the same zone. Additionally, State law defines a family as "one or more persons living together in a dwelling unit," which, under fair housing law, means that residential care facilities for seven or more persons must be treated as a residential use and a jurisdiction cannot regulate how many unrelated persons live together.

Residential care home facilities with six or fewer persons (small residential care homes) are allowed by right in all residential districts in the Unincorporated Area, whereas residential care homes of seven or more persons (large residential care homes) are permitted with a minor use permit in VLDR, LDR, MDR, MHDR, HDR, and VHDR zoning districts and a Conditional-Use Permit in the MU zoning district. The County has included **Program H-A4.1** to amend the Zoning Ordinance to allow residential care facilities for seven or more persons with a valid license issued by the California Department of Social Services (CDSS) in the same manner in accordance with the State's definition of family.

[13] Butte County Zoning Code, Part 7, Section 24-304. Accessed December 2013. http://www.buttecounty.net/dds/Planning/Zoning.aspx.

i. Reasonable Accommodations

California Government Code Section 65583 requires that the Housing Element analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities (California Government Code Section 65583(a)(4)). As part of the required constraints program, the element must include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities (California Government Code Section 65583(c)(3)).

The County's reasonable accommodation procedures are included in the Zoning Ordinance, Article 33. Article 33 describes procedures to facilitate requests for variations in the enforcement of development standards to accommodate special requirements resulting from a disability. In compliance with SB 520, a complete evaluation of the County's zoning laws, practices, and policies was done as part of the Housing Element update process. **Program H-A4.11** has been incorporated into the Housing Element to review and revise the County's reasonable accommodation and group home requirements as necessary to remove constraints and ensure compliance with State law.

- **Reasonable accommodations** – Article 33 includes a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act. The existing findings to approve, deny, or approve with conditions a reasonable accommodation request are as follows:
  - Whether the housing that is the subject of the request will be used by an individual defined as disabled under the Americans with Disabilities Act;
  - Whether the request for Reasonable Accommodation is necessary to make specific housing available to an individual with a disability under the Americans with Disabilities Act;
  - Whether the requested Reasonable Accommodation would impose an undue financial or administrative burden on the County;
  - Whether the requested Reasonable Accommodation would require a fundamental alteration in the nature of a County program or law, including, but not limited to, land use and zoning;
  - Potential impact on surrounding uses;
  - Physical attributes of the property and structures; and
  - Other Reasonable Accommodations that may provide an equivalent level of benefit.
- **Separation requirements** – The County's Zoning Ordinance does not impose any separation requirements between supportive housing or residential care facilities.
- **Site planning requirements** –The site planning requirements for group homes and residential care facilities are no different than for other residential uses in the same zone.

- **Definition of family** – The County's definition of family in the Zoning Ordinance states: "Groups of residents living together as a household unit and residents of group homes, community care facilities, emergency or transitional housing, residential care facilities, or other special needs housing."

While the County did not receive any reasonable accommodation requests during the previous planning period, ~~The County has included~~ **Program H-A4.10** has been included to review and revise the findings of approval for reasonable accommodation requests to ensure they do not present a barrier to housing, including revising findings related to impacts on surrounding uses and physical attributes of the property and structures.~~.~~

8. Site Improvements

Site improvement costs include the cost of providing access to the site, clearing the site, and grading the pad area. In the case of a subdivision, such costs may also include major improvements such as building roads and installing sewer, water, and other utilities. As with land costs, several variables affect costs, including site topography and proximity to established roads, sewers, and water lines. Engineering and other technical assistance costs are usually included with site improvements because these services are required to ensure that development is constructed according to established codes and standards.

a. Drainage

The Butte County Improvement Standards, updated in 2020, state that all development projects, residential and nonresidential, "shall be protected from inundation, flood hazard, sheet overflow and ponding of local storm water, springs, and other surface waters. The design of improvements shall be such that water accumulating within the project will be carried away from the project without injury to any adjacent improvements, residential sites, or residences to be installed on sites within the project, or to adjoining areas…Drainage design within the project shall accommodate anticipated future development within the drainage area."[14] Development projects within the Thermalito Drainage Area and within the Chico Storm Drainage Master Plan Area that involve the construction of a new enclosed building, a 50-percent expansion of an existing building, a subdivision map or parcel map, or a change or expansion of a use that results in an increase in the storm drainage generated by the existing use are subject to drainage impact fees. The fees are determined based on the estimated costs of the necessary facilities to provide drainage for these areas.

b. Chico Urban Area Nitrate Compliance Program

Within the Chico Urban Area, there are restrictions on development that would be served by individual septic systems, due to nitrate contamination in the soil from a proliferation of septic systems. Central Valley Regional Water Quality Control Board Prohibition Order No. 90-126 was

[14] Butte County Improvement Standards. Accessed October 11, 2021. https://www.buttecounty.net/Portals/22/downloads/IS-06/ImprovementStd2006.pdf?ver=2020-02-19-124024-510

issued in 1990, and it prohibits waste discharges from individual septic systems within the Chico Urban Area. The standards, as established in the Nitrate Compliance Plan, allow for conventional septic systems only in narrowly defined circumstances. The plan calls for the elimination of existing systems in most of the Chico Urban Area and identifies a financing mechanism to do this. Effectively, this necessitates that new housing in the Chico Urban Area be served by community wastewater treatment systems.

c. Parking Requirements

On- and off-street parking requirements for residential development directly impact the amount of land available for the development of residential units and can greatly influence the cost of a project. The Zoning Code currently requires two parking spaces per single-family home. For multifamily dwellings, the County requires a minimum of 1 space per studio unit, 1.5 spaces per each one-bedroom unit, and 2 spaces per each two-or-more bedroom unit (see **Table A-41**).[15]

Minimum surfacing guidelines require a dust minimizing treatment or installation of paved asphalt, concrete or permeable paving materials such as porous concrete/asphalt, open-jointed pavers, and turf/gravel grids as permitted surface material. Parking lots adjacent to a public private street or with a main drive aisle that functions as a street require a 10-foot landscaped strip between the parking area and the street or drive aisle. Parking lots adjacent to a residential zone shall provide an eight-foot landscaped strip between the parking area and the street, drive aisle, or residential property. Additionally, all parking lots shall be landscaped as required by Table 24-95-2 of Division 9 of the Zoning Code, with a minimum landscaping requirement that ranges from 5 to 15 percent of the total project site area, depending on the size of the project.

d. Street Widths

For subdivisions, a minimum of 60 feet is required for public right-of-way improvements, while only 50 feet is required for local access roads, short through streets, and cul-de-sacs.[16] Where necessary, easements may be provided in urban areas for access to residential parcels. Access easements can serve only one single-family unit, must be no longer than 200 feet, and require a "building-free turning area." Minimum width is 20 feet, including 16 feet of gravel and 4 feet that is reserved for the installation of necessary utilities.[17]

[15] Butte County Zoning Code, Article 3, Division 9, Section 24-95. Accessed February 2022. https://library.municode.com/ca/butte_county/codes/code_of_ordinances?nodeId=CH24ZO_ARTIIIGERE_DIV9PALO_24-95PADEST.

[16] Butte County Code Chapter 20.134. Accessed February 10, 2022. https://library.municode.com/ca/butte_county/.

[17] Butte County Code Chapter 20.136. Accessed February 10, 2022, https://library.municode.com/ca/butte_county/.

e. Street Lighting

Street lighting is required only for subdivisions with an average lot frontage between 125 and 200 feet. Single-family subdivisions with lot frontages less than 125 feet, or greater than 200 feet, do not require street lighting, except along public street frontages outside the subdivision. In cases where lighting is required, the system is to be installed by the developer.[18]

f. Pedestrian and Bicycle Paths

Depending on the size of the project, developers may be required to include land for use as pedestrian and bicycle paths. Such paths are required to be a minimum of 10 feet in width and are intended to connect dead-end streets and provide ease of access for local residents to public parks, schools, and nearby destinations. Pedestrian paths may only be required for subdivisions of 50 or more parcels, while subdivisions with 200 or more parcels may also require bicycle paths.[19]

g. Park Dedications

Dedication of public open space is required to conform to the Recreation Element of the General Plan for residential projects that submit a tentative subdivision map and have "lots averaging two acres or less."[20] For lots with 50 or more units, the required land dedication is calculated by multiplying the total number of dwelling units, in the case of single-family residential development, or the maximum allowed density for multifamily projects, by a factor of 0.008 for single-family or 0.005 for multifamily units. This is aimed at providing between 2 and 2.5 acres of dedicated land per 1,000 residents. In the case that the dedication is less than 1 acre, an in-lieu fee is substituted. For projects with fewer than 50 lots and when land for dedication cannot be within the project, the developer may be required to pay an in-lieu fee calculated by multiplying the total acres required for land dedication by the "full cash value per acre of the property to be subdivided."[21] If the developer chooses to provide privately owned open space or local recreation facilities, the equivalent acres or in-lieu fee may be subtracted from the total amount required by the County.

9. Watershed Protection Overlay Zone

As noted in the Butte County Zoning Code, the Watershed Protection Overlay zoning designation provides additional development standards and requirements in Butte County's unique watershed areas. These additional requirements are designed to maintain and improve water quality in sensitive watershed areas. This is done through additional regulation of land uses, vegetative buffers, septic system regulations, and measures for erosion control and timber harvesting.

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[18] Butte County Code Chapter 20.152. Accessed February 10, 2022. https://library.municode.com/ca/butte_county/.

[19] Butte County Code Chapter 20.140 and Chapter 20.141. Accessed February 10, 2022. https://library.municode.com/ca/butte_county/.

[20] Butte County Code Chapter 20.74. Accessed February 18, 2014. http://library.municode.com/index.aspx?clientid=16065.

[21] Butte County Code Chapter 20.79. Accessed February 10, 2022. https://library.municode.com/ca/butte_county/codes/code_of_ordinances?nodeId=CH20SU_ARTIVSUMA.

10. Site Development Regulations

Table A-40 reports site development regulations for all residential zoning designations. Multifamily and high-density residential development is permitted by right in MHDR, HDR, VHDR, and MU. The lowest density is the FR-40 zone with a maximum density of one unit per 40 acres. The highest density is in the VHDR zone with maximum density of 30 units per acre. Both the HDR and VHDR zones are the only two zones with minimum residential densities, at 14 units and 20 units per acre, respectively. For new developments in the Chico Urban Area of the county, maximum densities are limited to one residence due to septic tank limitations.

11. Fees and Exactions

Residential permit fees offset the cost to various Butte County departments to process development projects. In addition, development impact fees cover new development's fair share of necessary community infrastructure, facilities, and other capital improvements, to ensure adequate services as the community grows.

Tables A-43 and **A-44** calculate the total fees on both a per-unit and per-square-foot basis for single-family detached homes and multifamily or mobile home units in Butte County and in areas covered by the North Chico Specific Plan. Planning and Building fees are part of the County's master fee schedule that is updated annually, while development impact fees are adopted by the Board of Supervisors in past years that may vary depending on the fee. Development impact fees are determined based on impact fee area: Chico Urban Area, El Medio Fire District, North Chico Specific Plan, and county areas that fall outside of these areas. For single-family detached homes in the Unincorporated Area, the lowest fees apply to the El Medio Fire District area, with fees of approximately $6,803 per unit, or $4.54 per square foot. The highest fees for single-family detached homes are within the Chico Urban Area, which includes unincorporated areas, with fees of approximately $10,704 per unit, or $7.14 per square foot. Development Services fees that apply to new residential construction building permits and sheriff fees are among the highest categories of fees for all areas within the county. Other types of impact fees also present among the highest permit costs, but the applicability of impact fees varies by area. For instance, the average single-family detached development with 20 units is subject to a transportation of fee of $21,400 if within the county area or El Medio Fire District, whereas the same development in the Chico Urban Area is subject instead to additional fees of $85,820 for trails, roads/bridges, and other services. The amount of fees for a single-family detached home in the Chico Urban Area, the area with the highest single-family costs in the county, represents approximately 3 percent of the median home value for single-family units in Butte County ($381,000). Impact fees are slightly higher for single-family detached units within the North Chico Specific Plan boundaries because additional trails, storm drain, and parks fees apply. Within the North Chico Specific Plan, fees equal $10,002 per unit, or $6.67 per square foot.

Multifamily developments have a lower per-unit cost than single-family detached units, largely because of lower impact fee costs per unit across all impact fee categories. Like the areas with the lowest and highest single-family development fees, the lowest fees for multifamily or mobile home units fall

within the El Medio Fire District at approximately $5,158 per unit, or $5.73 per square foot, with the highest fees within the Chico Urban Area at $7,768 per unit or $8.63 per square foot.

Tables A-43 and **A-44** include additional fees applicable under special circumstances. These additional fees include planning and administration fees for variance, use permits, and Zoning Ordinance amendments, as well as fees for new subdivisions. While these additional fees do not apply to every residential project, **Tables A-43** and **A-44** contain a complete list of these additional fees. These additional fees are either a predetermined flat rate or are calculated on an hourly basis, with a varying hour retainer.

TABLE A-43: GOVERNMENT FEES FOR SINGLE-FAMILY DEVELOPMENT, BUTTE COUNTY, EFFECTIVE JANUARY 1, 2022

General Applicable Fees	Single-Family Detached Subdivision *County* [a]	Single-Family Detached Subdivision *Chico Urban Area* [a]	Single-Family Detached Subdivision *El Medio Fire District* [a]	Single-Family Detached Subdivision *North Chico Specific Plan* [a, b]
Planning and Administration Fees				
Pre-Application Meeting [c]	$575	$575	$575	$575
Zoning Clearance [d]	$94	$94	$94	$94
Planning/Processing Fee	$435	$435	$435	$435
Subdivision Fees				
Parcel Map [e]	$4,420	$4,420	$4,420	$4,420
Construction Fees				
Development Services Fee [f]	$53,940	$53,940	$53,940	$53,940
Impact Fees [g]				
Criminal Justice	$6,000	$6,000	$6,000	$6,000
Fire	$13,600	$13,600	n.a.	n.a.
General Government, County-Wide (GC)	$11,600	$11,600	$11,600	$11,600
General Government, Unincorporated Area (GU)	$10,800	$10,800	$10,800	$10,800
Health and Social Services	$2,200	$2,200	$2,200	$2,200
Library	$4,600	$4,600	$4,600	$4,600
Sheriff	$20,000	$20,000	$20,000	$20,000
Transportation	$21,400	n.a.	$21,400	n.a.
Chico Urban Area Fees [h]	n.a.	$85,820	n.a.	$85,820
Total Fees	**$149,664**	**$214,084**	**$136,064**	**$200,049**
Total Fees per Square Foot	**$4.99**	**$7.14**	**$4.54**	**$6.67**
Total Fees per Unit	**$7,483**	**$10,704**	**$6,803**	**$10,002**

General Applicable Fees	Single-Family Detached Subdivision *County* [a]	Single-Family Detached Subdivision *Chico Urban Area* [a]	Single-Family Detached Subdivision *El Medio Fire District* [a]	Single-Family Detached Subdivision *North Chico Specific Plan* [a, b]
Additional Applicable Fees in Special Circumstances				
Planning and Administration Fees				
Minor Variances (i)	$2,470 ($190/hour)			
Variances (j)	$1,728			
Use Permit (k)	$1,921 (categorically exempt) or $5,573 (Environmental Review)			
Zoning Ordinance Amendment (l)	$3,420 ($190/hour)			
Planned Unit Development (m)	$11,020 ($190/hour)			
Specific Plan (n)	$16,340 ($190/hour)			
Development Agreement (o)	$160/hour			
Development Agreement Minor Amendment (p)	$160/hour			
Subdivision Fees				
Subdivision Map[q]	$5,320 ($190/hour)			
Final Map Checking Fees [r]	$383			

Notes:
(a) Assumes a 20-unit development with each unit 1,500 square feet.
(b) Fees for residential developments within the North Chico Specific Plan area, part of which lies outside of the City of Chico boundaries. These fees represent the fees applied to areas with R-1 Zoning. There are slightly different impact fee schedules for SR-1, SR-3, SR-1/PD, R-1 and R-3 zoned areas. The example here is of R-1 because it has the highest per unit impact fees of all the zoning designations in the North Chico Specific Plan area.
(c) Fee is charged at a flat rate.
(d) An additional 5% General Plan Maintenance Fee and 2% Technology Investment Fee applies.
(e) Fee is charged at a flat rate.
(f) Development Services Fee for 20 new residential units up to 1,500 sq. ft. that have been "mastered."
(g) Each impact fee assumes a 20-unit development.
(h) Includes fees for trails, roads/bridges, storm drainage, fire, and parks.
(i) Minor variance fee of $190 per hour. Assumes 13-hour retainer.
(j) Variance fee is not charged by the hour.
(k) Use permit fee is a flat fee, not charged by the hour.
(l) Zoning Ordinance Amendment fee of $190 per hour. Assumes 18-hour retainer.
(m) Planned Unit Development fee of $190 per hour. Assumes 58-hour retainer.
(n) Specific Plan fee of $190 per hour. Assumes 86-hour retainer.
(o) Development agreement fee of $160 per hour, with $480 deposit.
(p) Development agreement minor amendment fee of $160 per hour, with $160 deposit.
(q) Subdivision Map fee of $190 per hour. Assumes 28-hour retainer.
(r) Final Map Checking Fees are a flat rate.

Sources: Butte County Department of Development Services. 2022. Master Fee Schedule. Accessed February 2022. https://www.buttecounty.net/Portals/1/Finance/Master_Fee_Schedule.pdf; Butte County Chief Administrative Office. 2022. Consolidated Development Impact Fee Report FY 2020-2021. Accessed February 2022. https://www.buttecounty.net/Portals/1/Impact%20Fee%20Reports/2020-21ConsolidatedDevelopmentImpactFeeReport.pdf?ver=2021-12-27-160908-740&timestamp=1640650170246.

TABLE A-44: GOVERNMENT FEES FOR MULTIPLE-FAMILY OR MOBILE HOME DEVELOPMENT, BUTTE COUNTY, EFFECTIVE JANUARY 1, 2022

General Applicable Fees	Multiple-Family or Mobile Home Complex	Multiple-Family or Mobile Home Complex	Multiple-Family or Mobile Home Complex	Multiple-Family or Mobile Home Complex
	County (a)	Chico Urban Area (a)	El Medio Fire District (a)	North Chico Specific Plan (a ,b)
Planning and Administration Fees				
Pre-Application Meeting [c]	$575	$575	$575	$575
Zoning Clearance [d]	$94	$94	$94	$94
Planning/Processing Fee	$435	$435	$435	$435
Subdivision Fees				
Parcel Map [e]	$4,420	$4,420	$4,420	$4,420
Construction Fees				
Development Services Fee [f]	$39,630	$39,630	$39,630	$39,630
Impact Fees [g]				
Criminal Justice	$4,600	$4,600	$4,600	$4,600
Fire Facilities	$10,800	$10,800	n.a.	n.a.
General Government, County-Wide (GC)	$9,200	$9,200	$9,200	$9,200
General Government, Unincorporated Area (GU)	$8,400	$8,400	$8,400	$8,400
Health and Social Services	$1,600	$1,600	$1,600	$1,600
Library	$3,600	$3,600	$3,600	$3,600
Sheriff	$15,800	$15,800	$15,800	$15,800
Transportation	$14,800	n.a.	$14,800	n.a.
Chico Urban Area Fees [h]	n.a.	$56,200	n.a.	$56,200
Total Fees	**$113,954**	**$155,354**	**$103,154**	**$144,119**
Total Fees per Square Foot	**$6.33**	**$8.63**	**$5.73**	**$8.01**
Total Fees per Unit	**$5,698**	**$7,768**	**$5,158**	**$7,206**

General Applicable Fees	Multiple-Family or Mobile Home Complex	Multiple-Family or Mobile Home Complex	Multiple-Family or Mobile Home Complex	Multiple-Family or Mobile Home Complex
	County (a)	Chico Urban Area (a)	El Medio Fire District (a)	North Chico Specific Plan (a ,b)
Additional Applicable Fees in Special Circumstances				
Planning and Administration Fees				
Minor Variances (i)	$2,470 ($190/hour)			
Variances (i)	$1,728			
Use Permit (k)	$1,921 (categorically exempt) or $5,573 (Environmental Review)			
Zoning Ordinance Amendment (l)	$3,420 ($190/hour)			
Planned Unit Development (m)	$11,020 ($190/hour)			
Specific Plan (n)	$16,340 ($190/hour)			
Development Agreement (o)	$160/hour			
Development Agreement Minor Amendment (p)	$160/hour			
Subdivision Fees				
Subdivision Map(q)	$5,320 ($190/hour)			
Final Map Checking Fees (r)	$383			

(a) Assumes one building with 20 units with each unit 900 square feet.
(b) Fees for residential developments within the North Chico Specific Plan area, part of which lies outside of the City of Chico boundaries. Presents fees for North Chico Specific Plan R-3 designation because R-3 zoning allows for multifamily development.
(c) Fee is charged at a flat rate.
(d) An additional 5% General Plan Maintenance Fee and 2% Technology Investment Fee applies.
(e) Fee is charged at a flat rate.
(f) Development Services Fee for new multi-family development. Assumes a counter permit is pulled for 20 units.
(g) Each impact fee assumes a 20-unit development
(h) Includes fees for trails, roads/bridges, storm drainage, fire, and parks.
(i) Minor variance fee of $190 per hour. Assumes 13-hour retainer.
(j) Variance fee is not charged by the hour.
(k) Use permit fee is a flat fee, not charged by the hour.
(l) Zoning Ordinance Amendment fee of $190 per hour. Assumes 18-hour retainer.
(m) Planned Unit Development fee of $190 per hour. Assumes 58-hour retainer.
(n) Specific Plan fee of $190 per hour. Assumes 86-hour retainer.
(o) Development agreement fee of $160 per hour, with $480 deposit.
(p) Development agreement minor amendment fee of $160 per hour, with $160 deposit.
(q) Subdivision Map fee of $190 per hour. Assumes 28-hour retainer.
(r) Final Map Checking Fees are a flat rate.

Sources: Butte County Department of Development Services. 2022. Master Fee Schedule. Accessed February 2022. https://www.buttecounty.net/Portals/1/Finance/Master_Fee_Schedule.pdf; Butte County Chief Administrative Office. 2022. Consolidated Development Impact Fee Report FY 2020-2021. Accessed February 2022. https://www.buttecounty.net/Portals/1/Impact%20Fee%20Reports/2020-21ConsolidatedDevelopmentImpactFeeReport.pdf?ver=2021-12-27-160908-740&timestamp=1640650170246.

12. Processing and Permit Procedures

Table A-45 provides estimates of the time it takes for Butte County to process and approve new residential projects in Butte County. Not all of the listed procedures are required for every development, so the time it takes for the approval of a residential project depends on the necessary procedures.

Since single-family developments are permitted by right in all of the zoning districts except for some Commercial and Industrial zones, only a building permit is required and the development is not subject to the processing and permitting procedures listed in **Table A-45**. The same holds true for multifamily dwellings that are permitted by right in HDR and VHDR zones. Therefore, given the prevalence of land that already allows single-family and multifamily development by right, the long processing times for zoning and General Plan requirements do not represent an undue constraint on developers' abilities to build housing in the Unincorporated Area.

Since 2010, three Tentative Subdivision Maps (TSM) have been approved with an average processing time of 13.5 months. Eight Tentative Parcel Maps (TPM) have been approved with an average processing time of 8.4 months. The combined (TPM and TSM) processing time averaged 9.8 months. The date on which an application is "complete" is difficult to determine, so these estimates are based on the time from application date to date of approval.

Single-family dwelling plan reviews average two to three weeks for the initial review and approximately one to two weeks for any subsequent reviews. The County has not had any multifamily projects submitted in the last few years, but the time frames would be close to the same.

TABLE A-45: SCHEDULE OF RESIDENTIAL PROCESSING TIMES, BUTTE COUNTY

Residential Approval	Approximate Processing Time
Rezoning	15 months
Use Permits Requiring Public Hearing	10 months
Planned Unit Residential Development	24 months
Amendment to the Butte County Zoning Code, Specific Plan, or General Plan	24 months
Tentative parcel maps	8.7 months
Subdivision maps	13.5 months
Variance	6 months
Appeals to Board of Supervisors	30–90 days
Environmental Documentation	Varies from 180 to 365 days

Sources: Butte County 2021

After the County issues planning approval for a project, it becomes the applicant's responsibility to initiate the steps to secure building permits and construct the project. These steps include obtaining additional County clearances and paying fees as outlined in a project's conditions of approval. Other

necessary actions include completing construction drawings, recording final subdivision maps, retaining contractors, and obtaining utility approvals and/or required easements and rights of entry. Construction drawings require County review prior to issuance of a building permit that allows the applicant the ability to build the project. **Table A-46** lists the County's processing procedure and typical review time by project type. The table also includes the timeframe estimate for planning approvals. It is important to note, the length of time between a project's approval and building permit issuance is determined by the applicant in many cases.

TABLE A-46: PROCESSING PROCEDURES BY PROJECT TYPE, BUTTE COUNTY

Process	Single-Family Unit	Subdivision	Multifamily ~~<20 units~~
Step 1: Planning Approval	4 weeks	4 weeks	~~8-12~~4 weeks
~~Step 2: Architectural Design and Final Site Plan~~	~~NA~~	~~8-10 weeks~~	~~8-10 weeks~~
Step ~~3A~~2A: Building Permit - Single	2-3 weeks~~1 week~~	2-3 weeks~~1 week~~	2-3 weeks~~1 week~~
Step ~~2~~3B: Building Permit - Complex	2-3 weeks	2-3 weeks	2-3 weeks
Step 3~~4~~: Approved Final Grading Plan	~~1 week~~N/A	1 week	1-2 weeks
Estimated Total Processing Time[1]	**5 Weeks**	~~**4 Months**~~**5-6 weeks**	**5-6**~~**.5 Months**~~**Weeks**

Source: Butte County 2022

1. *Each step in the process occurs concurrently to reduce the time for applicants. This estimate accounts for the time between approval and building permit issuance. ~~T~~The final length of time between a project's approval and building permit issuance is determined by the applicant. However, typical time between application and issuance of a building permit is less than 2 months for all residential projects. If corrections are necessary after the County's initial review, the applicant will need to complete the corrections and the timing for addressing the corrections varies. Subsequent reviews by the County for Civil Plans and Building Permits takes 1 to 3 weeks.*

Butte County does not have a design review process. Therefore, typical housing projects for single-family and multifamily housing meeting zoning and General Plan are approved ministerially. Generally, a typical single-family project is processed in approximately 3 weeks, and 5 weeks for a complex project (see **Table A-46**), and a typical multifamily project is processed in approximately 3 months, neither of which require public hearings. Proposals for multifamily housing are very rare in the Unincorporated Area; only one, Oroville Heights, was received and processed during the previous planning period. In the case of master plans, subdivision maps, and other large-scale projects, only one public hearing with the Planning Commission is required, unless appealed to the Board of Supervisors.

In making its determination to approve or disapprove the maps, the Planning Commission shall:

1) Determine whether the design and improvements shown on the map conform to the requirements of the Subdivision Map Act, Article IV of the Butte County Code, county ordinances, improvement standards set forth by resolution of the board of supervisors, the general plan, specific plans of the county and adopted community plans.

2) Determine whether the discharge of waste from the proposed subdivision into an existing community sewer system would result in violations of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to division 7 (commencing with section 13000) of the Water Code.

3) Determine whether the proposed subdivision is a land project as defined in Section 11000.5 of the Business and Professions Code; and if the project is determined to be a large project:

a) If a Specific Plan or Community Plan for the area has been adopted, the advisory agency shall determine whether the proposed design and improvement of the subdivision is consistent with such plan.

b) The advisory agency shall consider the response of the State office of Intergovernmental Management now known as the Office of Permit Assistance, if received.

The approval process has been streamlined for all project types and has not been found to constrain the development of housing.

a. Senate Bill 330 Procedure

Butte County's permitting process is consistent with Senate Bill 330, the Housing Crisis Act of 2019. Consistent with SB 330, the County allows developers to apply for a pre-application meeting. Development Services schedules an interdepartmental review meeting that includes the applicant and/or applicant's representative as well as representatives from the Development Services Department, Environmental Health Division, Public Works Department, County Fire Department, and any other agency with applicable interest in the proposed development site. The purpose of the meeting is to inform the applicant of local, state, and/or federal requirements that may apply to their project; provide an overview of County review process; discuss possible alternatives or modifications; and identify information and materials required for a formal application submittal, including any necessary studies or information. This process allows the applicant an advanced opportunity to incorporate those requirements into the design of the project. Housing developments for which a preliminary application is submitted that complies with applicable General Plan and zoning standards are subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted.

b. Senate Bill 35 Approvals

Senate Bill 35 requires jurisdictions that have failed to meet their RHNA to provide streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. The County has included **Program H-A2.1** to establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects.

c. Approval to Building Permit

After the County approves a project, such as at Planning Commission or Board of Supervisors hearing, it becomes the applicant's responsibility to initiate the steps to secure building permits and construct the project. These steps include obtaining additional County clearances and paying fees as outlined in a project's conditions of approval. Other necessary actions include:

- Completing construction drawings
- Recording subdivision (final) maps (applies to ownership projects)
- Retaining contractors
- Obtaining utility approvals, required easements, and rights of entry.

A few of the bulleted items, such as the construction drawings, require county review prior to issuance of a building permit.

The length of time between a project's approval and building permit issuance in many cases is determined by the applicant. The County's initial review for both civil plan and building permit approval is typically two to four weeks with a subsequent review, if corrections are necessary, to be completed within one to three weeks. The time the applicant takes to make corrections between these reviews varies; however, once a project begins the construction plan review process, the following general timelines can typically be achieved with responsive applicants:

- Civil plan approval (e.g., grading, water, sewer, streets): 3-6 months
- Building permit approval: 1-3 months

13. Building Permits

The building permit process in Butte County remains relatively unchanged since 2004. Initial review of building permits and civil plans for a new single-family or multifamily unit takes about two to four weeks. If the plans have to be altered, the process can take longer, but the standard process allows for a quick turnaround in the Building Division and is not an undue burden.

14. Codes and Enforcement

As of January 1, 2020, Butte County enforces the 2019 editions of the California Building, Residential, Electrical, Mechanical, and Plumbing Codes, in addition to the 2019 California Energy Standards, 2019 California Fire Code, and 2019 California Green Building Standards.[22] The County has not made any local amendments to the Building Code.

[22] Butte County Department of Development Services. Accessed February 15, 2022. "Building Design Criteria." July 6, 2021.

Butte County maintains a Code Enforcement Division within its Development Service Department. Butte County Code Enforcement is concerned with complaints pertaining to Planning and Building codes and ordinances in the unincorporated areas of Butte County. Code Enforcement also addresses complaints for the Medical Marijuana Ordinance, the Noise Control Ordinance, and the Abandoned Vehicle Abatement (AVA) program, as well as for nuisance abatement cleanup and removals as they occur. The goal of the Code Enforcement Division is always to achieve voluntary compliance. However, if voluntary compliance is not possible, the ordinance clearly outlines the enforcement process.

15. Review of Local Ordinances

The County does not have any locally adopted ordinances that hinder the development of housing.

B. Non-Governmental Constraints

~~*B.*~~ The production and availability of housing is constrained by government regulations and by non-governmental factors, such as the costs of construction and interest rates on home mortgages. Non-governmental constraints are primarily market-driven and generally outside of direct governmental control. By understanding these market forces, however, local governments can try to influence and offset the negative impacts upon the maintenance, improvement, or development of housing for all income levels through responsive and effective programs and policies. In response to non-governmental constraints identified here, the County has included programs to offset the constraints through mechanisms within the governments' controls such as identifying surplus county-owned land suitable for affordable development to eliminate land costs (**Program H-A2.4**), providing funding to support affordable development to mitigate land and construction costs (**Program H-A2.6**), and providing assistance with energy conservation and weatherization (**Program H-A7.2**).

1. Availability of Financing

Butte County is affected by the conditions in the national credit market. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse has been true when interest rates increase. The recent economic downturn had a significant impact on the housing market and housing financing. In the years following the downturn, financing has become more difficult to obtain, especially for low- and middle-income households. This could be a constraint to homeownership for lower-income families. At the same time, post-economic downturn interest rates have been historically low. These historically low rates could provide opportunity for low- and middle-income families to experience homeownership. Quality credit scores, documentable income, and a significant down payment are now crucial to obtaining a home loan, thereby limiting the number of households able to obtain financing to purchase homes. This will exclude certain households that previously could have qualified to buy homes, forcing them into the rental market. This decrease in the availability of credit indicates that Butte County may have to

facilitate an increase in the number of rental units available, to provide these households displaced from the for-sale market with adequate rental housing options.

The fixed interest rate mortgage remains the preferred type of loan, especially during the periods of low, stable interest rates that are currently occurring. **Table A-47** illustrates interest rates as of December 2021. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money that is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

TABLE A-47: INTEREST RATES, DECEMBER 2021

Loan Type	Interest Rate	APR
Conforming and Government Loans		
30-Year Fixed Rate	3.125%	3.234%
30-Year Fixed Rate VA	2.500%	2.738%
15-Year Fixed Rate	2.375%	2.588%
Jumbo		
30-Year Fixed Rate	2.875%	2.940%
15-Year Fixed Rate	2.750%	2.851%

Source: wellsfargo.com, accessed December 17, 2021

2. Price of Land

The cost of developable land creates a direct impact on the cost for a new home and is considered a non-governmental constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain county approvals for the largest number of lots allowable on a parcel of land. This allows the developer to distribute the costs for infrastructure improvements (e.g., streets, sewer lines, water lines) over the maximum number of homes. In August 2021, there were a limited number of vacant parcels listed for sale throughout the Unincorporated Area of Butte County. Based on listings available on www.trulia.com, the range of prices was drastic, from a low of about $2,114 per acre for 118 acres in the Bangor area to a high of around $639,535 per acre for 0.43 acres in the area adjacent to the City of Chico. The average cost per acre is in **Table A-48**. The price of land in the Unincorporated Area does not appear to hinder the development of housing.

TABLE A-48: LAND PRICES IN UNINCORPORATED BUTTE COUNTY, OCTOBER 2021

Community	Average Cost per Acre	Number of Sites Surveyed
Bangor	$30,686.72	13
Berry Creek	$33,602.19	37
Biggs-Adjacent*	$131,617.65	2
Butte Creek Canyon	$37,780.34	5
Butte Meadows*	$12,000.00	1
Cherokee	$28,152.55	2
Chico-Adjacent	$175,689	8
Concow*	$55,956	2
Durham*	$29,821	1
Feather Falls	$18,962	19
Forbestown*	$7,027	1
Forest Ranch	$62,862	10
Gridley-Adjacent*	$11,731	1
Hurleton	$32,185	6
Magalia	$78,063	22
Oroville-Adjacent	$60,115	18
Palermo	$50,941	8
Paradise-Adjacent	$46,522	8
Park Hill	$27,402	7
Richardson Springs*	$13,274	4
Robinsons Corner*	$39,000	1
Thermalito	$45,990	10

Source: trulia.com, accessed October 22, 2021

**Due to the shortage of available, listed land in these communities the cost per acre may not be representative.*

3. Cost of Construction

The cost of construction in Butte County remains reasonable for both single-family and multifamily housing developments. If labor or material costs increased substantially, the cost of construction could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing.

a. Single-Family Market-Rate Housing

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. An Internet source of construction cost data (www.building-cost.net), provided by the Craftsman Book Company, estimates the per-square-foot cost of a single-family home in the unincorporated county, in 2022, to be approximately $143 per square foot.[23] This cost estimate is based on a 2,000-square-foot, wood-framed, single-story, four-cornered home, of good quality construction and including a two-car garage and forced-air heating cooling in Butte County. The total construction costs excluding land costs for the home described are estimated at $287,006.

b. Multifamily Market-Rate Housing

Similar factors that apply for the construction of single-family homes affect the cost of building multifamily housing, including the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. Craftsman Book Company estimates the per-square-foot cost of multifamily housing in the unincorporated county, in 2022, to be approximately $140 per square foot.[24] The total construction costs excluding land costs for a two-story building in Butte County with 20 units and an average unit size of 800 square feet are estimated at $2,249,865, or approximately $112,493 per unit.

4. Environmental Constraints

Environmental conditions, including flooding and dam inundation, seismic and geological issues, and wildfires can limit where it is appropriate to locate housing. The following discussion examines the environmental constraints in the county and how these constraints are mitigated.

a. Flooding and Dam Inundation

Butte County has historically been subject to flooding from various rivers and creeks, most particularly from the Feather and Sacramento Rivers. Approximately 489,421 acres, or 35 percent, of the unincorporated area of Butte County is in a flood-hazard area.[25] In addition to these streams, flooding in Rock Creek and Keefer Slough, north of Chico, occurred on several occasions in the 1980s, 1990s, and 2000s, inundating State Routes 99 and 32 and several county roadways, as well as impacting extensive residential and agricultural areas in and around the North Chico area and the unincorporated community of Nord. In addition, Dry Creek-Cherokee Canal poses a flood risk to the Richvale area, including rice research grounds, rice storage, and chemical storage facilities. Flooding was much more prevalent and more of a risk prior to various state and federal flood-control projects, as well as various development restrictions enforced by Butte County. However, many flood-management facilities need

[23] 2022 National Building Cost Manual and 2022 959-14,16,17,26,28,73,30,38,41,42,48,54,65,66,68,69,74,78 zip code modifiers, Craftsman Book Company.

[24] 2022 National Building Cost Manual and 2022 959-14,16,17,26,28,73,30,38,41,42,48,54,65,66,68,69,74,78 zip code modifiers, Craftsman Book Company.

[25] Butte County. 2019. Butte County Local Hazard Mitigation Plan, Chapter 4: Risk Assessment.

improvements and flooding remains an issue that Butte County regulatory agencies are seeking to address, in part through mapping flood hazard areas and studying flood hazards. To help mitigate flooding, the County has incorporated measures from the Central Valley Flood Protection Plan into the Zoning Code. These measures include requiring the use of construction materials that will minimize flood damage and require buildings to be designed or anchored to prevent flotation, collapse, or lateral movement due to flooding.

As of 2021, there are 24 dams in Butte County under the jurisdiction of the California Department of Water Resources Division of Safety of Dams, with inundation areas in the county. An additional 16 dams in Plumas County and Shasta County have dam failure inundation zones that reach Butte County. The failure of a dam may affect the dam site, downstream areas, floodwater routing, or all three. Of the 24 dams within Butte County, 21 have a satisfactory condition assessment, 1 has a fair conditions assessment (Oroville Dam), and 2 have a poor condition assessment (Grizzly Creek and Magalia Dams). Oroville Dam has an extremely high downstream hazard, Grizzly Creek Dam has a significant downstream hazard, and Magalia Dam has a high downstream hazard. In February 2017, a heavy rainstorm caused flooding that damaged the main spillway of Oroville Dam. To help mitigate dam failure, the County's Local Hazard Mitigation Plan established the Dam Failure Mitigation Actions that contains a description of dam failure hazards, a risk assessment, plans and programs to address the hazards, and mitigation goals and strategies for each jurisdiction in Butte County. The County has confirmed the sites included in the Sites Inventory of this Housing Element are not located in 100- and 500-year floodplains.

b. Wildfires

As the devastating BTU Lightning Complex Fire of 2008, Camp Fire of 2018, and North Complex Fire of 2020 revealed, most areas of Butte County face some level of threat from wildland fire. There are several communities or areas within the county that are in the wildland-urban interface (WUI), including the foothill communities of Kelly Ridge, Bangor, Cohasset, Forest Ranch, Concow, Yankee Hill, Berry Creek, Forbestown, and Upper Ridge. The threat of wildfires in Butte County presents a constraint on housing development, particularly affordable housing, due to the cost of fire insurance rates. As wildfires present a larger and more frequent issue in California, homeowners in WUIs across the state face increasing fire insurance rates. While insurance premiums can vary significantly based on several factors, including home size, building material, and location, the Insurance Information Institute reports that annual premiums have spiked by as much as 190 percent in some areas in recent years. The lack of affordable insurance rates can present a barrier to affordable housing, especially for homeowners. The County has confirmed the sites included in the Sites Inventory of this Housing Element are not in High or Very High Fire Hazard Zones, as identified by CalFire. The County has included additional discussion on the housing needs resulting from recent wildfires in section IV.A.6. Wildfire Devastation and in the Wildfire Risk analysis of the Assessment of Fair Housing in this Housing Element.

c. Earthquakes

Seismic and geologic hazards in Butte County include those related to earthquakes, steep slopes and landslides, erosion, and subsidence. The Cleveland Hills fault is the only fault in Butte County that has been identified as an active earthquake fault pursuant to the Alquist-Priolo Earthquake Fault Zones Act. This fault was responsible for the 1975 Oroville earthquake, which had a Richter magnitude of 5.7 and produced surface displacement along approximately 2.2 miles of the fault. Butte County's Local Hazard Mitigation Plan includes a risk assessment, plans, and programs to address hazards and mitigation goals connected with earthquakes for each jurisdiction in Butte County and the General Plan Update 2040 includes policies and actions that help mitigate or address impacts from earthquakes and other geological hazards.

5. Energy Conservation

Although Butte County implements various housing programs, affordable housing is not less expensive to live in merely because the development costs are minimized. Ongoing expenses related to housing are also a factor of affordability.

The cost of housing includes not only the rent, but also utility costs. Higher utility expenses reduce affordability. Building "affordable" homes is not the same as making homes affordable to live in. Cheaply built homes invite callbacks, complaints, discomfort, and waste energy. Therefore, additional first costs to improve energy efficiency do not make housing less affordable in the long run. Energy efficiency in affordable housing, more than any other building sector, makes a critical impact on the lives of tenants. According to the United States Department of Housing and Urban Development, "utility bills burden the poor and can cause homelessness." The County supports energy conservation in new and existing housing through application of California residential building standards that establish energy performance criteria for new residential buildings (Title 24 of the California Building Code) and through appropriate land use policies and development standards that reduce energy consumption.

The Community Action Agency of Butte County, Inc. offers two major weatherization assistance programs. They are provided at no charge to Butte County residents that meet the program income criteria. The Community Action Agency also offers utility assistance for qualified households in the county. The assistance can cover electric, propane, natural gas, heating oil, cord wood, or wood pellets. There are also specific emergency services for clients that have received shut-off notices. Pacific Gas and Electric Company offers an Energy Savings Assistance Program for households that meet the income criteria of the program and a Low-Income Home Energy Assistance Program for utility bill payments, energy-related crises, and home weatherization.

6. Opportunities for Energy Conservation

Although Butte County implements various housing and energy-efficiency programs, affordable housing is not less expensive to live in merely because the development costs are minimized. Ongoing expenses related to housing are also a factor of affordability.

The cost of housing includes not only the rent or mortgage, but also utility costs. Higher utility expenses reduce affordability. Building "affordable" homes is not the same as making homes affordable to live in. Cheaply built homes invite callbacks, complaints, and discomfort and waste energy. Therefore, additional first costs to improve energy efficiency do not make housing less affordable in the long run. Energy efficiency in affordable housing, more than any other building sector, makes a critical impact on the lives of tenants. According to the United States Department of Housing and Urban Development (HUD), "utility bills burden the poor and can cause homelessness."

In 1978, Title 24, Part 6 of the California Code of Regulations established the *Energy Efficiency Standards for Residential and Nonresidential Buildings* to reduce California's energy consumption.[26] Title 24 is continually updated in response to new technologies, with Butte County enforcing the 2019 version of the California Green Building Standards Code (CALGreen).[27] In addition, the Butte County Department of Development Services, Building Division, makes the Title 24 compliance forms readily available on its website. Through adherence to the Title 24 standards, the County will reduce the electricity and natural gas costs in its new residential buildings.

In December 2021, Butte County adopted an updated Climate Action Plan (CAP) that identifies numerous actions to reduce greenhouse gas (GHG) emissions through energy efficiency in addition to renewable energy, land use, transportation, agriculture, waste reductions, and agricultural practices. The CAP presents several recommended energy strategies, or reduction measures, that will promote energy efficiency in new and existing housing:

- Strategy 1: Continue efforts to promote energy conservation and efficiency opportunities for all residents, building/property owners, and renters in the unincorporated county, including support and promotion of programs for lower-income and disadvantaged communities.
  - Action 1b: Work with the California Department of Housing and Community Development to provide increased awareness of weatherization, and other energy-efficiency and conservation incentive programs, for those living in low-income housing stock, including mobile home park owners and renting tenants, through direct outreach to property owners, direct mailings to residents, and booths at community events, among other such outreach activities.
  - Action 1f: Engage with tenants and owners of multifamily homes through mailers and the County website to promote energy-efficiency upgrades and to discuss available incentives and rebates.

[26] California Energy Commission. Accessed March 1, 2022. http://www.energy.ca.gov/title24/.

[27] A Codification of the General Codes of Butte County. Accessed March 1, 20222. http://municipalcodes.lexisnexis.com/codes/butteco/.

- Action 1g: Create an inventory of multifamily buildings in the unincorporated county that were constructed prior to 1980 and engage with the owners of the buildings to promote energy-efficiency upgrades.

- Strategy 3: Work with property owners and property management groups to increase overall building electrification and adoption of modern, efficient appliances in residential rental properties.
  - Action 3b: Provide incentives for installation of all-electric appliances in new residential construction and remodels through partnerships with existing and future community partners.
  - Action 3f: Promote and support opportunities for residents to test electric equipment, such as portable induction cooktops, to encourage transitioning from gas to electric appliances.
- Strategy 4: Support efforts to increase renewable and carbon-free energy generation, including wind, solar, and biomass, and to ensure customer access to such renewable energy.
  - Action 4c: Conduct community outreach and education to increase awareness of the benefits of installing solar, including direct outreach through mailers and electronic communication, or passive outreach such as flyers and billboards.
  - Action 4g: Encourage all new discretionary multifamily, mixed-use, and residential projects to achieve zero net energy using on-site renewable energy and high-efficiency construction.
  - Action 4i: Encourage all new discretionary multifamily developments to offer solar options or provide off-site power purchase agreements, following the Homebuyer Solar Program.

The CAP outlines a work plan for County staff to implement and monitor progress implementing these measures. The County will integrate CAP measures and actions into existing policies and programs, including revising other local and regional plans, developing new programs, and initiating new activities. Strategies and actions in the CAP identify amendments to existing codes, policies, and documents or programs. As the County moves forward with Zoning Ordinance updates, Specific Plans, and other planning documents, staff will ensure that these documents support and are consistent with the CAP. Existing regional partnerships and collaborations can also support implementation. County staff will maintain these existing networks and support programs and resources that reduce emissions and support energy efficiency in housing throughout Butte County.

VII. HOUSING SITES INVENTORY AND ANALYSIS

This section discusses the amount of land available for the development of housing in the Unincorporated Area for the County to meet its Regional Housing Need Allocation (RHNA), as determined by the Regional Housing Needs Plan (RHNP).

A. Regional Housing Needs Allocation

The California Department of Housing and Community Development (HCD) identifies the supply of housing necessary to meet the existing and projected growth in population and households in California. Each of the 38 councils of governments (COG) in the state receives an RHNA from HCD that specifies the number of units, by affordability level, that the COG region must plan to accommodate during its Housing Element planning period. Each COG then distributes the allocations throughout the towns, cities, and counties pursuant to Article 65584 of the California Government Code. The Butte County Association of Governments (BCAG) allocates housing production goals for towns, cities, and counties based on their projected share of the region's household growth, the state of the local housing market and vacancies, and the jurisdiction's housing replacement needs.

1. Regional Housing Needs Allocation, 2022-2030

The 2020 RHNP was prepared by BCAG and approved by the BCAG Board of Directors on December 10, 2020. Butte County's share of the 2022 to 2030 RHNA planning period is 3,788 units for the unincorporated areas, which includes 1,966 units allocated for rebuild efforts. The fire rebuild allocation does not represent the full estimate of units lost during the Camp Fire, only those expected to be rebuilt during the projection period. The allocation was determined by using data from the Department of Finance to determine the type of housing units that were lost and proportionately assigning a housing unit type to the units BCAG expects to be rebuilt. Those units were then categorized by affordability levels into an income category. Only the Unincorporated Area of Butte County and Town of Paradise received a fire rebuild allocation as a result of the 2018 Camp Fire.

Refer to **Table A-49** for a breakdown of units by income category. As shown, none of the fire rebuild allocation units were allocated as very low- or low-income units. The mobile home units lost in the Unincorporated Area were categorized as moderate income for the purposes of allocating a proportionate share of units lost by income tier to each jurisdiction.

TABLE A-49: UNINCORPORATED BUTTE COUNTY 6TH CYCLE RHNA

Income Category	2022-2030 RHNA			Percentage of Total
	Base Allocation	Fire Rebuild Allocation[1]	Total Allocation	
Extremely Low- Income[2]	136	0	136	3.6%
Very Low- Income	136	0	136	3.6%
Low- Income	361	0	361	9.5%
Moderate- Income	143	855	998	26.3%
Above Moderate Income	1,046	1,111	2,157	56.9%
Total	**1,822**	**1,966**	**3,788**	**100.0%**

Source: BCAG 6th Cycle Regional Housing Needs Plan, December 2020
Notes:
1. The Fire Rebuild Allocation is intended to rebuild units lost in the 2018 Camp Fire.
2. It is assumed that the extremely low-income unit need is 50 percent of the very low-income allocation.

Local governments can employ a variety of strategies to meet RHNA housing production goals, as provided in California Government Code Section 65583(c)(1), including vacant land zoned for residential uses, development of accessory dwelling units (ADUs), and the potential for redevelopment of underutilized sites. As described in the Inventory of Land Suitable for Residential Development section that follows, Butte County has vacant land zoned for residential development at a range of densities to exceed the RHNA for all income categories.

B. Inventory of Land Suitable for Residential Development

State Housing Element law emphasizes the importance of adequate land for housing and requires that each Housing Element "…identify adequate sites… to facilitate and encourage the development of a variety of housing types for all income levels…" (California Government Code Section 65583(c)(1)). To allow for an adequate supply of new housing, land must be zoned at a variety of densities to ensure that development is feasible for a wide range of income levels. The identified land must also have access to appropriate services and infrastructure, such as water, wastewater, and roads. The sites listed in **Table A-57** are currently available and will allow for the development of a variety of housing types that can meet the needs of all income groups allocated by BCAG for the 2022-2030 planning period.

The following sections describe available land, including Specific Plans and vacant land. **Table A-57** presents a list of vacant land available for residential development. **Table A-58** presents the capacity of the North Chico Specific Plan and Rio d'Oro Specific Plans. The only site included in the inventory that is owned by the County is for Everhart Village, an approved project to serve residents experiencing or at risk of homelessness. State law also requires analysis that refines the unit capacity of the available land. The other factors that determine the suitability of the vacant land include:

- Infrastructure capacity, such as water and sewer.
- Environmental constraints, such as floodplains and fire hazard severity zones.
- Viability of the sites within the Housing Element planning period through June 15, 2030.

1. Sites Identified in Previous Housing Elements

Pursuant to California Government Code Section 65583.2(c)), a non-vacant site identified in the previous planning period and a vacant site that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA unless the site is subject to a program in the Housing Element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households.

Tables A-57, ~~and~~ **A-58A,** and **A-58B** indicate (denoted in bold and italics) whether inventoried sites are subject to California Government Code Section 65583.2(c). Four of the sites (APNs 002-050-214-000, 035-226-006-000, 078-180-014-000, and 078-190-005-000) identified for lower-income housing, that are not part of a Specific Plan, have been identified in previous Housing Elements. While the sites included in the lower-income inventory already allow housing by right, the Housing Element includes **Policy H-P2.8** to ensure housing developments in which at least 20 percent of the units are affordable to lower-income households will be allowed by right.

2. Realistic Capacity

Butte County has vacant land zoned for residential development at densities from 0 to 20 units per acre, with a total capacity for 3,410 units, of which, 65 units are in higher-density zones that allow 20 dwelling units per acre. The remainder of the lower-income RHNA is met through Specific Plans.

The County considered and evaluated the implementation of its current development standards and on-site improvement requirements (e.g., setbacks, building height, parking, and open space requirements), as well as looked at a recent project to determine a realistic unit capacity for all vacant sites outside of Specific Plans.

RealisticA capacity for vacant residential sites was determined by multiplying the number of acres by the maximum density for the site; a factor of 75 percent of the maximum density was applied to account for site and regulatory constraints that may limit each site from being built to 100-percent density. In mixed-use zones, projects that are 100 percent residential, and do not include a there are established minimum residential density requirements, ensuring that all mixed use projects in these zones have a residential component. In the MU-1 zone however, there is no minimum residential requirement. Therefore, for sites in MU-2 and MU-3 zones, the 75 percent realistic capacity can be reasonably be applied, but for sites in the MU-1 zone, a realistic capacity of 50 percent has been applied to account for the potential that some of these sites may build out as entirely non-residential projects while others will include a residential component.

The County considered the projects identified in **Table A-50A** to establish that a 75-percent realistic capacity was appropriate:

TABLE A-50A: BUTTE COUNTY PROJECT EXAMPLES

Project Name	Status	GP/Zoning	Acreage	Allowable Density	Built Density	Total Units*	Realistic Capacity
Mandeville Park	Under Construction	VLDR/SR-1/NCSP[1]	26.4	1 du/ac	0.94 du/ac	25	95%
Creekside Estates	Approved	VLDR/VLDR	49.4	1 du/ac	0.95 du/ac	47	95%
Oroville Heights (100% affordable)	Under Construction	MHDR/MHDR	3.3 4.96	14 du/ac	20.3 13.31 du/ac	65	145% 94%
CHAT Housing (100% affordable)	Pending	VLDR/GC	5.2	14 du/ac	12.7 du/ac	66	91%

Source: Butte County 2022

**Projects did not include density bonus units.*

VLDR = Very Low Density Residential SR-1 = Suburban Residential 1-acre minimum MHDR = Medium-High Residential Density
NCSP = North Chico Specific Plan PUD = Planned Unit Development
PD = Planned Development
GC = General Commercial

3. Large Sites

The County is relying on the North Chico Specific Plan and Rio d'Oro Specific Plans which both include sites larger than 10 acres where parcels have not yet been subdivided. In an effort to determine that sites larger than 10 acres in size are appropriate to meet the lower- and moderate-income RHNA, the County relied the Shadowbrook Apartments in the City of Redding. This project includes 80 deed-restricted units on 10.3 acres and has been operating since 1999.

While some of the sites in the land inventory are large (greater than 15 acres), these sites are still appropriate for affordable housing development because of the opportunity for Specific Plan development followed by subdivision of the property into smaller parcels that could be acquired and developed by affordable housing developers. However, Phase 4 of Rio d'Oro does not require subdivision to accommodate a multifamily project, reducing barriers to affordable development on this site. The entirety of Phase 4 is zoned for High Density Residential (26.8 acres) and Very High Density Residential (6.3 acres). Similarly, while the North Chico Specific Plan includes medium and medium high density areas that will require parcelization prior to development, 20.8 acres are zoned for High Density Residential located at the intersection of Hicks Lane and the future extension of Kittyhawk Drive adjacent to future retail uses. While a developer can divide the high density area, it is not required for development. The parcels in the Medium Density Residential zone in the North Chico

Specific Plan area will support 3 to 6 units per acre. In the Medium High Density Residential zone, parcels will support 6 to 14 units per acre.

-Similarly, Specific Plans for other large sites could also be developed to facilitate housing development in the future. To assist with lot subdivisions, the County has included **Program H-A1.4**~~, which states that the County will~~ to provide technical assistance and incentives to subdivide parcels in the housing sites inventory larger than 10 acres. The County will offer expedited review for the subdivision of larger sites into buildable lots as long as the development is consistent with County land use and environmental regulations, and priority processing for subdivision maps, including affordable housing.

Further, as described in section VI.B.2 Price of Land of this Housing Element, the cost of land in the Unincorporated Area is typically less than, or close to $50,000 per acre, which is significantly more affordable than land within or adjacent to incorporated areas (see **Table A-48**). The relatively low cost of land in the Unincorporated Area helps to support affordable development at a range of densities. The market and demographic characteristics of Butte County are comparable to many agricultural and predominantly rural counties in central and southern California. For example, in Imperial and Riverside Counties, land costs, fees, construction costs, and many demographic indicators of a need for affordable and accessible housing are relatively similar (**Table A-50B**). While located in very different areas of the state with differing topography, development potential and feasibility is based on a range of factors regardless of location, including those factors identified in **Table A-50B**. Given the similarities between Imperial, Riverside, and Butte Counties, development interest and potential is likely to have similarities. While the median home value in Butte County was approximately $100,000 more than in Imperial County in September 2022, the median value varies significantly across the Unincorporated Area

In Imperial County, Heber Meadows, is a 16.2-acre affordable housing project is planned, with a submitted Tentative Tract Map by Chelsea Investment Corporation. Similarly, Riverside County has recently worked with affordable housing providers to approve two 100 percent affordable projects on sites larger than 10 acres, Oasis Villa, a farm worker housing project, and a senior housing project in Vista Santa Rosa, both processed in early 2021. Oasis Villa includes 160 multi-family affordable housing units in the community of Oasis. The housing units will be 100 percent affordable to low-income households with units ranging from one- to four-bedrooms with the intent to serve local farmworkers and their families. The average density of the multi-family development is approximately 8.4 dwelling units per acre. Vista Santa Rosa is a mixed-use project in the Vista Santa Rosa community. This project is proposes the consolidation of 12 parcels for a gross acreage of 26.81 for the project that will include commercial uses, and a multi-unit senior housing assisted living facility. The assisted living facility will have 128 total dwelling units, comprised of one- and two-bedroom units, for a density of approximately 9 dwelling units per acre.

The development interest in Imperial and Riverside Counties, based on non-governmental and governmental constraints as well as demonstrated need, reflects potential for affordable development on large sites in Butte County.

TABLE A-50B: MARKET CONDITIONS FOR AFFORDABLE LARGE SITE DEVELOPMENT

Development Factor	Imperial County	Riverside County	Butte County
Land Costs	$2,000 - $86,000	$11,000 - $190,000	$13,000 - $78,000
Single-Family Construction Costs	$262,787	$281,671	$287,006
Multifamily Construction Costs (per unit)	$107,273	$109,502	$112,493
Single-Family Fees	$4,673	$3,669 - $4,320	$6,803 - $10,704
Multifamily Fees (per unit)	$4,146	$2,670 - $3,249	$5,168 - $7,768
Median Home Value (September 2022)*	$330,000	$595,000	$435,000
Disability Rate	14.4%	24.8%	19.7%
Senior Households	18.1%	14.5%	22.8%
Farmworkers*	945 residents	5,752 residents*	4,348 residents*
Poverty Rate	41.5%	18.7%	10.8%
Lower-Income Population	86.6%	44.9%	40.4%

Source: Butte County, 2022; Imperial County, 2022; trulia.com, 2022; landwatch.com, 2022; Craftsman Book Company, 2022; 2015-2019 ACS; 2013-2017 CHAS; 2013-2017 USDA

**Includes incorporated areas.*

4. Sites to Accommodate Housing for Lower-Income Households

Housing element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; or (2) use default density standards deemed adequate to meet the appropriate zoning test.

Government Code Section 65583.2 sets default minimum allowable densities for zoning presumed to accommodate housing that would be affordable for lower-income households. The Government Code classifies jurisdictions in four different categories. Butte County is categorized as a suburban jurisdiction, where the default minimum density to accommodate housing affordable for lower-income households is at least 20 dwelling units per acre. Under the current General Plan, the VHDR land use designation and zoning district allow up to 30 units per acre, while the HDR land use designation and zoning district allow up to 20 dwelling units per acre. Currently, the Rio d'Oro Specific Plan area includes 26.8 acres zoned HDR and 6.3 acres zoned VHDR, and the North Chico Specific Plan includes 20.8 acres zoned HDR. APN 002-050-214 in the inventory is also zoned HDR. Therefore, the County is able to meet its lower-income RHNA on sites zoned at the state's default density of 20 units to the acre.

5. Sites to Accommodate Moderate- and Above Moderate-Income Households

As identified in **Tables A-57** and **A-58,** the County can accommodate its moderate- and above moderate-income RHNA in a variety of zones, resulting in a capacity for 862 moderate-income units and 2,816 above moderate-income units on vacant sites, 1,859 moderate-income units in specific plan areas, and 615 moderate-income units and 2,159 above moderate-income units on sites to meet the rebuild allocation.

Sites that allow a density of 14 units per acre are anticipated to be appropriate for moderate-income households, and all lower densities for above moderate-income households.

In compliance with Government Code Section 65583.2(4)(A) (AB 725), the County has identified more than 25 percent of the RHNA capacity for each moderate- and above moderate-income units on sites that allow at least 4 units per acre. The County has capacity for 804 moderate-income units on vacant sites that allow at least 4 units per acre, and 1,859 moderate-income units on sites in specific plans that allow at least 6 units per acre, for a capacity equivalent to 266 percent of the County's moderate-income RHNA. Similarly, the County has capacity for 2,626 above moderate-income units, or 121 percent of the County's above moderate-income RHNA, on sites that allow at least 4 units per acre.

6. Specific Plans and Pipeline Projects

Butte County is relying on ~~approved projects~~specific plans with approved General Plan and zoning and an established number of units, phases, and timing to meet a portion of the County's RHNA, as well as pipeline projects at varying stages of planning and approval. A summary of these sites is provided in **Tables A-58A** and **A-58B**. These are projects that are anticipated to be developed during the 6th RHNA cycle, based on the status of plan review and information from ~~project~~ prospective developers. The following sections provide a description of each ~~approved or in process project~~specific plan and pipeline project.

a. Rio d'Oro Specific Plan

The Rio d'Oro Specific Plan, adopted in 2015, encompasses approximately 689 acres, with 413 acres to be developed (including developed parkland) and 276 acres to remain in environmental conservation and scenic open space. The Specific Plan area is within unincorporated Butte County, south of the City of Oroville and west of the unincorporated community of Palermo. The project area is generally between Palermo Road to the south and Ophir Road to the north and is bisected north/south by State Route 70 (SR 70), bounded on the west by Pacific Heights Road. Land uses include residential, 248,000 square feet of commercial, public facility, park and open space, and environmental conservation. Up to 2,700 residential units are proposed at a variety of densities ranging from low-density single-family residences (from 3 units/acre) to high-density multifamily development (up to 30 units/acre). The breakdown of units by density are listed in **Table A-51**; however, the zoning has only been approved for the High and Very High residential zones. As such, the County relied on these sites to accommodate the lower-income RHNA but is not relying on the low- to medium- and medium- to high-density sites.

TABLE A-51: RIO D'ORO SPECIFIC PLAN

Residential Density	Gross Acres	Units
Low-Medium (up 6 du/ac)	128.5	510
Medium-High (up to 14 du/ac)	162.0	1,535
High (14-20 du/ac)	26.8	485
Very High (20-30 du/ac)	6.3	170
Total	**323.6**	**2,700 maximum**

Source: Rio d'Oro Specific Plan, 2021

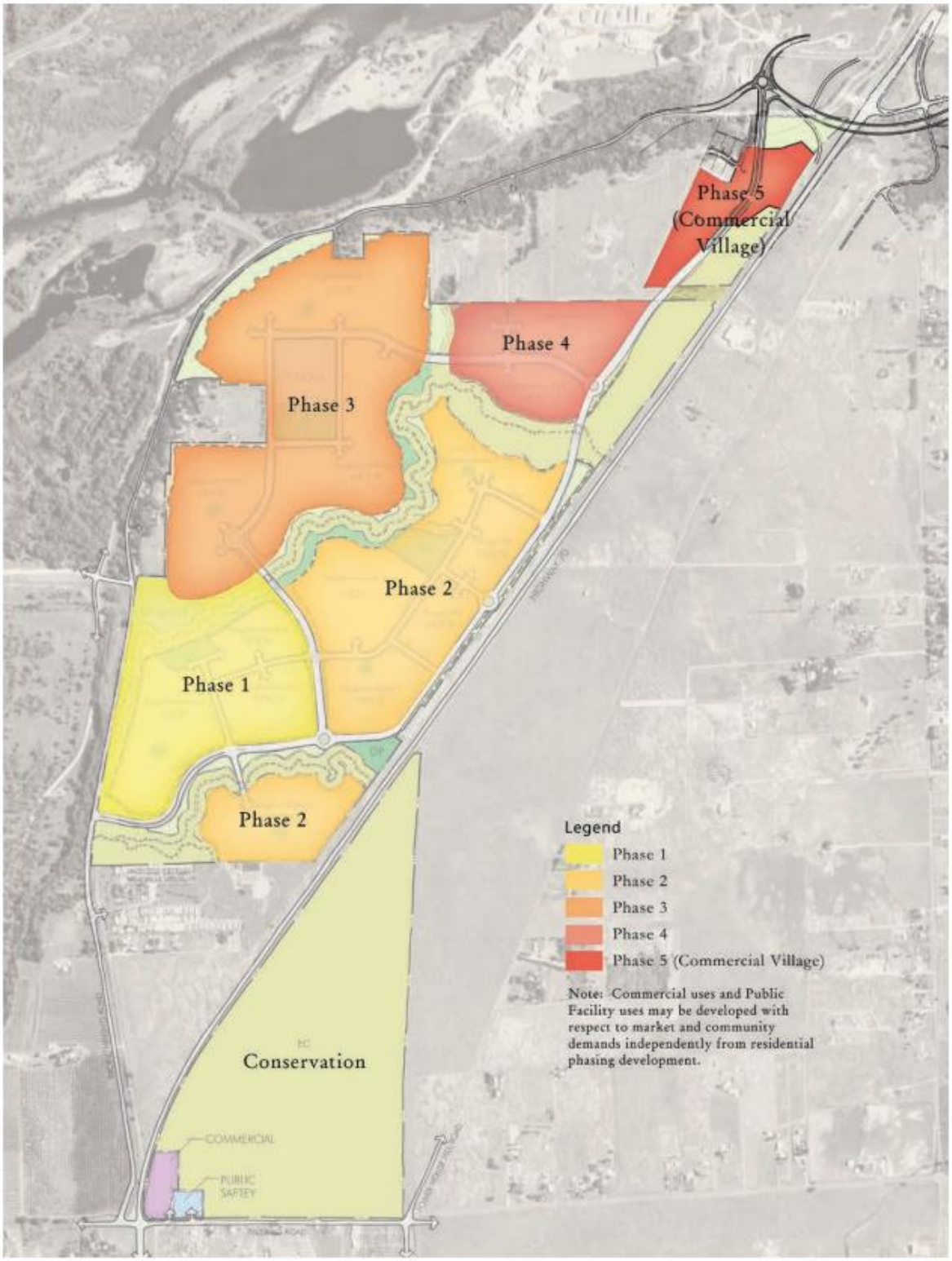
The Rio d'Oro Specific Plan includes a phasing plan for construction of four residential villages (Phases 1 through 4) and a commercial component (Phase 5), as shown in **Figure A-28**. Phase 1 through 3 will include the development of Low-Medium Density Residential (LMDR) and Medium-High Density Residential (MHDR) residential uses, as well as green space and a school. Phase 4 will develop High Density Residential (HDR) and Very High Density Residential (VHDR). Finally, Phase 5 will develop Retail and Business Services (RBS). Phase 1 is anticipated to occur over a two-to-five year period, with one village per 2 to 5 year period anticipated to be developed after completion of Phase 1. While high density residential is planned for Phase 4, the developer can build high density at any point during the project and therefore, ~~this phase~~ Phase 4 could develop within the planning period. The County is relying on only Phase 4 as part of the sites inventory, as the other phases do not yet have approved zoning. Should a developer wish to develop the entirety of the specific plan area, the following steps would need to occur:

1. A subsequent General Plan Amendment and Rezone of Phases 1, 2, 3, and 5.
2. Adoption of an ordinance setting specific standards for development of the area.
3. Acquisition of the intervening strip of land between Phase 5 and 1 through 4, to be included in the specific plan process so that circulation functions in consistence with the Specific Plan and EIR.
4. A development agreement negotiation process, as is required for large development projects under the General Plan.
5. Completion of a fiscal analysis.
6. Completion of CEQA analysis, tiered off of the existing EIR.
7. Map application and other entitlements.

For the development agreement and fiscal analysis, the County will obtain outside consultant assistance. Any changes regarding plans to locate an onsite wastewater treatment facility, annexation into the City of Oroville, or other changes to the Specific Plan must occur prior to or concurrently with the steps outlined above. As Phase 4 is zoned for high density, parcelization of the site is not necessary for construction of multifamily units.

In 2021, the County received a letter of interest from a party interested in purchasing and moving forward with the Rio d'Oro Specific Plan area. While these steps have not yet occurred at this time, the County remains in contact with potentially interested parties to provide information on next steps for development.

FIGURE A-28
RIO D'ORO SPECIFIC PLAN PHASING PLAN



Source: Rio d'Oro Specific Plan, 2015

As discussed in the Sites Improvements section of the Constraints analysis, the South Feather Water and Power Agency (SFWPA) is the water provider for this area and the Lake Oroville Area Public Utility District (LOAPUD) and Sewerage Commission – Oroville Region would provide sewer services to new units built within the Specific Plan area. The SFWPA currently has capacity to serve the new units proposed in the Rio d'Oro Specific Plan, while the LOAPUD reported that an application would need to be submitted and reviewed by the district's engineers to plan a route for any new sewer systems that are needed. Existing SFWPA infrastructure is located approximately 4,800 feet away from the Specific Plan area, across Highway 70. As Phase 4 is located closest to Highway 70, as shown in **Figure A-28**, and therefore closest to existing infrastructure, it is not reliant on other phases for infrastructure to be extended. The developer for the Rio d'Oro Specific Plan is subject to a developer agreement with the Sewerage Commission – Oroville Region that requires a capacity study that may lead to a mitigation agreement for funding sewer necessary improvements to serve the new development. The County will work with developers of the site to identify funding to help mitigate costs with extending SFWPA infrastructure and expansion of LOAPUD facilities (**Program H-A1.1**).

b. North Chico Specific Plan

The North Chico Specific Plan was adopted in January 1995 and is undergoing an update concurrently with this Housing Element update. The property owner has been supportive of the Village Plan effort, with interest in pursuing the outlined development, as accepted by the Board of Supervisors in May 2021. The plan area encompasses 3,590 acres bounded by Sycamore Creek to the south, SR 99 to the west, Rock Creek to the north, and Chico Municipal Airport to the east. The purpose of the North Chico Specific Plan is to comprehensively respond to development proposals and incorporate them into a concept for land use for the area, while evaluating and providing area-wide solutions to drainage, circulation, and public services. Although development impact fees have been adopted to help fund various improvements within the North Chico Specific Plan area, the funding mechanisms necessary to pay for all of the needed infrastructure have yet to be established. The North Chico Specific Plan includes 20.8 acres zoned for 20 units per acre, 64.1 acres zoned for 14 units per acre, and 105.3 acres at 6 units per acre. All General Plan land use designations and zoning districts have been approved and are in place for the specific plan. Residential uses are permitted by-right in the zones identified in Table A-52, with appropriate zoning in the High Residential Density zone to facilitate construction of 416 lower-income units to meet the RHNA. **Table A-52** provides details regarding the zoning mix and unit capacity in the North Chico Specific Plan.

TABLE A-52: NORTH CHICO SPECIFIC PLAN

Residential Density	Gross Acres	Maximum Units
Medium Density (3-6 du/ac)	121.1	727
Medium High (6- 14 du/ac)	80.9	1,132
High (14-20 du/ac)	20.8	416
Total	**222.7**	**2,275**

Source: North Chico Specific Plan, 2021

Development phasing of the North Chico Specific Plan is planned to be completed in six phases (**Figure A-29**). The first will be the area to the southwest of the future intersection of Kittyhawk Drive and Hicks Lane, just north of the existing development along Caballo Way, and will include Medium Density Residential (MDR) and Medium-High Density Residential (MHDR) uses. The development of Phase 1 will coincide with improvements to Hicks Lane and the extension of infrastructure to the site. Phase 2 development extends to the edge of Mud Creek, south of Kittyhawk Drive, and will include MDR uses. Phase 3 will develop north of Kittyhawk Drive along Hicks Lane and will include MHDR and High Density Residential (HDR) adjacent to a Retail (RTL) area. Phase 4 will include additional MDR and MHDR uses as well as public areas and will fill out the site area north of Kittyhawk Drive along Mud Creek. Phases 5 and 6 will include MDR and MHDR uses and may develop concurrently with or after Phase 1 and are designed to phase independently from Phases 2 through 4. While the plan assumes development will occur in phases, each can develop at any time or concurrently with other phases. However, the planning and development horizon for the completion of the specific plan is expected to be approximately 20 years. Based on this, the County conservatively assumes that 25 percent of the specific plan can realistically be built out by 2030 and has reflected this assumption in **Tables A-56** and **A-58A**.

c. Everhart Village

In September 2022, the County issued building permits for Everhart Village, a non-congregate emergency care homeless shelter located within the City of Chico limits on County-owned land that is being developed in coordination with the Chico Housing Action Team (CHAT). Everhart Village will include 20 individual tiny homes that will include a toilet, sink, microwave, mini-fridge, bed, storage space, an air conditioner, table and chairs, and a lockable front door. In addition to these homes, the village will include a community center with meeting rooms, bathrooms, complete kitchen, living room, and laundry area. The purpose of the village is to serve clients of Butte County's Behavioral Health Department experiencing or at risk of homelessness, to provide intensive case management and support during the transition to permanent housing. Upon completion, the project with be managed by CHAT and owned by Butte County and is funded through donations, grants, and volunteer support.

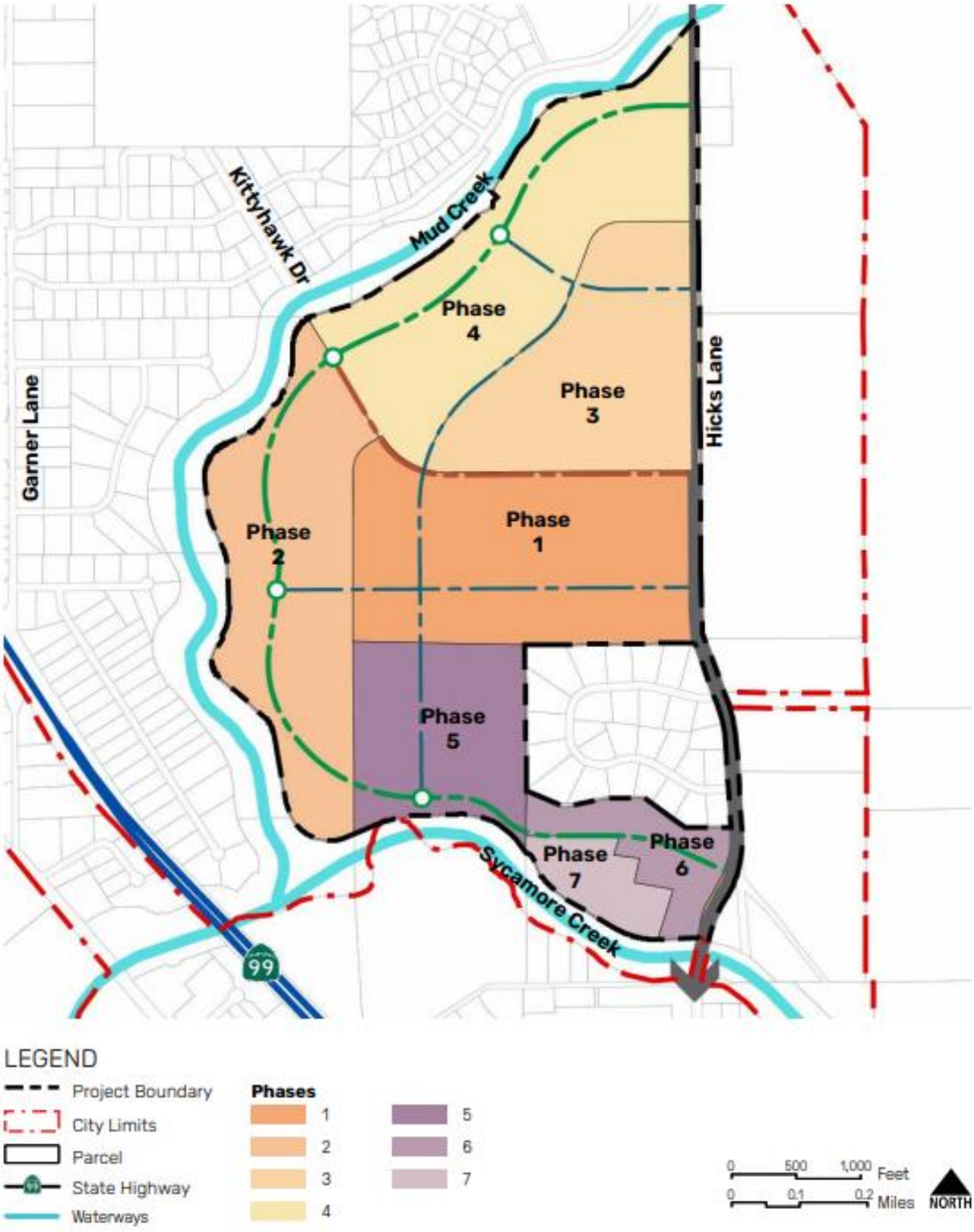
d. Lakeridge Circle

Still in the planning stages, Lakeridge Circle is anticipated to include 64 income-restricted units across 9 parcels totaling 18.77 acres developed by the Community Housing Improvement Program (CHIP), an affordable housing developer, on the Upper Ridge in Magalia. At the time of this writing, the draft CEQA document has been completed and NEPA is anticipated for completing in early December 2022. In Fall 2022, the applicant is expected to submit conceptual site and building designs to the County with the intent of presenting these designs to the Butte County Economic Development Assistance Committee (EDAC). Additionally, the wastewater plan is underway, with grading, draining, and utility plans expected by November 2022. Construction of Lakeridge Circle is expected to begin in June 2024 and last approximately 18 months.

e. Chico Housing Action Team (CHAT) Studio Apartments

Butte County has been working diligently with CHAT for the pending proposal of 66 studio apartments deed-restricted for lower-income housing. The project will be located west of Chico city limits on Highway 32 near the intersection of Regent Lane. As this project is located within the General Commercial zone, it will require issuance of a Conditional Use Permit. However, the County is working with CHAT during the preapplication process with the Environmental Health Division and other required elements to support development during the planning period.

FIGURE A-29
NORTH CHICO SPECIFIC PLAN PHASING PLAN



Source: North Chico Village Vision Plan, April 2021

Prior to construction of the North Chico Specific Plan, the developer will work with the California Water Service Company, Chico District, to conduct a water supply assessment for the proposed water demand from the development and analyze its impact on the California Water Service Company's water distribution system. The water supply assessment will identify if the new residential units can be served by the California Water Service Company's system or the improvements that are necessary to accommodate the new demand. Currently, sewer infrastructure is approximately 1,700 to 3,900 feet away from the specific plan area and water infrastructure is approximately 2,700 to 3,900 feet away. The 2019 City of Chico Sewer System Management Plan identified several projects that are needed to support growth, including within the North Chico Specific Plan area. The City is planning to update the report by 2023 that will include revised budgetary estimates and schedules. For both water and sewer service, the developer is responsible for completing any improvements that are needed to serve the development. As with the Rio d'Oro Specific Plan, the County will provide assistance to developers of the North Chico Specific Plan to identify funding to mitigate costs associated with completing any required improvements or expansions of water and sewer infrastructure (**Program H-A1.1**).

7. Accessory Dwelling Unit Potential

ADUs are seen as an appropriate housing type for low-income households as a primary residence. Currently, data for ADU rental rates in the county is not readily available and therefore, the County relied on rental rates for one-bedroom units identified in **Table A-22,** *Affordable Payments by Household Size (Based on a Four-Person Household)*, as a proxy for ADU rental rates. As shown in the table, the average monthly rent for a one-bedroom unit in Butte County varies significantly depending on its location within the County, with lower rents typically further from incorporated jurisdictions. Low-income households can afford between $990 (one-person) and $1,414 (four-person) in monthly housing costs without being cost burdened. Comparing the rental rates with the affordability of low-income households shows that ADUs are appropriate to credit toward the County's lower-income RHNA, based on the average price of a one-bedroom rental unit in Butte County.

The County has permitted an average of 14 ADUs per year over the past 5 years, with the breakdown as follows:

- 2017 – 18 ADUs received building permits
- 2018 – 14 ADUs received building permits
- 2019 – 0 ADUs received building permits
- 2020 – 7 ADUs received building permits
- 2021 – 31 ADUs received building permits

While the County projects that the annual average will increase during the 2022-2030 planning period as a result of increased efforts to promote and encourage construction of ADUs, the County projects

that a minimum of 109 will be constructed over the course of the planning period, or 14 annually. While a regional affordability analysis of ADUs was not available for Butte County, in March 2020, the Sacramento Area Council of Governments (SACOG) published a regional ADU affordability analysis for the SACOG region, including Yuba and Sutter Counties. Given the proximity and similarity between Butte County and Yuba and Sutter Counties, the County has used the identified affordability for these counties as a proxy.

Based on SACOG's analysis, the County projects that 30 percent of ADUs, or 32 units, will be affordable to lower-income households, 49 percent of ADUs or 54 units will be affordable to moderate-income households, and 23 percent or 15 units will be affordable to above moderate-income households.

8. Manufactured Home Potential

As discussed in the Housing Conditions section of the Housing Element, Homes Direct reported that in August 2021, the most recent available data, new manufactured housing ranged in price from $135,000 to $143,000, on average.

Non-governmental constraints that may influence the affordability of a new manufactured home include land costs, transportation costs, and foundation costs, as well ability to secure financing and resale affordability. As identified in **Table A-31**, the average price per acre in the Unincorporated Area varies significantly depending on location; however, most areas have low land costs and do not add a significant barrier to putting an affordable manufactured housing unit on the land. Land costs range from approximately $7,027 per acre in Forbestown to $78,063 in Magalia, though the areas adjacent to incorporated municipalities have significantly higher land costs. In most communities in the Unincorporated Area, it is unlikely that land cost is a barrier to development of mobile homes and mobile home parks, which the cost adjacent to the cities of Chico and Biggs may present a barrier. The County analyzed the cost of purchasing, installation, and fees of a new manufactured home and estimated that the cost totals approximately $203,000 to $208,000 per unit. The following costs were estimated for a new manufactured home (**Table A-53A**).

TABLE A-53A: ESTIMATED MANUFACTURED HOME COSTS

Item	Cost
New Home	$154,000
Installation	Included
Foundation and Skirting	$8,700
Steps	$5,000
A/C	$4,800
Awning	$2,000
Transportation	Included
Fees and Permits	$13,500
Driveways	$5,000 - $10,000
Fence and Gates	$5,000
Landscape	$5,000
Total	**$203,000 - $208,000**

Source: Executive Homes, 2022

Most manufactured housing developed in the county serves cost-constrained families, providing an affordable alternative to traditional stick-built development. **Table A-22** in the Demographic and Economic Trends section shows that a four-person, extremely low-income household can afford a maximum sales price of $165,408, a very low-income household can afford a maximum sales price of $220,649, and a low-income household can afford a maximum sales price of $352,975, meaning that manufactured housing is affordable to very low- and low-income households.

When comparing the price, including installation of a new mobile home, mobile homes are an affordable option to very low- and low- income households. However, financing can be challenging to secure for mobile and manufactured homes. To address this, the County offers the Mortgage Credit Certificate (MCC) Program to assist lower-income households to purchase a manufactured home to reduce barriers to financing for these households (Action H-A2.9). Most manufactured housing developed in the county serves cost-constrained families, providing an affordable alternative to traditional stick-built development.

Between 2016 and 2022, there was an average of 66 mobile/manufactured homes added to the County's housing stock per year (refer to **Table A-53B**). Projecting these 66 units over the RHNA period (eight years) gives the County a projected capacity of 523 manufactured/mobile homes. Although these manufactured homes fall within the affordability level of lower income households, the County took a conservative approach and relied on SACOG's Regional Accessory Dwelling Unit Affordability Analysis for Yuba and Sutter counties to provide the affordability breakdown. Assuming the SACOG affordability analysis, the County assumes 156 homes will be affordable to lower income households, 257 homes will be affordable to moderate- income households, and 110 will be affordable to above moderate- income households.

TABLE A-53B: MOBILE HOME BUILDING PERMITS

Year	Mobile Home Building Permits
2016	33
2017	4
2018	70
2019	56
2020	159
2021	97
2022*	41
Annual Average	66

Source: Butte County, 2015-2022
**This includes permits issued for manufactured homes, including for replacement manufactured homes after the Camp Fire and North Complex Fire, through September 19, 2022.*

9. Rebuild Capacity

As discussed in the Demographic and Economic Trends section of this Housing Element, the 2018 Camp Fire and 2020 North Complex Fire damaged or destroyed 4,763 and 2,455 structures, respectively. **Table A-54** reports the number of residential structures destroyed (damaged beyond 50 percent) by these fires. These structures were primarily on sites with the Rural Residential (RR) land use designation and within the Rural Residential 5-acres (RR-5) zone. Recent efforts, including County support and local, regional, and federal grant funding, have resulted in building permits being issued for 458 residential structures in the Camp Fire burn area and 38 building permits for residential structures in the North Complex Fire burn area (315 of these received grant funding available for lower- and moderate-income households). Rebuilding of homes is essential to supporting the economies in impacted communities, as the recovery of the local economy is dependent on housing for employees. Therefore, to facilitate further rebuild efforts in communities impacted by the Camp and North Complex fires, the County has included the sites of units that were destroyed by the fires to meet the rebuild portion of the County's RHNA. As these sites were previously occupied by residential uses, streets and utility infrastructure is already in place, increasing viability for rebuilding efforts. **Table A-55** projects out the affordability for the rebuild units based on the current allocation of building permits issued to lower- and moderate-income households, assuming that 10 percent of new units will be affordable to lower-income households, 20 percent to moderate-income, and 70 percent to above moderate-income. Note: Motor Homes were not assumed in these projections as they are most likely not on permanent foundations and therefore do not county as a housing unit. While the County has identified these units to meet a portion of the RHNA and encourage rebuilding of communities damaged by wildfires, they RHNA can be fully met on the sites identified in **Tables A-57** and **A-58**. A full list of the sites that are identified to meet the rebuild capacity can be found in Appendix B.

TABLE A-54: HOUSING UNITS DESTROYED BY WILDFIRES

Unit Type	Camp Fire	North Complex Fire	Total
Motor Home	19	0	19
Mobile Home Single Wide	126	220	346
Mobile Home Double Wide	797	228	1,025
Mobile Home Triple Wide	106	24	130
Single Family Residence Single Story	1,162	541	1,703
Single Family Residence Multi Story	222	143	365
Multi Family Residence Single Story	1	0	1
Multi Family Residence Multi Story	2	0	2
Total	**2,435**	**1,156**	**3,591**

Source: Butte County, 2021

TABLE A-55: HOUSING UNITS DESTROYED BY WILDFIRES ALLOCATED TOWARDS MEETING THE RHNA

Unit Type	Total Units Destroyed[1]	Assumed Affordability		
		Lower	Moderate	Above Moderate
Motor Home	19	0	0	0
Mobile Home Single Wide	346	35	69	242
Mobile Home Double Wide	901	90	180	631
Mobile Home Triple Wide	130	13	26	91
Single Family Residence Single Story	1,331	133	266	932
Single Family Residence Multi Story	366	37	73	256
Multi Family Residence Single Story	1	0	0	1
Multi Family Residence Multi Story	2	0	0	1
Total	**3,096**	**308**	**615**	**2,154**

Source: Butte County, 2021
1. The 496 units for which building permits have been issued have been removed from this total.

C. Sites Analysis Summary

Based on the land analysis, the County has sufficient land to accommodate the 6th Cycle RHNA, shown in **Table A-56**. Lower- and moderate-income unit allocations are met through vacant sites, Specific Plans, sites allocated as rebuild capacity, and projected ADUs and mobile homes. The above moderate-income unit allocation is met through the same means, with the exception of Specific Plans. The rebuild capacity identified here exceeds the rebuild allocation identified in **Table A-49**, which is separate from the base allocation.

As shown in **Table A-56**, the County has a surplus of ~~1,029~~ 687 lower-income units, ~~2,601~~ 1,214 moderate-income units, and 2,~~759~~ 608 above moderate-income units. The available capacity exceeds the County's RHNA. A full list of sites and specific plan capacity is included in **Tables A-57, A-58A,** and **A-58B**.

TABLE A-56: COMPARISON OF REGIONAL HOUSING NEED AND RESIDENTIAL SITES

Income Group	6th Cycle RHNA	Vacant Site Capacity	Specific Plan Capacity	Rebuild Capacity	Projected ADUs	Projected Mobile Homes	Unit Surplus
Very Low	272	~~97~~65	~~1,071~~759	308	32	~~154~~156	~~1,029~~687
Low	361						
Moderate	998	819	~~1,859~~465	615	54	257~~252~~	~~2,61~~,214~~01~~
Above Moderate	2,157	2,526~~631~~	0	2,~~154~~159	23	~~1~~110~~08~~	2,661~~759~~
Total	**3,788**	**3,410~~547~~**	**~~2,930~~1,224**	**3,08~~477~~**	**109**	**523~~514~~**	**~~6,~~4,562~~389~~**

Source: Butte County, 2022

TABLE A-57:
VACANT SITES INVENTORY

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
002-050-214-000	HDR	HDR	1.1	20 du per acre	22	16	Lower	Yes	None	Vacant	Cal Water Chico, CWPCD
035-226-006-000	MU	MU-3	0.59	20 du per acre	4	2	Lower	Yes	None	Vacant	Cal Water Oroville, LOAPUD
072-050-014-000	***MU***	***MU-3***	***1.9***	***20 du per acre***	***11.4***	***8***	***Lower***	***No***	***None***	***Vacant***	***SFWPA, LOAPUD***
072-050-033-000	***MU***	***MU-3***	***4.69***	***20 du per acre***	***28.14***	***21***	***Lower***	***No***	***None***	***Vacant***	***SFWPA, LOAPUD***
072-050-034-000	***MU***	***MU-3***	***1.02***	***20 du per acre***	***6.12***	***4***	***Lower***	***No***	***None***	***Vacant***	***SFWPA, LOAPUD***
072-050-036-000	***MU***	***MU-3***	***9.02***	***20 du per acre***	***54.12***	***40***	***Lower***	***No***	***None***	***Vacant***	***SFWPA, LOAPUD***
078-180-014-000	MU	MU-3	0.54	20 du per acre	3	2	Lower	Yes	None	Vacant	Cal Water Oroville, LOAPUD
078-190-005-000	MU	MU-3	1	20 du per acre	6	4	Lower	Yes	None	Vacant	SFWPA, LOAPUD
030-212-025-000	MHDR	MHDR	0.24	14 du per acre	3	2	Moderate	Yes	None	Vacant	TWSD
030-212-027-000	MHDR	MHDR	0.17	14 du per acre	2	1	Moderate	Yes	None	Vacant	TWSD
030-212-030-000	MHDR	MHDR	0.24	14 du per acre	3	2	Moderate	No	None	Vacant	TWSD
030-212-031-000	MHDR	MHDR	0.24	14 du per acre	3	2	Moderate	Yes	None	Vacant	TWSD
030-212-032-000	MHDR	MHDR	0.24	14 du per acre	3	2	Moderate	Yes	None	Vacant	TWSD
030-212-033-000	MHDR	MHDR	0.24	14 du per acre	3	2	Moderate	Yes	None	Vacant	TWSD
030-212-034-000	MHDR	MHDR	0.24	14 du per acre	3	2	Moderate	Yes	None	Vacant	TWSD
030-212-035-000	MHDR	MHDR	0.24	14 du per acre	3	2	Moderate	Yes	None	Vacant	TWSD
030-212-036-000	MHDR	MHDR	0.25	14 du per acre	4	2	Moderate	Yes	None	Vacant	TWSD
030-212-041-000	MHDR	MHDR	3.2	14 du per acre	45	65	Moderate	No	None	Vacant	TWSD
030-220-019-000	MHDR	MHDR	0.31	14 du per acre	4	3	Moderate	Yes	None	Vacant	TWSD
030-220-022-000	MHDR	MHDR	0.2	14 du per acre	3	2	Moderate	No	None	Vacant	TWSD
030-220-023-000	MHDR	MHDR	0.3	14 du per acre	4	3	Moderate	Yes	None	Vacant	TWSD
030-220-031-000	MHDR	MHDR	5.72	14 du per acre	80	60	Moderate	No	None	Vacant	TWSD
078-010-042-000	MU	MU-2	1.04	14 du per acre	6	4	Moderate	No	None	Vacant	SFWPA, LOAPUD
078-100-033-000	MHDR	MHDR	3.83	14 du per acre	54	40	Moderate	No	None	Vacant	SFWPA, LOAPUD
078-100-042-000	MHDR	MHDR	10	14 du per acre	140	105	Moderate	No	None	Vacant	SFWPA, LOAPUD
078-170-043-000	MHDR	MHDR	11.64	14 du per acre	163	122	Moderate	No	None	Vacant	SFWPA, LOAPUD
078-170-044-000	MHDR	MHDR	19.93	14 du per acre	279	209	Moderate	Yes	None	Vacant	SFWPA, LOAPUD
078-170-055-000	MHDR	MHDR	6.45	14 du per acre	90	67	Moderate	Yes	None	Vacant	SFWPA, LOAPUD
078-170-062-000	MHDR	MHDR	6.85	14 du per acre	96	71	Moderate	Yes	None	Vacant	SFWPA, LOAPUD
078-170-064-000	MHDR	MHDR	4.92	14 du per acre	69	51	Moderate	No	None	Vacant	SFWPA, LOAPUD
078-290-043-000	MHDR	MHDR	0.21	14 du per acre	3	2	Moderate	No	None	Vacant	SFWPA, LOAPUD
078-290-044-000	MHDR	MHDR	2.07	14 du per acre	29	21	Moderate	No	None	Vacant	SFWPA, LOAPUD
078-290-045-000	MHDR	MHDR	1.98	14 du per acre	28	20	Moderate	No	None	Vacant	SFWPA, LOAPUD
009-290-046-000	VLDR	VLDR	1.84	1 du per acre	2	1	Above Moderate	No	None	Vacant	Biggs - West Gridley Water District
009-340-027-000	VLDR	VLDR	5	1 du per acre	5	3	Above Moderate	No	None	Vacant	Biggs - West Gridley Water District
009-340-064-000	VLDR	VLDR	7.33	1 du per acre	7	5	Above Moderate	No	None	Vacant	Biggs - West Gridley Water District
018-020-072-000	VLDR	VLDCR	1.04	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
018-440-028-000	VLDR	VLDCR	1.92	1 du per acre	2	1	Above Moderate	No	None	Vacant	None

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
018-440-029-000	VLDR	VLDCR	2.21	1 du per acre	2	1	Above Moderate	No	None	Vacant	None
018-440-063-000	VLDR	VLDCR	2.42	1 du per acre	2	1	Above Moderate	No	None	Vacant	None
022-100-014-000	VLDR	VLDR	5.9	1 du per acre	6	4	Above Moderate	No	None	Vacant	None
022-110-013-000	VLDR	VLDR	5	1 du per acre	5	3	Above Moderate	No	None	Vacant	Biggs - West Gridley Water District
022-170-009-000	VLDR	VLDR	3.8	1 du per acre	4	2	Above Moderate	No	None	Vacant	None
022-180-017-000	VLDR	VLDR	5	1 du per acre	5	3	Above Moderate	No	None	Vacant	None
022-180-024-000	VLDR	VLDR	5	1 du per acre	5	3	Above Moderate	No	None	Vacant	Butte Water District
022-180-066-000	VLDR	VLDR	1.7	1 du per acre	2	1	Above Moderate	No	None	Vacant	None
022-180-091-000	RR	RR-5	5.16	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	None
022-180-105-000	VLDR	VLDR	5	1 du per acre	5	3	Above Moderate	No	None	Vacant	Butte Water District
024-300-022-000	VLDR	VLDR	4.76	1 du per acre	5	3	Above Moderate	No	None	Vacant	Butte Water District
025-020-026-000	VLDR	VLDR	1	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
025-020-038-000	VLDR	VLDR	2.02	1 du per acre	2	1	Above Moderate	No	None	Vacant	None
025-020-046-000	VLDR	VLDR	1.1	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
025-030-061-000	VLDR	VLDR	3.29	1 du per acre	3	2	Above Moderate	No	None	Vacant	None
025-340-001-000	RR	RR-5	13.4	1 per 5 acres	3	2	Above Moderate	No	None	Vacant	SFWPA
025-340-003-000	RR	RR-5	13.05	1 per 5 acres	3	1	Above Moderate	No	None	Vacant	SFWPA
025-340-014-000	RR	RR-5	5.12	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
025-340-019-000	RR	RR-5	5.13	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
025-340-024-000	RR	RR-5	5.05	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
025-340-037-000	RR	RR-5	10.75	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	SFWPA
025-340-050-000	VLDR	VLDR	2.98	1 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
025-340-051-000	VLDR	VLDR	5	1 du per acre	5	3	Above Moderate	No	None	Vacant	SFWPA
025-340-052-000	VLDR	VLDR	2.95	1 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
025-340-057-000	VLDR	VLDR	10	1 du per acre	10	7	Above Moderate	No	None	Vacant	SFWPA
025-340-074-000	RR	RR-5	10.09	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	SFWPA
025-340-081-000	RR	RR-5	5.51	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
025-340-082-000	RR	RR-5	7.36	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
025-360-018-000	RR	RR-5	9.94	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	SFWPA
025-360-020-000	RR	RR-5	10.84	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	SFWPA
025-360-071-000	RR	RR-5	6.16	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
025-360-072-000	RR	RR-5	5.93	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
025-360-073-000	RR	RR-5	5.73	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
025-360-076-000	RR	RR-5	10.45	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	SFWPA
026-020-001-000	VLDR	VLDR	5.05	1 du per acre	5	3	Above Moderate	No	None	Vacant	SFWPA
026-020-036-000	VLDR	VLDR	3.33	1 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
026-050-021-000	VLDR	VLDR	1	1 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
026-080-012-000	VLDR	VLDR	1.72	1 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
026-080-018-000	VLDR	VLDR	6.81	1 du per acre	7	5	Above Moderate	No	None	Vacant	SFWPA
026-080-027-000	VLDR	VLDR	1.83	1 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
026-080-054-000	VLDR	VLDR	1.15	1 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
026-080-071-000	VLDR	VLDR	3.31	1 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
026-080-080-000	VLDR	VLDR	3.17	1 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
026-132-019-000	LDR	LDR	0.35	3 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
026-133-003-000	LDR	LDR	0.34	3 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
026-136-005-000	LDR	LDR	0.57	3 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
026-160-019-000	LDR	LDR	0.45	3 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
026-160-026-000	LDR	LDR	0.55	3 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
026-160-033-000	LDR	LDR	0.43	3 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
026-162-003-000	LDR	LDR	0.87	3 du per acre	3	1	Above Moderate	No	None	Vacant	SFWPA
026-182-001-000	LDR	LDR	1.03	3 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
026-193-002-000	LDR	LDR	1.55	3 du per acre	5	3	Above Moderate	No	None	Vacant	SFWPA
026-223-002-000	LDR	LDR	0.34	3 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
026-242-020-000	VLDR	VLDR	2.32	1 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
027-060-051-000	VLDR	VLDR	2.4	1 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
027-060-073-000	VLDR	VLDR	10	1 du per acre	10	7	Above Moderate	No	None	Vacant	SFWPA
027-080-006-000	LDR	LDR	1	3 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
027-080-020-000	LDR	LDR	1.14	3 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
027-080-021-000	LDR	LDR	1	3 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
027-090-013-000	RR	RR-5	7.98	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	SFWPA
027-090-043-000	RR	RR-5	5.9	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
027-230-031-000	RR	RR-10	20	1 per 10 acres	2	1	Above Moderate	No	None	Vacant	None
027-230-061-000	RR	RR-10	10.14	1 per 10 acres	1	1	Above Moderate	No	None	Vacant	None
027-240-070-000	RR	RR-5	5.71	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
027-300-025-000	LDR	LDR	0.32	3 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
027-300-072-000	LDR	LDR	0.36	3 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
027-300-074-000	LDR	LDR	0.32	3 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
027-300-075-000	LDR	LDR	0.32	3 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
027-350-188-000	RR	RR-10	10	1 per 10 acres	1	1	Above Moderate	No	None	Vacant	None
027-360-145-000	RR	RR-10	10.23	1 per 10 acres	1	1	Above Moderate	No	None	Vacant	None
028-062-027-000	VLDR	VLDR	8.64	1 du per acre	9	6	Above Moderate	No	None	Vacant	None
028-072-020-000	RTL	C-C	0.34	1 du per parcel	0.34	1	Above Moderate	No	None	Vacant	None
028-072-021-000	RTL	C-C	0.34	1 du per parcel	0.34	1	Above Moderate	No	None	Vacant	None
028-074-009-000	VLDR	VLDR	1.48	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
028-076-012-000	RTL	C-C	0.46	1 du per parcel	0.46	1	Above Moderate	No	None	Vacant	None
028-410-097-000	RR	RR-5	5.03	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
028-420-117-000	RR	RR-5	5.02	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
029-132-010-000	MDR	MDR	0.22	6 du per acre	1	1	Above Moderate	No	None	Vacant	RID
029-133-019-000	MDR	MDR	0.42	6 du per acre	3	1	Above Moderate	No	None	Vacant	RID
029-142-003-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	RID

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
029-143-004-000	MDR	MDR	0.19	6 du per acre	1	1	Above Moderate	No	None	Vacant	RID
029-143-011-000	MDR	MDR	0.19	6 du per acre	1	1	Above Moderate	No	None	Vacant	RID
029-151-002-000	MDR	MDR	0.2	6 du per acre	1	1	Above Moderate	No	None	Vacant	RID
029-161-043-000	MDR	MDR	0.22	6 du per acre	1	1	Above Moderate	No	None	Vacant	RID
030-020-027-000	VLDR	VLDR	3.74	1 du per acre	4	2	Above Moderate	No	None	Vacant	TWSD
030-020-097-000	VLDR	VLDR	4.27	1 du per acre	4	3	Above Moderate	No	None	Vacant	TWSD
030-020-098-000	VLDR	VLDR	4.17	1 du per acre	4	3	Above Moderate	No	None	Vacant	TWSD
030-020-101-000	VLDR	VLDR	1.42	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
030-031-003-000	VLDR	VLDR	10	1 du per acre	10	7	Above Moderate	No	None	Vacant	TWSD
030-031-005-000	VLDR	VLDR	10	1 du per acre	10	7	Above Moderate	No	None	Vacant	TWSD
030-031-009-000	VLDR	VLDR	9.41	1 du per acre	9	7	Above Moderate	No	None	Vacant	TWSD
030-033-002-000	MDR	MDR	5	6 du per acre	30	22	Above Moderate	No	None	Vacant	TWSD
030-034-019-000	VLDR	VLDR	2	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
030-035-009-000	VLDR	VLDR	4	1 du per acre	4	3	Above Moderate	No	None	Vacant	TWSD
030-035-010-000	VLDR	VLDR	7.71	1 du per acre	8	5	Above Moderate	No	None	Vacant	TWSD
030-043-009-000	VLDR	VLDR	2	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
030-071-021-000	MDR	MDR	17.16	6 du per acre	103	77	Above Moderate	No	None	Vacant	TWSD
030-072-069-000	MDR	MDR	4.25	6 du per acre	26	19	Above Moderate	No	None	Vacant	TWSD
030-120-044-000	MDR	MDR	15.18	6 du per acre	91	68	Above Moderate	No	None	Vacant	TWSD
030-131-011-000	RR	RR-5	5.26	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	TWSD
030-160-005-000	MDR	MDR	4.8	6 du per acre	29	21	Above Moderate	No	None	Vacant	TWSD
030-160-006-000	VLDR	VLDR	4.4	1 du per acre	4	3	Above Moderate	No	None	Vacant	TWSD
030-160-048-000	VLDR	VLDR	2.6	1 du per acre	3	1	Above Moderate	No	None	Vacant	TWSD
030-160-050-000	VLDR	VLDR	1.97	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
030-160-056-000	VLDR	VLDR	1.08	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
030-160-067-000	VLDR	VLDR	4.46	1 du per acre	4	3	Above Moderate	No	None	Vacant	TWSD
030-160-073-000	VLDR	VLDR	1.49	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
030-160-078-000	VLDR	VLDR	1.12	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
030-170-080-000	MDR	MDR	22.84	6 du per acre	137	102	Above Moderate	No	None	Vacant	TWSD
030-170-094-000	VLDR	VLDR	1.73	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
030-194-006-000	MDR	MDR	0.11	6 du per acre	1	1	Above Moderate	Yes	None	Vacant	TWSD
030-194-008-000	MDR	MDR	0.11	6 du per acre	1	1	Above Moderate	Yes	None	Vacant	TWSD
030-200-100-000	MDR	MDR	20.77	6 du per acre	125	93	Above Moderate	No	None	Vacant	TWSD
030-211-033-000	MDR	MDR	8.46	6 du per acre	51	38	Above Moderate	No	None	Vacant	TWSD
030-212-014-000	MDR	MDR	0.46	6 du per acre	3	2	Above Moderate	No	None	Vacant	TWSD
030-230-018-000	RR	RR-5	60	1 per 5 acres	12	9	Above Moderate	No	None	Vacant	None
030-230-059-000	RR	RR-5	5	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	None
030-230-063-000	RR	RR-5	5	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	None
030-230-064-000	RR	RR-5	5	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	None
030-230-068-000	RR	RR-5	5	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	None

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
030-230-070-000	RR	RR-5	5	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	None
030-230-071-000	RR	RR-5	5	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	None
030-230-072-000	RR	RR-5	5	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	None
030-230-076-000	RR	RR-5	10.03	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	None
030-250-029-000	RR	RR-5	11.04	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	None
030-250-049-000	RR	RR-5	16.67	1 per 5 acres	3	2	Above Moderate	No	None	Vacant	None
030-250-052-000	RR	RR-5	11.12	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	None
030-250-063-000	RR	RR-5	10.02	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	None
030-250-066-000	RR	RR-5	13.42	1 per 5 acres	3	2	Above Moderate	No	None	Vacant	None
030-250-067-000	RR	RR-5	11.58	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	None
030-250-069-000	RR	RR-5	10.02	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	None
030-250-070-000	RR	RR-5	10.02	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	None
030-250-071-000	RR	RR-5	10.02	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	None
030-250-072-000	RR	RR-5	95.59	1 per 5 acres	19	14	Above Moderate	No	None	Vacant	None
030-260-054-000	RR	RR-5	258.84	1 per 5 acres	52	38	Above Moderate	No	None	Vacant	None
030-320-033-000	RR	RR-5	10.15	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	None
030-320-035-000	RR	RR-5	15.13	1 per 5 acres	3	2	Above Moderate	No	None	Vacant	None
030-462-026-000	MDR	MDR	7.64	6 du per acre	46	34	Above Moderate	No	None	Vacant	TWSD
030-462-027-000	MDR	MDR	11.61	6 du per acre	70	52	Above Moderate	No	None	Vacant	TWSD
030-510-002-000	RR	RR-5	5.01	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	None
030-510-005-000	RR	RR-5	5.01	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	None
030-510-007-000	RR	RR-5	5.03	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	None
030-510-008-000	RR	RR-5	10.26	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	None
030-510-010-000	RR	RR-5	14.04	1 per 5 acres	3	2	Above Moderate	No	None	Vacant	None
030-510-011-000	RR	RR-5	17.17	1 per 5 acres	3	2	Above Moderate	No	None	Vacant	None
030-510-019-000	RR	RR-5	5.01	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	None
030-520-003-000	RR	RR-5	14.76	1 per 5 acres	3	2	Above Moderate	No	None	Vacant	None
030-540-009-000	RR	RR-5	11.23	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	None
030-540-010-000	RR	RR-5	10.51	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	None
030-560-022-000	MDR	MDR	15.9	6 du per acre	95	71	Above Moderate	No	None	Vacant	TWSD
031-010-085-000	MDR	MDR	1	6 du per acre	6	4	Above Moderate	No	None	Vacant	TWSD
031-060-049-000	VLDR	VLDR	3	1 du per acre	3	2	Above Moderate	No	None	Vacant	None
031-171-022-000	VLDR	VLDR	1.09	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
031-172-057-000	VLDR	VLDR	1.92	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
031-190-034-000	MDR	MDR	9.7	6 du per acre	58	43	Above Moderate	No	None	Vacant	TWSD
031-201-011-000	VLDR	VLDR	1.5	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
031-201-053-000	VLDR	VLDR	1.97	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
031-202-045-000	VLDR	VLDR	1.55	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
031-203-064-000	VLDR	VLDR	1.31	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
031-203-065-000	VLDR	VLDR	1.01	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
031-212-025-000	VLDR	VLDR	2.27	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
031-236-007-000	VLDR	VLDR	2.1	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
031-237-016-000	VLDR	VLDR	1.14	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
031-237-018-000	VLDR	VLDR	1.49	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
031-241-007-000	VLDR	VLDR	2.26	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
031-244-010-000	VLDR	VLDR	1.05	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
031-247-005-000	VLDR	VLDR	1.2	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
031-251-005-000	VLDR	VLDR	2	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
031-253-046-000	VLDR	VLDR	4.67	1 du per acre	5	3	Above Moderate	No	None	Vacant	TWSD
031-254-015-000	VLDR	VLDR	1.47	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
031-254-032-000	VLDR	VLDR	1.48	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
031-275-007-000	VLDR	VLDR	1.5	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
031-281-012-000	VLDR	VLDR	1.19	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
031-281-029-000	VLDR	VLDR	1.37	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
031-281-031-000	VLDR	VLDR	1.67	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
031-281-064-000	VLDR	VLDR	15.24	1 du per acre	15	11	Above Moderate	No	None	Vacant	TWSD
031-281-065-000	VLDR	VLDR	2.76	1 du per acre	3	2	Above Moderate	No	None	Vacant	TWSD
031-281-066-000	VLDR	VLDR	1.38	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
031-281-104-000	VLDR	VLDR	3.09	1 du per acre	3	2	Above Moderate	No	None	Vacant	TWSD
031-281-137-000	VLDR	VLDR	1.05	1 du per acre	1	1	Above Moderate	No	None	Vacant	TWSD
031-281-138-000	VLDR	VLDR	2.29	1 du per acre	2	1	Above Moderate	No	None	Vacant	TWSD
031-290-001-000	VLDR	VLDR	5.88	1 du per acre	6	4	Above Moderate	No	None	Vacant	TWSD
031-290-002-000	VLDR	VLDR	3.74	1 du per acre	4	2	Above Moderate	No	None	Vacant	TWSD
033-021-001-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-023-003-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-024-003-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-026-002-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-026-004-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-026-005-000	MDR	MDR	0.45	6 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
033-026-006-000	MDR	MDR	0.31	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-027-003-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-027-004-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-027-005-000	MDR	MDR	0.45	6 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
033-028-008-000	MDR	MDR	0.34	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-028-011-000	MDR	MDR	0.37	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-031-001-000	MDR	MDR	1.67	6 du per acre	10	7	Above Moderate	No	None	Vacant	SFWPA
033-034-010-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-035-001-000	MDR	MDR	0.77	6 du per acre	5	3	Above Moderate	No	None	Vacant	SFWPA
033-035-003-000	MDR	MDR	0.31	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-037-003-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
033-037-004-000	MDR	MDR	0.29	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-038-014-000	MDR	MDR	0.15	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-038-015-000	MDR	MDR	0.15	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-038-016-000	MDR	MDR	0.18	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-038-017-000	MDR	MDR	0.18	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-041-003-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-045-001-000	MDR	MDR	0.62	6 du per acre	4	2	Above Moderate	No	None	Vacant	SFWPA
033-045-004-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-045-005-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-051-002-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-051-004-000	MDR	MDR	0.29	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-051-005-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-052-001-000	MDR	MDR	0.31	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-052-002-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-052-007-000	MDR	MDR	0.31	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-053-002-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-053-006-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-053-007-000	MDR	MDR	0.29	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-054-002-000	MDR	MDR	0.29	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-055-001-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-055-002-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-055-004-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-055-005-000	MDR	MDR	0.46	6 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
033-055-006-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-056-001-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-056-002-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-056-005-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-056-006-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-056-012-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-063-001-000	MDR	MDR	0.31	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-063-004-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-063-005-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-064-001-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-064-002-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-064-003-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-066-003-000	MDR	MDR	0.31	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-067-001-000	MDR	MDR	0.46	6 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
033-067-002-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-067-003-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-067-006-000	MDR	MDR	0.29	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
033-067-009-000	MDR	MDR	0.29	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-068-004-000	MDR	MDR	0.31	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-068-005-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-068-006-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-068-008-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-081-004-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-081-005-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-081-006-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-081-007-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-081-008-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-082-002-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-082-003-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-082-007-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-082-008-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-082-009-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-083-002-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-083-003-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-083-004-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-084-001-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-085-004-000	MDR	MDR	0.46	6 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
033-085-005-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-085-006-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-086-003-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-086-009-000	MDR	MDR	0.19	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-090-009-000	MDR	MDR	0.18	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-091-001-000	MDR	MDR	0.29	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-091-006-000	MDR	MDR	0.19	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-091-007-000	MDR	MDR	0.19	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-091-009-000	MDR	MDR	0.19	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-091-010-000	MDR	MDR	0.29	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-093-012-000	MDR	MDR	0.27	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-093-015-000	MDR	MDR	0.19	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
033-094-002-000	MDR	MDR	0.46	6 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
033-096-001-000	MDR	MDR	0.29	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
033-121-021-000	MDR	MDR	0.25	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
035-130-074-000	MDR	MDR	0.34	6 du per acre	2	1	Above Moderate	Yes	None	Vacant	Cal Water Oroville
035-130-179-000	MDR	MDR	49.79	6 du per acre	299	224	Above Moderate	Yes	None	Vacant	SFWPA
035-130-185-000	MDR	MDR	3.25	6 du per acre	20	14	Above Moderate	Yes	None	Vacant	SFWPA
035-130-186-000	MDR	MDR	1.02	6 du per acre	6	4	Above Moderate	Yes	None	Vacant	SFWPA
035-130-187-000	MDR	MDR	1.01	6 du per acre	6	4	Above Moderate	Yes	None	Vacant	SFWPA

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
035-130-188-000	MDR	MDR	1.04	6 du per acre	6	4	Above Moderate	Yes	None	Vacant	SFWPA
035-172-014-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	Yes	None	Vacant	Cal Water Oroville
035-173-003-000	MDR	MDR	0.2	6 du per acre	1	1	Above Moderate	Yes	None	Vacant	Cal Water Oroville
035-180-002-000	MDR	MDR	0.11	6 du per acre	1	1	Above Moderate	Yes	None	Vacant	Cal Water Oroville
035-180-008-000	MDR	MDR	1.64	6 du per acre	10	7	Above Moderate	Yes	None	Vacant	Cal Water Oroville
035-180-024-000	MDR	MDR	0.27	6 du per acre	2	1	Above Moderate	Yes	None	Vacant	Cal Water Oroville
035-211-001-000	MDR	MDR	0.31	6 du per acre	2	1	Above Moderate	No	None	Vacant	Cal Water Oroville
035-211-006-000	MDR	MDR	0.16	6 du per acre	1	1	Above Moderate	No	None	Vacant	Cal Water Oroville
035-212-015-000	MDR	MDR	0.15	6 du per acre	1	1	Above Moderate	No	None	Vacant	Cal Water Oroville
035-221-021-000	MDR	MDR	0.29	6 du per acre	2	1	Above Moderate	No	None	Vacant	Cal Water Oroville
035-222-003-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	Cal Water Oroville
035-222-011-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	Cal Water Oroville
035-300-036-000	MDR	MDR	4.24	6 du per acre	25	19	Above Moderate	Yes	None	Vacant	SFWPA
035-300-038-000	MDR	MDR	1.01	6 du per acre	6	4	Above Moderate	Yes	None	Vacant	SFWPA
035-300-039-000	MDR	MDR	1.02	6 du per acre	6	4	Above Moderate	Yes	None	Vacant	SFWPA
038-270-025-000	VLDR	VLDR	1.6	1 du per acre	2	1	Above Moderate	No	None	Vacant	Western Canal Water District
039-390-093-000	VLDR	VLDR	1.02	1 du per acre	1	1	Above Moderate	No	None	Vacant	Cal Water Chico
040-180-001-000	VLDR	VLDR	13.83	1 du per acre	14	10	Above Moderate	No	None	Vacant	None
040-190-001-000	VLDR	VLDR	2.71	1 du per acre	3	3	Above Moderate	No	None	Vacant	None
040-221-033-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	DID
040-223-018-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	DID
040-280-124-000	VLDR	VLDR	4.07	1 du per acre	4	3	Above Moderate	No	None	Vacant	DID
041-430-034-000	FR	FCR-20	20.52	1 per 20 acres	1	1	Above Moderate	No	None	Vacant	None
042-010-085-000	VLDR	VLDR-2.5	5.06	1 du per 2.5 acres	2	1	Above Moderate	No	None	Vacant	None
042-020-008-000	VLDR	VLDR	5	1 du per acre	5	3	Above Moderate	No	None	Vacant	Cal Water Chico
042-020-027-000	VLDR	VLDR	3.97	1 du per acre	4	2	Above Moderate	No	None	Vacant	None
042-020-107-000	VLDR	VLDR	1.02	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
042-030-095-000	VLDR	VLDR	2.08	1 du per acre	2	1	Above Moderate	No	None	Vacant	None
042-050-091-000	VLDR	VLDR	1	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
042-050-092-000	VLDR	VLDR	1	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
042-050-093-000	VLDR	VLDR	1	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
042-060-014-000	VLDR	VLDR	10	1 du per acre	10	7	Above Moderate	No	None	Vacant	None
042-160-082-000	LDR	LDR	0.54	3 du per acre	2	1	Above Moderate	No	None	Vacant	Cal Water Chico
042-300-015-000	VLDR	VLDR	1.02	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
042-340-187-000	VLDR	VLDR	8.15	1 du per acre	8	6	Above Moderate	No	None	Vacant	None
042-650-012-000	MDR	MDR	0.39	6 du per acre	2	1	Above Moderate	No	None	Vacant	Cal Water Chico
042-670-011-000	MDR	MDR	0.3	6 du per acre	2	1	Above Moderate	No	None	Vacant	Cal Water Chico
042-670-012-000	MDR	MDR	0.39	6 du per acre	2	1	Above Moderate	No	None	Vacant	Cal Water Chico
042-670-013-000	MDR	MDR	0.3	6 du per acre	2	1	Above Moderate	No	None	Vacant	Cal Water Chico
042-770-037-000	VLDR	VLDR-2.5	5.82	1 du per 2.5 acres	2	1	Above Moderate	No	None	Vacant	None

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
043-480-001-000	MDR	PUD	0.12	6 du per acre	1	1	Above Moderate	No	None	Vacant	Cal Water Chico
043-580-024-000	MDR	PUD	0.37	6 du per acre	2	1	Above Moderate	No	None	Vacant	Cal Water Chico
047-460-037-000	VLDR	VLDR	1.06	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
047-460-044-000	VLDR	VLDR	1.03	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
047-710-002-000	VLDR	VLDR	60	1 du per acre	60	45	Above Moderate	No	None	Vacant	None
047-710-007-000	VLDR	VLDR	4.78	1 du per acre	5	3	Above Moderate	No	None	Vacant	None
047-750-071-000	VLDR	VLDR	1	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
047-750-074-000	VLDR	VLDR	2	1 du per acre	2	1	Above Moderate	No	None	Vacant	None
047-750-075-000	VLDR	VLDR	3.35	1 du per acre	3	2	Above Moderate	No	None	Vacant	None
047-750-077-000	VLDR	VLDR	1.02	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
047-750-078-000	VLDR	VLDR	1.15	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
047-750-079-000	VLDR	VLDR	1	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
047-750-080-000	VLDR	VLDR	1	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
047-750-082-000	VLDR	VLDR	1.05	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
047-750-084-000	VLDR	VLDR	1.01	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
047-750-085-000	VLDR	VLDR	1	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
047-750-097-000	VLDR	VLDR	1.11	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
047-770-025-000	VLDR	VLDR	1.11	1 du per acre	1	1	Above Moderate	No	None	Vacant	None
047-780-013-000	VLDR	VLDR	6	1 du per acre	6	4	Above Moderate	No	None	Vacant	None
047-790-039-000	VLDR	VLDR	11.55	1 du per acre	14	14	Above Moderate	No	None	Vacant	None
068-010-006-000	LDR	LDR	0.65	3 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
068-010-014-000	LDR	LDR	0.6	3 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
068-020-008-000	LDR	LDR	0.45	3 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
068-020-011-000	LDR	LDR	0.47	3 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
068-230-044-000	MDR	MDR	5.06	6 du per acre	30	22	Above Moderate	Yes	None	Vacant	SFWPA
069-070-005-000	MDR	MDR	0.19	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-080-039-000	MDR	MDR	0.34	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
069-090-043-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-090-045-000	MDR	MDR	0.28	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
069-100-001-000	MDR	MDR	0.22	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-100-004-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-100-018-000	MDR	MDR	0.26	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
069-120-023-000	MDR	MDR	0.16	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-150-004-000	MDR	MDR	0.24	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-150-021-000	MDR	MDR	0.18	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-150-043-000	MDR	MDR	0.21	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-150-045-000	MDR	MDR	0.15	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-160-040-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-170-008-000	MDR	MDR	0.18	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-170-009-000	MDR	MDR	0.15	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
069-170-012-000	MDR	MDR	0.16	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-170-035-000	MDR	MDR	0.16	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-180-054-000	MDR	MDR	0.15	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-190-008-000	MDR	MDR	0.16	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-190-018-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-190-019-000	MDR	MDR	0.21	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-190-034-000	MDR	MDR	0.16	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-190-037-000	MDR	MDR	0.16	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-200-008-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-200-015-000	MDR	MDR	0.18	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-200-021-000	MDR	MDR	0.16	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-200-024-000	MDR	MDR	0.22	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-200-032-000	MDR	MDR	0.21	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-200-036-000	MDR	MDR	0.19	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-200-058-000	MDR	MDR	0.15	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-210-014-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-210-017-000	MDR	MDR	0.21	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-210-030-000	MDR	MDR	0.16	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-210-031-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-210-032-000	MDR	MDR	0.16	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-220-019-000	MDR	MDR	0.17	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-220-026-000	MDR	MDR	0.15	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-220-071-000	MDR	MDR	0.21	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-240-001-000	MDR	MDR	0.22	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-240-004-000	MDR	MDR	0.19	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-240-005-000	MDR	MDR	0.19	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-240-006-000	MDR	MDR	0.19	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-240-007-000	MDR	MDR	0.2	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-240-008-000	MDR	MDR	0.23	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-240-009-000	MDR	MDR	0.22	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-250-033-000	MDR	MDR	0.18	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-250-084-000	MDR	MDR	0.25	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
069-260-001-000	MDR	MDR	0.2	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-260-017-000	MDR	MDR	0.21	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-260-030-000	MDR	MDR	0.15	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-270-019-000	MDR	MDR	0.22	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-280-010-000	MDR	MDR	0.25	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
069-310-017-000	MDR	MDR	0.2	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-350-013-000	LDR	LDR	0.32	3 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-400-005-000	VLDR	VLDR	2.5	1 du per acre	3	1	Above Moderate	No	None	Vacant	SFWPA

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
069-400-091-000	VLDR	VLDR	1.41	1 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-400-092-000	VLDR	VLDR	1.83	1 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
069-400-122-000	VLDR	VLDR	1.59	1 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
069-410-079-000	VLDR	VLDR	1.13	1 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
069-540-031-000	MDR	MDR	0.81	6 du per acre	5	3	Above Moderate	No	None	Vacant	SFWPA
069-550-012-000	MDR	MDR	0.6	6 du per acre	4	2	Above Moderate	No	None	Vacant	SFWPA
072-111-050-000	VLDR	VLDR	5.22	1 du per acre	5	3	Above Moderate	No	None	Vacant	SFWPA
072-111-051-000	VLDR	VLDR	5.22	1 du per acre	5	3	Above Moderate	No	None	Vacant	SFWPA
072-111-056-000	VLDR	VLDR	5.71	1 du per acre	6	4	Above Moderate	No	None	Vacant	SFWPA
072-112-004-000	MU	MU-1	0.25	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
072-120-006-000	MU	MU-1	0.73	6 du per acre	4	~~3~~2	Above Moderate	No	None	Vacant	SFWPA
072-120-009-000	MU	MU-1	2	6 du per acre	12	~~9~~6	Above Moderate	No	None	Vacant	SFWPA
072-130-026-000	MU	MU-1	0.4	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
072-460-052-000	VLDR	VLDR	12.92	1 du per acre	13	9	Above Moderate	No	None	Vacant	SFWPA
078-020-057-000	RR	RR-5	52.52	1 per 5 acres	11	7	Above Moderate	No	None	Vacant	SFWPA
078-020-060-000	RR	RR-5	28.75	1 per 5 acres	6	4	Above Moderate	No	None	Vacant	SFWPA
078-020-061-000	RR	RR-5	9.95	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	SFWPA
078-040-018-000	VLDR	VLDR	3.79	1 du per acre	4	2	Above Moderate	No	None	Vacant	SFWPA
078-070-009-000	VLDR	VLDR	4.38	1 du per acre	4	3	Above Moderate	No	None	Vacant	SFWPA
078-070-031-000	RR	RR-5	13.06	1 per 5 acres	3	1	Above Moderate	No	None	Vacant	SFWPA
078-100-026-000	MDR	MDR	20.02	6 du per acre	120	90	Above Moderate	No	None	Vacant	SFWPA
078-100-028-000	MDR	MDR	15	6 du per acre	90	67	Above Moderate	No	None	Vacant	SFWPA
078-100-040-000	MU	MU-1	4.8	6 du per acre	29	~~21~~14	Above Moderate	No	None	Vacant	SFWPA
078-100-041-000	MU	MU-1	34.1	6 du per acre	205	~~153~~102	Above Moderate	No	None	Vacant	SFWPA
078-100-043-000	MDR	MDR	25	6 du per acre	150	112	Above Moderate	No	None	Vacant	SFWPA
078-110-003-000	MDR	MDR	20.97	6 du per acre	126	94	Above Moderate	Yes	None	Vacant	SFWPA
078-110-026-000	MDR	MDR	19.03	7 du per acre	114	85	Above Moderate	Yes	None	Vacant	SFWPA
078-110-028-000	MDR	MDR	10.44	6 du per acre	63	46	Above Moderate	Yes	None	Vacant	SFWPA
078-160-028-000	MDR	MDR	0.36	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
078-170-045-000	MDR	MDR	4.97	6 du per acre	30	22	Above Moderate	No	None	Vacant	SFWPA
078-170-051-000	MU	MU-1	13.48	6 du per acre	81	~~60~~40	Above Moderate	No	None	Vacant	SFWPA
078-170-057-000	MU	MU-1	15.47	6 du per acre	93	~~69~~46	Above Moderate	No	None	Vacant	SFWPA
078-170-065-000	MDR	MDR	3.86	6 du per acre	23	17	Above Moderate	No	None	Vacant	SFWPA
078-250-003-000	MDR	MDR	2.43	6 du per acre	15	10	Above Moderate	No	None	Vacant	SFWPA
078-250-029-000	MDR	MDR	0.35	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
078-260-010-000	MDR	MDR	0.51	6 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
078-260-022-000	MDR	MDR	0.41	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
078-260-026-000	MDR	MDR	0.98	6 du per acre	6	4	Above Moderate	No	None	Vacant	SFWPA
078-260-032-000	MDR	MDR	0.28	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
078-260-042-000	MDR	MDR	1.58	6 du per acre	9	7	Above Moderate	No	None	Vacant	SFWPA

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
078-260-048-000	MDR	MDR	0.27	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
078-270-009-000	MDR	MDR	0.37	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
078-270-010-000	MDR	MDR	0.3	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
078-270-012-000	MDR	MDR	0.98	6 du per acre	6	4	Above Moderate	No	None	Vacant	SFWPA
078-270-013-000	MDR	MDR	5	6 du per acre	30	22	Above Moderate	No	None	Vacant	SFWPA
078-270-022-000	MDR	MDR	0.87	6 du per acre	5	3	Above Moderate	No	None	Vacant	SFWPA
078-270-036-000	MDR	MDR	0.53	6 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
078-270-039-000	MDR	MDR	1	6 du per acre	6	4	Above Moderate	No	None	Vacant	SFWPA
078-270-043-000	MDR	MDR	0.41	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
078-270-053-000	MDR	MDR	0.49	6 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
078-280-013-000	MDR	MDR	0.18	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
078-280-014-000	MDR	MDR	0.2	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
078-280-016-000	MDR	MDR	0.15	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
078-280-017-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
078-280-018-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
078-280-020-000	MDR	MDR	0.38	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
078-280-022-000	MDR	MDR	0.62	6 du per acre	4	2	Above Moderate	No	None	Vacant	SFWPA
078-280-025-000	MDR	MDR	0.5	6 du per acre	3	2	Above Moderate	No	None	Vacant	SFWPA
078-280-033-000	MDR	MDR	1	6 du per acre	6	4	Above Moderate	No	None	Vacant	SFWPA
078-280-039-000	MDR	MDR	1	6 du per acre	6	4	Above Moderate	Yes	None	Vacant	SFWPA
078-280-042-000	MDR	MDR	2	6 du per acre	12	9	Above Moderate	No	None	Vacant	SFWPA
078-280-045-000	MDR	MDR	0.29	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
078-280-051-000	MDR	MDR	1.35	6 du per acre	8	6	Above Moderate	No	None	Vacant	SFWPA
078-280-052-000	MDR	MDR	1.49	6 du per acre	9	6	Above Moderate	No	None	Vacant	SFWPA
078-280-053-000	MDR	MDR	1.27	6 du per acre	8	5	Above Moderate	No	None	Vacant	SFWPA
078-280-057-000	MDR	MDR	0.3	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
078-280-058-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	No	None	Vacant	SFWPA
078-280-061-000	MDR	MDR	0.41	6 du per acre	2	1	Above Moderate	No	None	Vacant	SFWPA
078-280-062-000	MDR	MDR	1.28	6 du per acre	8	5	Above Moderate	No	None	Vacant	SFWPA
078-290-002-000	MDR	MDR	6.72	6 du per acre	40	30	Above Moderate	Yes	None	Vacant	SFWPA
078-290-003-000	MDR	MDR	7.08	6 du per acre	42	31	Above Moderate	Yes	None	Vacant	SFWPA
078-290-005-000	MDR	MDR	0.1	6 du per acre	1	1	Above Moderate	Yes	None	Vacant	SFWPA
078-290-007-000	MDR	MDR	0.46	6 du per acre	3	2	Above Moderate	Yes	None	Vacant	SFWPA
078-290-010-000	MDR	MDR	0.26	6 du per acre	2	1	Above Moderate	Yes	None	Vacant	SFWPA
078-290-011-000	MDR	MDR	0.26	6 du per acre	2	1	Above Moderate	Yes	None	Vacant	SFWPA
078-290-014-000	MDR	MDR	0.54	6 du per acre	3	2	Above Moderate	Yes	None	Vacant	SFWPA
078-290-015-000	MDR	MDR	3.47	6 du per acre	21	15	Above Moderate	Yes	None	Vacant	SFWPA
078-290-019-000	MDR	MDR	3.03	6 du per acre	18	13	Above Moderate	Yes	None	Vacant	SFWPA
078-290-020-000	MDR	MDR	2.99	6 du per acre	18	13	Above Moderate	Yes	None	Vacant	SFWPA
078-290-021-000	MDR	MDR	0.9	6 du per acre	5	4	Above Moderate	Yes	None	Vacant	SFWPA

APN	GP	Zone	Acres	Max Allowable Density	Allowable Density	Realistic Capacity	Affordability	Included in 4th and 5th Cycle	Environmental Constraints	Existing Use	Infrastructure
078-290-025-000	MDR	MDR	1.16	6 du per acre	7	5	Above Moderate	Yes	None	Vacant	SFWPA
078-290-026-000	MDR	MDR	0.28	6 du per acre	2	1	Above Moderate	Yes	None	Vacant	SFWPA
078-290-027-000	MDR	MDR	0.14	6 du per acre	1	1	Above Moderate	Yes	None	Vacant	SFWPA
078-290-028-000	MDR	MDR	0.26	6 du per acre	2	1	Above Moderate	Yes	None	Vacant	SFWPA
078-290-029-000	MDR	MDR	0.13	6 du per acre	1	1	Above Moderate	Yes	None	Vacant	SFWPA
078-290-033-000	MDR	MDR	1.46	6 du per acre	9	6	Above Moderate	Yes	None	Vacant	SFWPA
078-290-047-000	MDR	MDR	0.59	6 du per acre	4	2	Above Moderate	Yes	None	Vacant	SFWPA
078-290-048-000	MDR	MDR	0.63	6 du per acre	4	2	Above Moderate	Yes	None	Vacant	SFWPA
078-290-051-000	MDR	MDR	0.56	6 du per acre	3	2	Above Moderate	Yes	None	Vacant	SFWPA
078-290-054-000	MDR	MDR	0.58	6 du per acre	3	2	Above Moderate	Yes	None	Vacant	SFWPA
078-290-059-000	MDR	MDR	4.33	6 du per acre	26	19	Above Moderate	Yes	None	Vacant	SFWPA
078-290-062-000	MDR	MDR	1.44	6 du per acre	9	6	Above Moderate	Yes	None	Vacant	SFWPA
078-290-064-000	MDR	MDR	0.95	6 du per acre	6	4	Above Moderate	Yes	None	Vacant	SFWPA
078-290-065-000	MDR	MDR	1.42	6 du per acre	9	6	Above Moderate	Yes	None	Vacant	SFWPA
078-290-071-000	MDR	MDR	2.72	6 du per acre	16	12	Above Moderate	Yes	None	Vacant	SFWPA
079-380-028-000	RR	RR-5	5.05	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
079-390-029-000	RR	RR-5	10	1 per 5 acres	2	1	Above Moderate	No	None	Vacant	SFWPA
079-390-032-000	RR	RR-5	5.1	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
079-390-054-000	RR	RR-5	5	1 per 5 acres	1	1	Above Moderate	No	None	Vacant	SFWPA
					Lower-Income Capacity	~~*97*~~*65*					
					Moderate-Income Capacity	~~*862*~~*819*					
					Above Moderate-Income Capacity	~~*2816*~~*2,526*					
					Total Capacity	~~*3775*~~*3,410*					

Source: Butte County, April 2022
Note: It is assumed that moderate income RHNA site without a service provider identified will be served by well and septic.

TABLE A-58A: SPECIFIC PLAN LAND INVENTORY

APN	GP	Zone	Acres	Max Allowable Density	Specific Plan Capacity During Planning Period	Affordability	Included in 4th and 5th Cycle?	Environmental Constraints	Existing Use
North Chico Specific Plan									
007-550-046, -047, 007-010-036, -057, -058, -063, -062	MDR	MDR	159.5	6	~~957~~239	Moderate	Yes	None	Vacant
047-710-023, 007-010-057, -058	MHDR	MHDR	64.4	14	~~902~~226	Moderate	Yes	None	Vacant
007-010-057, -058	HDR	HDR	20.8	20	~~416~~104	Lower	Yes	None	Vacant
				Lower-Income Capacity	***~~416~~104***				
				Moderate-Income Capacity	***~~1,859~~465***				
				Total Capacity	***~~2,275~~569***				
Rio d' Oro Specific Plan									
025-360-001	HDR		26.8	20	485	Lower	No	None	Vacant
025-360-001	VHDR		6.3	30	170	Lower	No	None	Vacant
				Lower-Income Capacity	***655***				
				Total Capacity	***655***				

Source: North Chico Village Vision Plan, 2021; Rio d'Oro Specific Plan, 2015

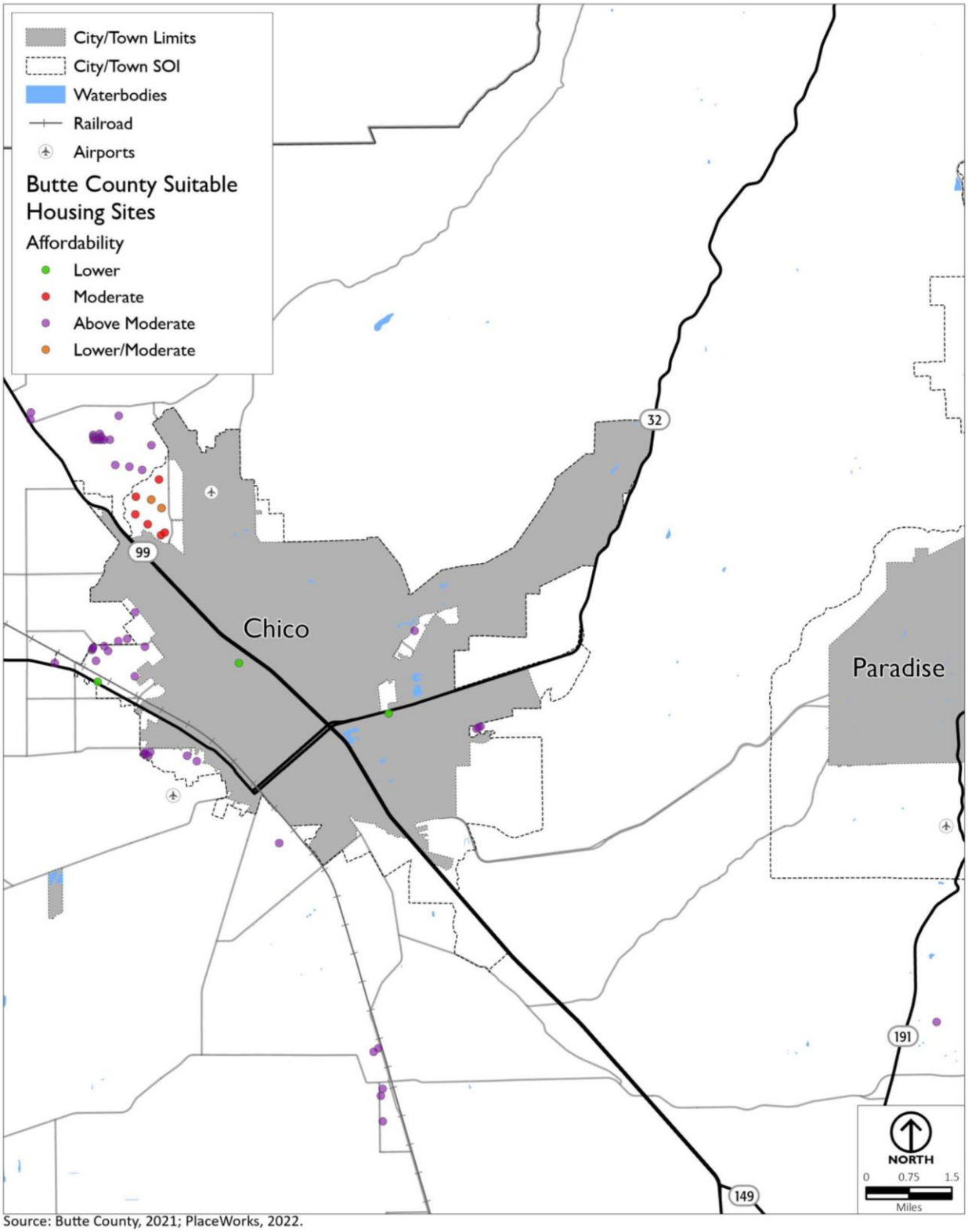
TABLE A-58B: PIPELINE PROJECT LAND INVENTORY

Project	APN	GP	Zone	Acres	Units	Affordability	Included in 4th and 5th Cycle?	Environmental Constraints	Existing Use
Everhart Village	006-240-052	PFS	PQ-AOD	1.25	20	Lower	No	No	Vacant
Chico Housing Action Team Studio Apartments	042-060-020	CLDR	GC	0.53	66	Lower	No	No	Vacant
	042-060-019			4.67			No	No	Vacant
Lakeridge Circle	066-310-013	RTL	GC	0.45	64	Lower	No	No	Vacant
	066-320-001			3.94			No	No	Vacant
	066-320-002			5.15			No	No	Vacant
	066-320-003			2.51			No	No	Vacant
	066-320-004			1.4			No	No	Vacant
	066-320-005			1.51			No	No	Vacant
	066-340-001			1.31			No	No	Vacant
	066-340-002			1.22			No	No	Vacant
	066-340-003			1.28			No	No	Vacant
				Lower-Income Capacity	***150***				
				Total Capacity	***150***				

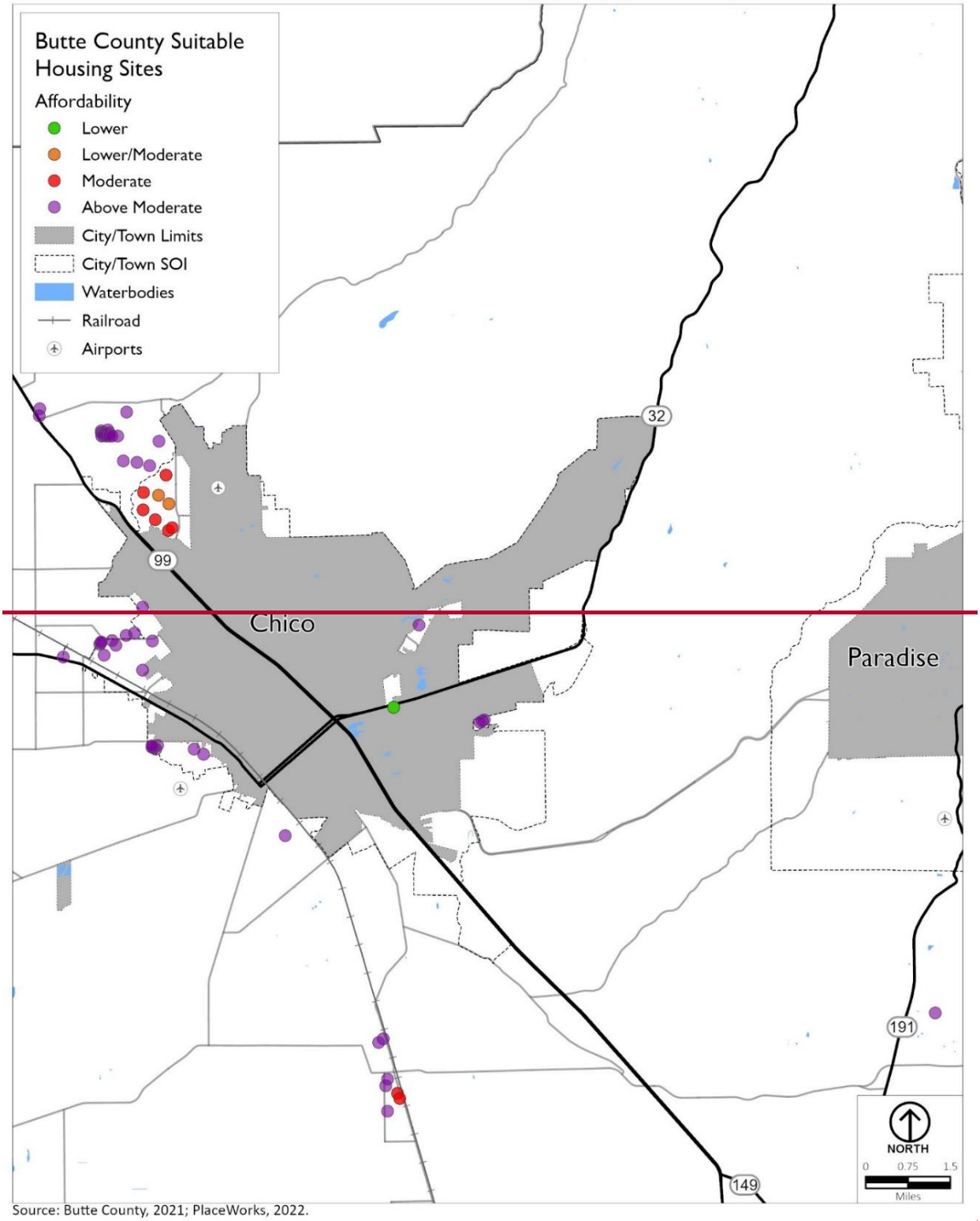
Source: Butte County, 2022

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FIGURE A-30 SITES INVENTORY MAP – NORTH

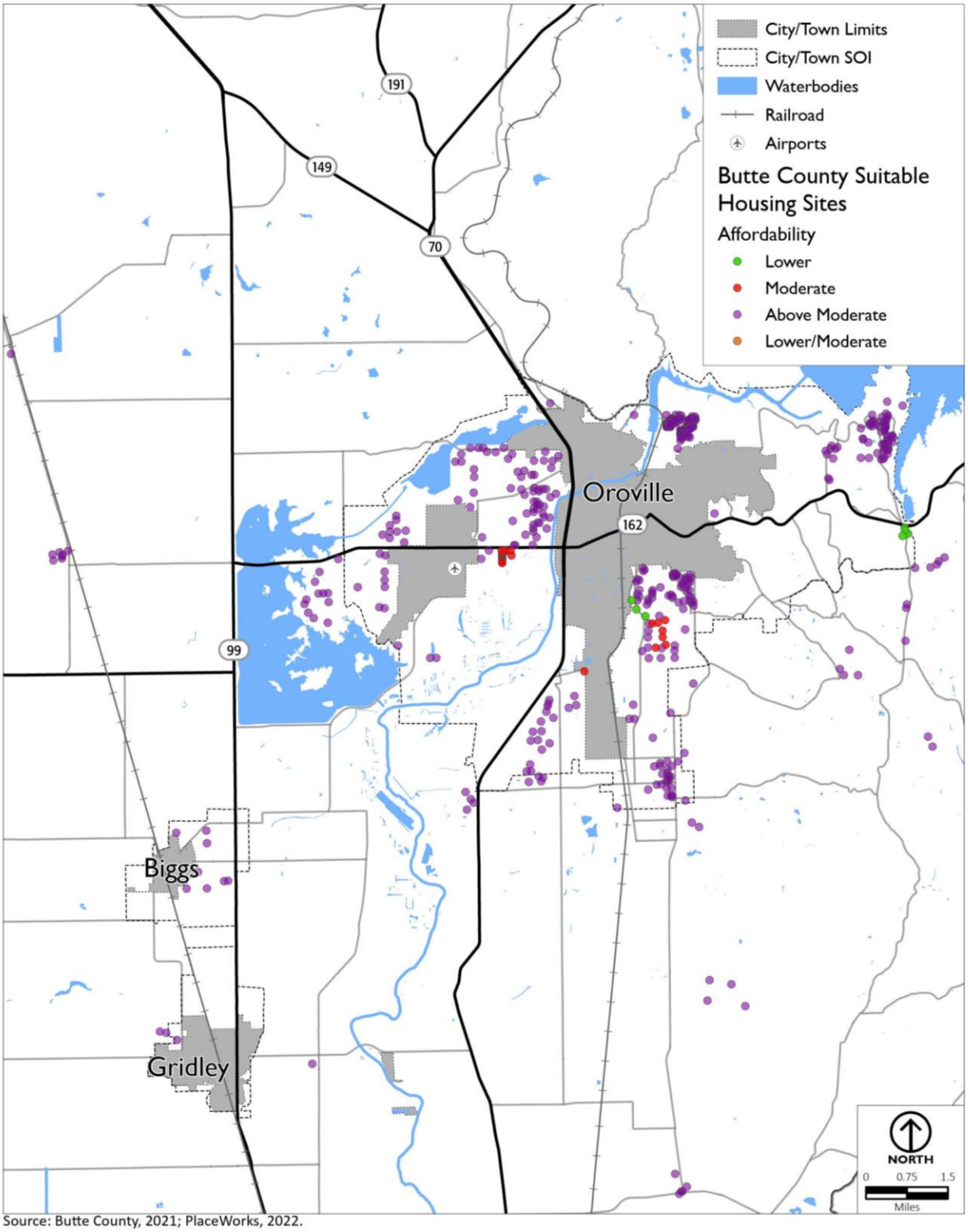


Source: Butte County, 2021; PlaceWorks, 2022.

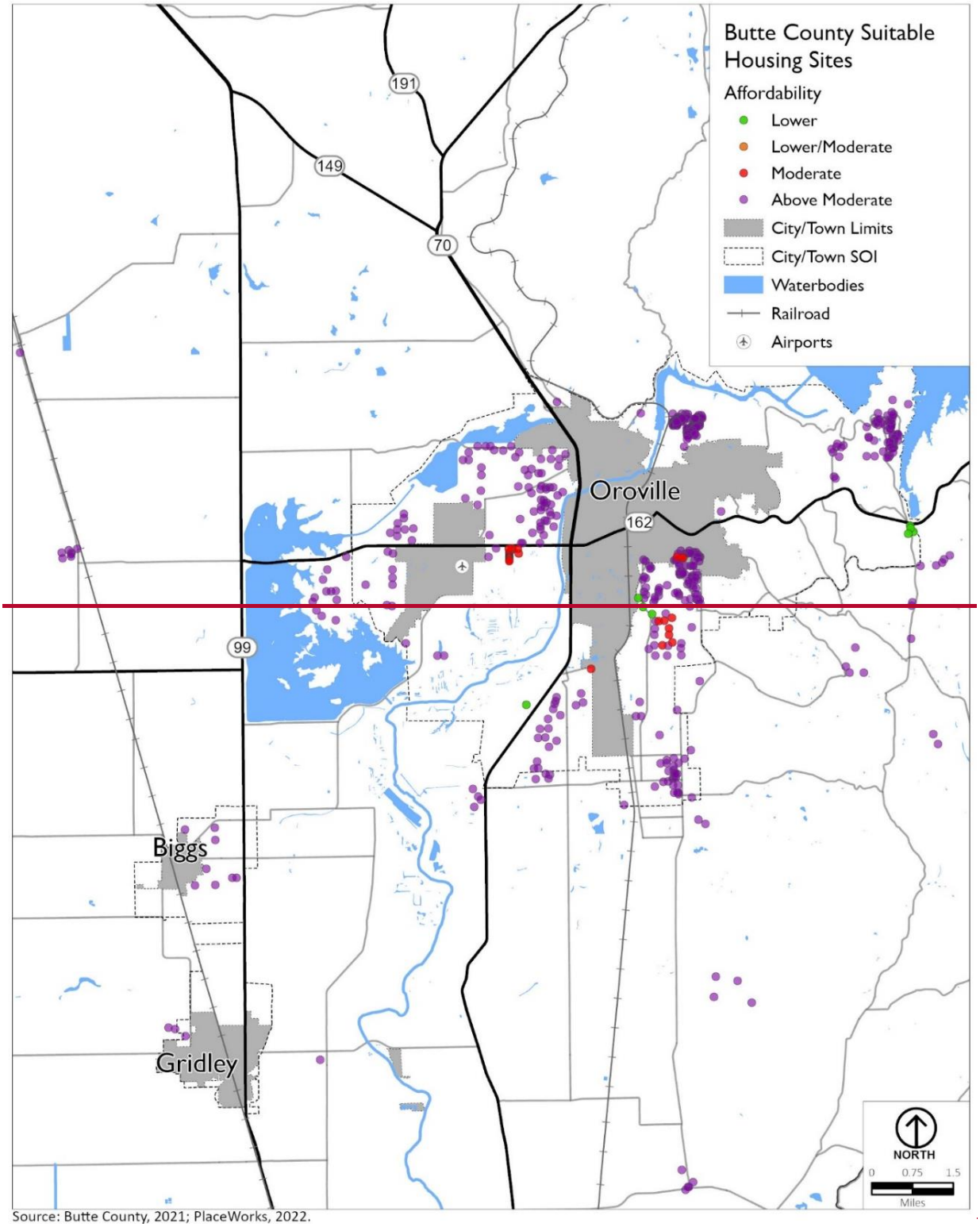


Source: Butte County, 2021; PlaceWorks, 2022.

FIGURE A-31 SITES INVENTORY MAP – SOUTH



Source: Butte County, 2021; PlaceWorks, 2022.



Source: Butte County, 2021; PlaceWorks, 2022.

D. Infrastructure Availability

In planning for growth, it is important to ensure that adequate public facilities and services are available to meet the anticipated demand. Butte County's water and sewer needs are met through a network of local service providers that include municipal departments, private companies, water and sewer districts, and community services districts, in addition to well and septic systems in areas outside of service provider boundaries. The County does not provide water and sewer service independently than the providers listed in **Table A-59** ~~lists the water and sewer providers~~ for the Unincorporated Area of Butte County. In accordance with Senate Bill 1087, the adopted Housing Element will be forwarded to all water and sewer providers serving Butte County.

TABLE A-59: BUTTE COUNTY WATER AND SEWER DISTRICTS, 2022

	Unincorporated Service Area
Water	
South Feather Water and Power Agency (SFWPA)	Rio d'Oro Specific Plan
Durham Irrigation District (DID)	Durham
Lake Madrone Water District (LMWD)	Lake Madrone
Berry Creek Community Services District (BCCSD)	Berry Creek
California Water Service Company – Chico District (Ca lWater Chico)	North Chico Specific Plan
California Water Service Company – Oroville District (Cal Water Oroville)	Southwest of Oroville
Thermalito Water & Sewer District (TWSD)	Thermalito
Sewer	
Lake Oroville Area Public Utility District (LOAPUD)	Rio d'Oro Specific Plan
Richardson Springs Community Services District (RSCSD)	Richardson Springs
City of Chico	North Chico Specific Plan
City of Chico Water Pollution Control Plant (CWPCP)	North Chico Specific Plan
Richvale Sanitary District (RSD)	Richvale
Sewerage Commission – Oroville Region	Rio d'Oro Specific Plan
Thermalito Water & Sewer District (TWSD)	Thermalito

Source: Butte County, 2022

i. Water

A significant portion of domestic water is obtained through private residential wells. Mutual water companies are private corporations that perform water supply and distribution functions similar to public water districts, such as Cal Water Service Company. Investor-owned utilities may also be involved in water supply activities, sometimes as an adjunct of hydroelectric power development. Irrigation districts are designed to ensure delivery of sufficient water supplies for agricultural uses,

though they may serve some residential uses. The following list describes the capacity of each water provider in Butte County:

- **South Feather Water and Power Agency (SFWPA)**. On January 26, 2022, the General Manager at the South Feather Water and Power Agency reported that the water supplier currently serves a peak capacity of 11 million gallons per day (MGD) and the treatment plant is capable of 21 MGD peak capacity. Therefore, the water supplier has sufficient capacity to meet the needs of current residents and new developments within the service area. The South Feather Water Agency and Power Agency would also serve new residents in the Rio d' Oro Specific Plan area, which is discussed further below.
- **Durham Irrigation District (DID)**. On February 24, 2022, the water operator at Durham Irrigation District relayed that the district does provide water services to properties in the unincorporated area of the county and they have enough water capacity to serve current customers for the foreseeable future. Any new residential development that would like to connect into the district needs to complete an application and the district will undertake a capacity analysis to determine whether it can meet the project's future needs or if any improvements are necessary. The applicant would be responsible for paying its reasonable share of cost for any improvements that may be needed. Capacity for 7 moderate-income and 15 above moderate-income units has been identified in the Durham Irrigation District, however these units are not needed to meet the RHNA.
- **Lake Madrone Water District (LMWD).** The County reached out to the Lake Madrone Water District on four occasions but was unable to gather information on the current capacity within the district. However, no sites have been identified within LMWD to meet the County's RHNA, and therefore capacity within the district does not pose a constraint to the inventory.
- **Berry Creek Community Services District (BCCSD)**. On February 2, 2022, the General Manager at the Berry Creek Community Services District reported that the community services district is private and only has capacity to serve the 171 lots within the Ponderosa Pines Subdivision. The district is currently in the process of rebuilding destroyed infrastructure to supply water to all the lots within the subdivision. However, no sites have been identified within BCCSD to meet the County's RHNA, and therefore capacity within the district does not pose a constraint to the inventory.~~Therefore, the Berry Creek Community Services District does not have sufficient water supply to meet the needs of new development within the district's service area.~~
- **California Water Service Company – Chico District (Cal Water Chico)**. On February 2, 2022, the Superintendent at California Water Service Company relayed that the Chico District has enough capacity to meet the needs of current residents and new developments within the district's service area. The district requires developers to complete a water supply assessment for any new residential developments that result in more than 500 connections and requires review of the proposed water demand from the development to analyze its impact on the California Water Service Company's water distribution system. The water supply assessment will identify if the new

residential development can be served by the California Water Service Company's system or the improvements that are necessary to accommodate the new demand. The developer is responsible for completing any improvements that are needed to serve the new development. The California Water Service Company, Chico District, would also serve new residents in the North Chico Specific Plan area, which is discussed further below.

- **California Water Service Company – Oroville District (Cal Water Oroville)**. On February 2, 2022, the District Manager at California Water Service Company reported that the Oroville District has enough capacity to meet the needs of current residents and new developments within the district's service area. The district requires the developer to complete a water supply assessment for any new residential developments that result in more than 500 connections and requires review of the proposed water demand from the development to analyze its impact on the California Water Service Company's water distribution system. The water supply assessment will identify if the new residential development can be served by the California Water Service Company's system or the improvements that are necessary to accommodate the new demand. The developer is responsible for completing any improvements that are needed to serve the new development.
- **Thermalito Irrigation District (TID)**. On February 3, 2022, a Professional Engineer at the Thermalito Water and Sewer District relayed that the district provides both water and sewer services to the unincorporated area of Butte County. The district has capacity and water rights to continue to serve the area, including the projected water demand, until the year 2045. Therefore, the irrigation district has sufficient capacity to meet the needs of current residents and new developments within the service area.

- Based on feedback received from water service providers, there is sufficient capacity to meet the County's RHNA.

ii. Sewer

Several urban areas and smaller clusters of development in Butte County are served by community wastewater systems. Due to urban densities that are not suitable for individual systems or to take advantage of economies of scale, some communities rely on community systems for wastewater treatment and disposal. Community systems are often used for planned developments and community leach field upgrade projects (i.e., replacing a group of failed individual septic systems). There are an estimated 53,000 on-site septic systems in Butte County. Roughly 20 percent of the septic systems are within and fall under the jurisdiction of the Town of Paradise;[28] the remaining 80 percent of the systems fall under the County's jurisdiction.[29] The following list describes the capacity of each sewer provider in Butte County.

[28] Susan Hartman. Community Development Director, Town of Paradise. Personal Communication. April 19, 2021.

[29] Elaine McSpadden. Director, Environmental Health Division, Butte County. Personal communication with Eli Krispi, PlaceWorks. August 18, 2020.

- **Lake Oroville Area Public Utility District (LOAPUD)**. On January 27, 2022, the General Manager at the Lake Oroville Area Public Utility District relayed that a new application would need to be submitted for new development projects in the district's service area. This application would be reviewed by the district's engineers to plan a route for any new sewer systems that are needed to service the new development. The developers would be responsible for submitting the application to the district for their review. The Lake Oroville Area Public Utility District would also serve new residents in the Rio d' Oro Specific Plan area, which is discussed further below.

- **Richardson Springs Community Services District (RSCSD)**. On January 31, 2022, a board member at the Richardson Springs Community Services District reported that the district has enough capacity to meet the needs of current residents and new developments within the district's service area. However, the sewer system is approximately 30 years old, so the district is currently searching for a funding source to complete minor to major upgrades, as needed.

- **City of Chico Water Pollution Control Plant (CWPCP)**. The City of Chico provides sewer services to the incorporated area of the city; however, they are included in this Housing Element because they would provide sewer services to the North Chico Specific Plan area, which is discussed further below.

- **Richvale Sanitary District (RSD)**. On February 3, 2022, a representative for the Richvale Sanitary District relayed that the area the district services is mainly agricultural land. During a wet winter year, sometimes the need goes beyond the minimum daily flows. Therefore, significant infrastructure upgrades would be needed to serve new residential developments within the district's service area. Capacity for 7 above moderate-income units has been identified in the Richvale Sanitary District, however these units are not needed to meet the RHNA.

- **Sewerage Commission – Oroville Region**. On February 2, 2022, a representative for the Sewerage Commission, Oroville Region, reported that the district currently has capacity for an additional 1,500 units, more than is needed to meet the RHNA capacity. The district is also wrapping up a design for an upgrade that would result in capacity for 1,800 additional units. Once the upgrade is complete, there will be an opportunity to expand capacity within the Oroville unincorporated region even further. Developers for new residential projects within the district's service area are subject to a developer agreement with the district that requires a capacity study that may lead to a mitigation agreement for funding sewer necessary improvements to serve the new development.

- **Thermalito Water and Sewer District (TWSD)**. On February 3, 2022, a Professional Engineer at the Thermalito Water and Sewer District reported that the district provides both water and sewer services to the unincorporated area of Butte County. The district has capacity to continue to serve the area until the year 2045. Therefore, the district has sufficient capacity to meet the needs of current residents and new developments within the service area.

Based on feedback received from sewer service providers, there is sufficient capacity to meet the County's RHNA.

iii. Environmental Constraints and Infrastructure

Though floodplains and high and very high fire hazard zones exist throughout the Unincorporated Area, there is ample available land in the county for the identification of potential sites that are not subject to environmental factors that would present a constraint to housing development. All sites listed in **Tables A-57** and **A-58** to meet the lower- and moderate-income RHNA are within public water and sewer service districts or have identified adequate infrastructure improvements as part of a Specific Plan. Additionally, the County has included **Program H-A1.1** to assist with infrastructure availability and coordination —to work with community service districts to identify and overcome constraints to providing water and sewer service for housing, prioritizing improvements for lower-income housing and in low-resource areas to further place-based revitalization efforts.

iv. Dry Utilities

Dry utilities, including electricity and telephone service, are available to all areas of the county. The extension of power and gas to service new residential development has not been identified as a constraint. Service providers are:

Electricity: Pacific Gas & Electric (PG&E)

Telephone: Verizon, T-Mobile, AT&T, Comcast, Digital Path

Fiber Cable: Comcast, AT&T, Digital Path

v. North Chico Specific Plan

The North Chico Specific Plan was adopted in January 1995. The plan area encompasses 3,590 acres bounded by Sycamore Creek to the south, Highway 99 to the west, Rock Creek to the north, and Chico Municipal Airport to the east. The Specific Plan allows for the development of 2,275 residential dwelling units at varying densities. California Water Service Company, Chico District, would provide water services and the City of Chico would provide sewer services to new units built within the Specific Plan area.

The developer for the North Chico Specific Plan will need to complete a water supply assessment for the California Water Service Company, Chico District, to review the proposed water demand from the development and analyze its impact on the California Water Service Company's water distribution system. The water supply assessment will identify if the new residential units can be served by the California Water Service Company's system or the improvements that are necessary to accommodate the new demand. The developer is responsible for completing any improvements that are needed to serve the new development.

The City of Chico Public Works Department retained a consultant to complete a Sanitary Sewer Master Plan that identified several projects that are needed to support growth, including within the North Chico Specific Plan Area. The City is planning to update the report by 2023 that will include revised budgetary estimates and schedules. The developer would be responsible for providing the necessary water and sewer improvements to accommodate the new units within the North Chico Specific Plan Area.

vi. Rio d' Oro Specific Plan

The Rio d'Oro Specific Plan was adopted in May 2015 and encompasses approximately 689 acres along SR 70 south of Oroville, 276 acres of which are dedicated to environmental conservation and scenic open space. The Specific Plan limits development to no more than 2,700 dwelling units of mixed residential types and 30 acres of retail and office uses along the northern portion of the Specific Plan. The Housing Element estimates capacity of 655 lower-income units on the portion of this Specific Plan area zoned High-Density Residential (HDR) and Very High-Density Residential (VHDR). The South Feather Water and Power Agency would provide water services and the Lake Oroville Area Public Utility District and Sewerage Commission, Oroville Region, would provide sewer services to new units built within the Specific Plan area.

As mentioned previously, the South Feather Water and Power Agency serves a peak capacity of 11 million gallons per day (MGD) and the treatment plant is capable of 21 MGD peak capacity. Therefore, the water supplier currently has sufficient capacity for the new units. In order for the Lake Oroville Area Public Utility District to serve the new units, an application would need to be submitted and reviewed by the district's engineers to plan a route for any new sewer systems that are needed. The developer for the Rio d' Oro Specific Plan is subject to a developer agreement with the Sewerage Commission, Oroville Region, that requires a capacity study that may lead to a mitigation agreement for funding sewer necessary improvements to serve the new development.

E. Environmental Constraints

There are no known environmental constraints for any sites listed in **Tables A-57** or **A-58**.

APPENDIX B. REBUILD SITES

TABLE OF CONTENTS

I. Rebuild Sites to Meet the RHNA B-1

TABLES

Table B-1: Rebuild Sites in Camp Fire-Impacted Communities B-1

Table B-2: Rebuild Sites in North Complex-Impacted Communities B-78

APPENDIX B. REBUILD SITES

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I. REBUILD SITES TO MEET THE RHNA

TABLE B-1: REBUILD SITES IN CAMP FIRE-IMPACTED COMMUNITIES

APN*	Community	GP	Zone	Acres	Previous Use
017-180-029	Butte Creek Canyon	FR	FR-20	2.01	Mobile Home Double Wide
017-180-029	Butte Creek Canyon	FR	FR-20	2.01	Mobile Home Double Wide
017-180-051	Butte Creek Canyon	FR	FR-20	4.46	Single Family Residence Single Story
017-180-073	Butte Creek Canyon	FR	FR-20	1.64	Single Family Residence Single Story
041-080-159	Butte Valley	AG	AG-40	112.92	Single Family Residence Multi Story
041-080-170	Butte Valley	AG	AG-40	366.36	Single Family Residence Single Story
041-110-121	Butte Valley	AG	AG-40	20.09	Single Family Residence Single Story
041-080-008	Butte Valley	FR	FR-40	120.55	Single Family Residence Single Story
041-080-008	Butte Valley	FR	FR-40	120.55	Single Family Residence Single Story
041-110-084	Butte Valley	RR	RR-10	24.41	Mobile Home Double Wide
041-110-101	Butte Valley	RR	RR-10	10.37	Mobile Home Double Wide
058-690-014	Concow	AG	AG-160	50.83	Mobile Home Double Wide
058-690-017	Concow	AG	AG-160	43.80	Mobile Home Double Wide
058-150-003	Concow	FR	FR-20	157.67	Single Family Residence Single Story
058-150-050	Concow	FR	FR-20	4.42	Single Family Residence Single Story
058-150-053	Concow	FR	FR-20	4.78	Mobile Home Single Wide
058-160-005	Concow	FR	FR-40	78.17	Single Family Residence Single Story
058-160-011	Concow	FR	FR-40	142.69	Single Family Residence Single Story
058-160-015	Concow	FR	FR-40	32.03	Mobile Home Single Wide
058-160-020	Concow	FR	FR-40	17.12	Single Family Residence Single Story
058-160-025	Concow	FR	FR-40	1.36	Single Family Residence Single Story
058-160-030	Concow	FR	FR-40	16.27	Single Family Residence Single Story
058-160-031	Concow	FR	FR-40	15.99	Single Family Residence Single Story
058-160-037	Concow	FR	FR-40	9.05	Single Family Residence Single Story
058-160-043	Concow	FR	FR-40	7.12	Single Family Residence Single Story
058-160-052	Concow	FR	FR-40	4.29	Single Family Residence Single Story
058-160-067	Concow	FR	FR-40	15.56	Single Family Residence Single Story
058-160-069	Concow	FR	FR-40	15.58	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
058-160-070	Concow	FR	FR-40	15.68	Single Family Residence Single Story
058-160-072	Concow	FR	FR-40	15.01	Single Family Residence Single Story
058-160-073	Concow	FR	FR-40	15.74	Mobile Home Double Wide
058-160-143	Concow	FR	FR-40	5.00	Single Family Residence Single Story
058-160-147	Concow	FR	FR-40	17.97	Mobile Home Double Wide
058-160-154	Concow	FR	FR-40	10.48	Single Family Residence Single Story
058-160-164	Concow	FR	FR-40	10.25	Mobile Home Double Wide
058-160-166	Concow	FR	FR-40	60.02	Mobile Home Single Wide
058-160-169	Concow	FR	FR-40	26.03	Mobile Home Double Wide
058-170-015	Concow	FR	FR-40	10.48	Mobile Home Double Wide
058-170-036	Concow	FR	FR-5	2.22	Single Family Residence Multi Story
058-170-044	Concow	FR	FR-5	2.17	Single Family Residence Single Story
058-170-058	Concow	FR	FR-40	21.32	Mobile Home Single Wide
058-170-061	Concow	FR	FR-40	12.04	Single Family Residence Single Story
058-170-064	Concow	FR	FR-40	31.55	Mobile Home Single Wide
058-170-071	Concow	FR	FR-40	9.83	Mobile Home Single Wide
058-190-083	Concow	FR	FR-40	7.82	Single Family Residence Single Story
058-190-084	Concow	FR	FR-40	12.90	Mobile Home Double Wide
058-190-099	Concow	FR	FR-40	8.91	Motor Home
058-190-104	Concow	FR	FR-40	3.82	Single Family Residence Single Story
058-190-148	Concow	FR	FR-2	7.85	Mobile Home Double Wide
058-190-190	Concow	FR	FR-2	2.81	Single Family Residence Single Story
058-190-201	Concow	FR	FR-40	56.09	Single Family Residence Single Story
058-190-201	Concow	FR	FR-40	56.09	Single Family Residence Single Story
058-190-201	Concow	FR	FR-40	56.09	Single Family Residence Single Story
058-190-203	Concow	FR	FR-40	41.39	Single Family Residence Single Story
058-190-208	Concow	FR	FR-40	163.03	Mobile Home Single Wide
058-200-082	Concow	FR	FR-5	10.22	Mobile Home Single Wide
058-220-005	Concow	FR	FR-5	1.73	Mobile Home Single Wide
058-220-010	Concow	FR	FR-5	0.94	Mobile Home Double Wide
058-220-011	Concow	FR	FR-5	1.23	Mobile Home Single Wide
058-220-012	Concow	FR	FR-5	1.13	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
058-220-013	Concow	FR	FR-5	0.98	Single Family Residence Single Story
058-220-015	Concow	FR	FR-5	1.35	Mobile Home Double Wide
058-220-017	Concow	FR	FR-5	1.20	Single Family Residence Single Story
058-220-018	Concow	FR	FR-5	1.20	Mobile Home Double Wide
058-220-019	Concow	FR	FR-5	1.25	Mobile Home Single Wide
058-220-020	Concow	FR	FR-5	1.33	Mobile Home Double Wide
058-220-025	Concow	FR	FR-5	1.01	Mobile Home Double Wide
058-220-028	Concow	FR	FR-5	0.63	Mobile Home Single Wide
058-220-029	Concow	FR	FR-5	4.63	Mobile Home Double Wide
058-220-030	Concow	FR	FR-5	4.69	Mobile Home Double Wide
058-230-015	Concow	FR	FR-5	7.58	Single Family Residence Single Story
058-230-015	Concow	FR	FR-5	7.58	Mobile Home Double Wide
058-230-025	Concow	FR	FR-5	2.64	Single Family Residence Single Story
058-230-026	Concow	FR	FR-5	0.85	Motor Home
058-230-027	Concow	FR	FR-5	1.01	Mobile Home Double Wide
058-230-030	Concow	FR	FR-5	1.42	Mobile Home Single Wide
058-230-031	Concow	FR	FR-5	1.42	Single Family Residence Single Story
058-250-003	Concow	FR	FR-5	4.98	Single Family Residence Single Story
058-250-003	Concow	FR	FR-5	4.98	Motor Home
058-250-004	Concow	FR	FR-5	4.98	Mobile Home Single Wide
058-250-004	Concow	FR	FR-5	4.98	Single Family Residence Single Story
058-250-005	Concow	FR	FR-5	4.98	Motor Home
058-250-006	Concow	FR	FR-5	5.34	Mobile Home Double Wide
058-250-008	Concow	FR	FR-5	4.98	Mobile Home Single Wide
058-250-009	Concow	FR	FR-5	4.98	Single Family Residence Single Story
058-250-013	Concow	FR	FR-5	5.12	Single Family Residence Single Story
058-250-014	Concow	FR	FR-5	5.05	Single Family Residence Single Story
058-250-016	Concow	FR	FR-5	5.01	Single Family Residence Single Story
058-250-099	Concow	FR	FR-5	9.96	Mobile Home Double Wide
058-260-033	Concow	FR	FR-2	5.92	Single Family Residence Single Story
058-260-041	Concow	FR	FR-2	8.03	Mobile Home Triple Wide
058-260-043	Concow	FR	FR-2	8.74	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
058-260-044	Concow	FR	FR-2	3.60	Single Family Residence Multi Story
058-270-008	Concow	FR	FR-5	9.33	Mobile Home Double Wide
058-270-020	Concow	FR	FR-5	6.19	Single Family Residence Single Story
058-270-023	Concow	FR	FR-5	9.97	Mobile Home Double Wide
058-280-001	Concow	FR	FR-5	10.26	Single Family Residence Single Story
058-280-009	Concow	FR	FR-5	2.34	Mobile Home Double Wide
058-280-011	Concow	FR	FR-5	3.93	Mobile Home Single Wide
058-280-012	Concow	FR	FR-5	4.94	Single Family Residence Single Story
058-300-008	Concow	FR	FR-5	8.20	Single Family Residence Single Story
058-310-007	Concow	FR	FR-10	6.32	Mobile Home Double Wide
058-310-008	Concow	FR	FR-10	4.93	Single Family Residence Single Story
058-310-009	Concow	FR	FR-10	4.68	Mobile Home Single Wide
058-310-011	Concow	FR	FR-10	4.61	Mobile Home Double Wide
058-310-011	Concow	FR	FR-10	4.61	Mobile Home Single Wide
058-310-012	Concow	FR	FR-10	4.61	Single Family Residence Single Story
058-310-015	Concow	FR	FR-10	4.12	Mobile Home Single Wide
058-310-016	Concow	FR	FR-10	5.06	Mobile Home Double Wide
058-310-018	Concow	FR	FR-10	5.09	Single Family Residence Single Story
058-310-022	Concow	FR	FR-10	3.37	Single Family Residence Single Story
058-310-028	Concow	FR	FR-10	3.22	Single Family Residence Single Story
058-320-007	Concow	FR	FR-10	4.75	Mobile Home Single Wide
058-320-012	Concow	FR	FR-10	5.73	Single Family Residence Single Story
058-320-016	Concow	FR	FR-10	4.91	Single Family Residence Single Story
058-320-020	Concow	FR	FR-10	4.86	Single Family Residence Single Story
058-320-027	Concow	FR	FR-10	2.14	Single Family Residence Single Story
058-320-028	Concow	FR	FR-10	2.21	Mobile Home Double Wide
058-320-029	Concow	FR	FR-10	2.74	Single Family Residence Single Story
058-320-030	Concow	FR	FR-10	2.28	Single Family Residence Single Story
058-320-045	Concow	FR	FR-10	2.23	Mobile Home Single Wide
058-330-006	Concow	FR	FR-10	16.74	Single Family Residence Single Story
058-330-007	Concow	FR	FR-10	9.74	Mobile Home Single Wide
058-330-007	Concow	FR	FR-10	9.74	Mobile Home Single Wide

APN*	Community	GP	Zone	Acres	Previous Use
058-330-011	Concow	FR	FR-10	4.23	Mobile Home Double Wide
058-330-013	Concow	FR	FR-10	2.13	Mobile Home Double Wide
058-330-021	Concow	FR	FR-10	4.47	Single Family Residence Multi Story
058-330-022	Concow	FR	FR-10	5.91	Single Family Residence Single Story
058-330-030	Concow	FR	FR-10	2.05	Single Family Residence Single Story
058-330-041	Concow	FR	FR-10	8.57	Mobile Home Double Wide
058-330-043	Concow	FR	FR-10	4.95	Mobile Home Double Wide
058-330-044	Concow	FR	FR-10	4.76	Single Family Residence Multi Story
058-330-045	Concow	FR	FR-10	4.74	Mobile Home Single Wide
058-330-045	Concow	FR	FR-10	4.74	Mobile Home Double Wide
058-330-046	Concow	FR	FR-10	4.79	Mobile Home Double Wide
058-330-052	Concow	FR	FR-10	13.44	Single Family Residence Single Story
058-330-055	Concow	FR	FR-10	1.24	Single Family Residence Single Story
058-330-057	Concow	FR	FR-10	2.92	Single Family Residence Single Story
058-330-058	Concow	FR	FR-10	5.41	Mobile Home Double Wide
058-330-058	Concow	FR	FR-10	5.41	Mobile Home Single Wide
058-330-060	Concow	FR	FR-10	5.04	Motor Home
058-330-063	Concow	FR	FR-10	5.01	Single Family Residence Single Story
058-330-063	Concow	FR	FR-10	5.01	Mobile Home Double Wide
058-330-065	Concow	FR	FR-10	5.15	Single Family Residence Single Story
058-330-071	Concow	FR	FR-10	4.78	Single Family Residence Single Story
058-340-003	Concow	FR	FR-5	1.77	Mobile Home Single Wide
058-340-004	Concow	FR	FR-5	1.59	Mobile Home Single Wide
058-340-005	Concow	FR	FR-5	2.27	Single Family Residence Multi Story
058-340-015	Concow	FR	FR-5	4.91	Single Family Residence Single Story
058-340-017	Concow	FR	FR-5	1.71	Mobile Home Double Wide
058-340-017	Concow	FR	FR-5	1.71	Single Family Residence Single Story
058-340-017	Concow	FR	FR-5	1.71	Motor Home
058-340-022	Concow	FR	FR-5	1.75	Mobile Home Double Wide
058-340-024	Concow	FR	FR-5	1.97	Mobile Home Single Wide
058-340-025	Concow	FR	FR-5	5.69	Mobile Home Double Wide
058-340-025	Concow	FR	FR-5	5.69	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
058-340-026	Concow	FR	FR-5	5.22	Mobile Home Double Wide
058-340-037	Concow	FR	FR-5	2.69	Mobile Home Double Wide
058-340-038	Concow	FR	FR-5	5.32	Single Family Residence Single Story
058-340-039	Concow	FR	FR-5	5.15	Mobile Home Double Wide
058-340-041	Concow	FR	FR-5	0.97	Single Family Residence Single Story
058-340-042	Concow	FR	FR-5	0.69	Single Family Residence Single Story
058-350-003	Concow	FR	FR-5	5.55	Single Family Residence Single Story
058-350-005	Concow	FR	FR-5	38.39	Single Family Residence Single Story
058-350-005	Concow	FR	FR-5	38.39	Single Family Residence Single Story
058-370-003	Concow	FR	FR-1	0.29	Mobile Home Double Wide
058-370-004	Concow	FR	FR-1	0.28	Mobile Home Double Wide
058-370-005	Concow	FR	FR-1	0.29	Mobile Home Double Wide
058-370-007	Concow	FR	FR-1	0.33	Mobile Home Double Wide
058-370-009	Concow	FR	FR-1	0.35	Mobile Home Double Wide
058-370-010	Concow	FR	FR-1	0.19	Mobile Home Double Wide
058-370-013	Concow	FR	FR-1	0.23	Mobile Home Double Wide
058-370-014	Concow	FR	FR-1	0.24	Mobile Home Single Wide
058-370-022	Concow	FR	FR-1	0.28	Single Family Residence Single Story
058-370-024	Concow	FR	FR-1	0.28	Single Family Residence Single Story
058-370-024	Concow	FR	FR-1	0.28	Mobile Home Double Wide
058-370-026	Concow	FR	FR-1	0.29	Mobile Home Double Wide
058-370-027	Concow	FR	FR-1	0.30	Mobile Home Double Wide
058-370-030	Concow	FR	FR-1	0.30	Mobile Home Single Wide
058-370-034	Concow	FR	FR-1	0.29	Mobile Home Double Wide
058-370-038	Concow	FR	FR-1	0.34	Single Family Residence Single Story
058-370-043	Concow	FR	FR-1	0.38	Mobile Home Double Wide
058-370-048	Concow	FR	FR-1	0.34	Mobile Home Double Wide
058-370-052	Concow	FR	FR-1	0.60	Mobile Home Single Wide
058-370-053	Concow	FR	FR-1	0.52	Single Family Residence Single Story
058-370-054	Concow	FR	FR-1	0.77	Mobile Home Double Wide
058-370-055	Concow	FR	FR-1	0.70	Mobile Home Double Wide
058-380-003	Concow	FR	FR-1	0.29	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
058-380-022	Concow	FR	FR-1	0.24	Single Family Residence Single Story
058-390-001	Concow	FR	FR-1	0.26	Single Family Residence Single Story
058-390-015	Concow	FR	FR-1	0.27	Single Family Residence Single Story
058-400-003	Concow	FR	FR-1	0.28	Single Family Residence Single Story
058-400-018	Concow	FR	FR-1	0.31	Single Family Residence Multi Story
058-400-023	Concow	FR	FR-1	0.30	Single Family Residence Single Story
058-400-031	Concow	FR	FR-1	0.21	Single Family Residence Single Story
058-400-032	Concow	FR	FR-1	0.23	Single Family Residence Single Story
058-400-033	Concow	FR	FR-1	0.23	Single Family Residence Single Story
058-400-035	Concow	FR	FR-1	0.23	Single Family Residence Single Story
058-400-049	Concow	FR	FR-1	0.83	Single Family Residence Single Story
058-410-004	Concow	FR	FR-1	0.29	Mobile Home Double Wide
058-410-010	Concow	FR	FR-1	0.28	Mobile Home Double Wide
058-410-011	Concow	FR	FR-1	0.29	Mobile Home Double Wide
058-410-012	Concow	FR	FR-1	0.28	Mobile Home Single Wide
058-410-014	Concow	FR	FR-1	0.28	Mobile Home Single Wide
058-410-016	Concow	FR	FR-1	0.29	Mobile Home Single Wide
058-410-020	Concow	FR	FR-1	0.22	Mobile Home Triple Wide
058-410-021	Concow	FR	FR-1	0.23	Single Family Residence Single Story
058-410-023	Concow	FR	FR-1	0.28	Single Family Residence Single Story
058-410-024	Concow	FR	FR-1	0.30	Mobile Home Single Wide
058-410-029	Concow	FR	FR-1	0.29	Mobile Home Single Wide
058-410-034	Concow	FR	FR-1	0.34	Mobile Home Double Wide
058-410-035	Concow	FR	FR-1	0.41	Mobile Home Double Wide
058-410-038	Concow	FR	FR-1	0.33	Mobile Home Double Wide
058-410-041	Concow	FR	FR-1	0.58	Mobile Home Double Wide
058-410-041	Concow	FR	FR-1	0.58	Mobile Home Double Wide
058-420-005	Concow	FR	FR-1	0.31	Mobile Home Double Wide
058-420-012	Concow	FR	FR-1	0.53	Single Family Residence Single Story
058-420-019	Concow	FR	FR-1	0.45	Single Family Residence Single Story
058-420-021	Concow	FR	FR-1	0.46	Single Family Residence Single Story
058-420-029	Concow	FR	FR-1	0.30	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
058-420-035	Concow	FR	FR-1	0.29	Mobile Home Double Wide
058-420-037	Concow	FR	FR-1	0.29	Single Family Residence Single Story
058-420-048	Concow	FR	FR-1	0.29	Mobile Home Single Wide
058-420-050	Concow	FR	FR-1	0.33	Single Family Residence Single Story
058-420-055	Concow	FR	FR-1	0.58	Mobile Home Double Wide
058-420-056	Concow	FR	FR-1	0.94	Single Family Residence Single Story
058-430-010	Concow	FR	FR-1	0.32	Single Family Residence Multi Story
058-430-015	Concow	FR	FR-1	0.33	Single Family Residence Single Story
058-430-021	Concow	FR	FR-1	0.30	Single Family Residence Single Story
058-440-005	Concow	FR	FR-40	3.73	Mobile Home Single Wide
058-440-008	Concow	FR	FR-40	1.92	Mobile Home Double Wide
058-440-009	Concow	FR	FR-40	1.82	Single Family Residence Multi Story
058-440-010	Concow	FR	FR-40	2.13	Single Family Residence Multi Story
058-440-010	Concow	FR	FR-40	2.13	Single Family Residence Multi Story
058-440-012	Concow	FR	FR-40	3.66	Single Family Residence Multi Story
058-440-013	Concow	FR	FR-40	3.66	Single Family Residence Multi Story
058-450-003	Concow	FR	FR-40	2.60	Single Family Residence Single Story
058-450-003	Concow	FR	FR-40	2.60	Single Family Residence Single Story
058-450-004	Concow	FR	FR-40	2.40	Mobile Home Double Wide
058-450-005	Concow	FR	FR-40	2.21	Single Family Residence Single Story
058-450-007	Concow	FR	FR-40	2.74	Single Family Residence Single Story
058-450-009	Concow	FR	FR-40	2.48	Single Family Residence Single Story
058-450-009	Concow	FR	FR-40	2.48	Single Family Residence Single Story
058-450-010	Concow	FR	FR-40	1.78	Mobile Home Double Wide
058-450-012	Concow	FR	FR-40	2.38	Mobile Home Single Wide
058-450-017	Concow	FR	FR-40	4.56	Single Family Residence Multi Story
058-450-020	Concow	FR	FR-40	5.23	Mobile Home Single Wide
058-450-021	Concow	FR	FR-40	9.25	Single Family Residence Single Story
058-450-023	Concow	FR	FR-40	2.52	Mobile Home Single Wide
058-450-025	Concow	FR	FR-40	2.79	Mobile Home Single Wide
058-450-029	Concow	FR	FR-40	2.96	Single Family Residence Single Story
058-450-029	Concow	FR	FR-40	2.96	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
058-450-030	Concow	FR	FR-40	4.48	Single Family Residence Single Story
058-460-013	Concow	FR	FR-5	2.17	Single Family Residence Single Story
058-460-014	Concow	FR	FR-5	2.26	Mobile Home Single Wide
058-500-016	Concow	FR	FR-5	3.10	Mobile Home Double Wide
058-500-029	Concow	FR	FR-5	6.89	Single Family Residence Multi Story
058-500-038	Concow	FR	FR-5	5.01	Mobile Home Double Wide
058-510-013	Concow	FR	FR-5	6.10	Single Family Residence Single Story
058-520-002	Concow	FR	FR-5	10.29	Mobile Home Double Wide
058-520-003	Concow	FR	FR-5	7.11	Mobile Home Single Wide
058-520-012	Concow	FR	FR-2	1.78	Single Family Residence Single Story
058-520-012	Concow	FR	FR-2	1.78	Single Family Residence Single Story
058-520-018	Concow	FR	FR-2	0.94	Single Family Residence Single Story
058-530-004	Concow	FR	FR-10	3.32	Motor Home
058-530-020	Concow	FR	FR-10	1.25	Mobile Home Single Wide
058-530-026	Concow	FR	FR-10	2.18	Mobile Home Single Wide
058-530-029	Concow	FR	FR-10	8.60	Single Family Residence Single Story
058-550-002	Concow	FR	FR-2	5.33	Mobile Home Single Wide
058-560-004	Concow	FR	FR-2	2.77	Single Family Residence Multi Story
058-560-004	Concow	FR	FR-2	2.77	Mobile Home Triple Wide
058-560-012	Concow	FR	FR-2	7.10	Single Family Residence Single Story
058-560-015	Concow	FR	FR-2	11.94	Single Family Residence Multi Story
058-560-015	Concow	FR	FR-2	11.94	Single Family Residence Single Story
058-560-019	Concow	FR	FR-2	4.46	Single Family Residence Single Story
058-560-023	Concow	FR	FR-2	1.41	Mobile Home Single Wide
058-570-118	Concow	FR	FR-40	8.70	Single Family Residence Single Story
058-570-119	Concow	FR	FR-40	8.52	Mobile Home Single Wide
058-570-120	Concow	FR	FR-40	8.40	Mobile Home Single Wide
058-570-156	Concow	FR	FR-40	9.24	Single Family Residence Multi Story
058-580-024	Concow	FR	FR-40	121.31	Single Family Residence Single Story
058-680-004	Concow	FR	FR-40	7.63	Single Family Residence Single Story
058-700-036	Concow	FR	FR-40	20.66	Mobile Home Single Wide
058-700-036	Concow	FR	FR-40	20.66	Mobile Home Single Wide

APN*	Community	GP	Zone	Acres	Previous Use
058-750-033	Concow	FR	FR-40	14.05	Single Family Residence Single Story
058-750-034	Concow	FR	FR-40	18.05	Single Family Residence Single Story
058-770-016	Concow	FR	FR-40	10.05	Motor Home
058-800-003	Concow	FR	FR-5	1.86	Motor Home
058-800-014	Concow	FR	FR-5	1.35	Single Family Residence Single Story
058-800-015	Concow	FR	FR-5	0.94	Single Family Residence Single Story
058-800-023	Concow	FR	FR-5	1.06	Single Family Residence Single Story
058-800-027	Concow	FR	FR-5	1.62	Mobile Home Double Wide
058-800-030	Concow	FR	FR-5	1.49	Single Family Residence Single Story
058-800-031	Concow	FR	FR-5	1.65	Single Family Residence Multi Story
058-800-032	Concow	FR	FR-5	1.27	Mobile Home Double Wide
058-800-032	Concow	FR	FR-5	1.27	Mobile Home Single Wide
058-800-033	Concow	FR	FR-5	1.16	Mobile Home Double Wide
058-800-034	Concow	FR	FR-5	1.85	Single Family Residence Single Story
058-800-035	Concow	FR	FR-5	0.88	Mobile Home Double Wide
058-800-038	Concow	FR	FR-5	1.61	Mobile Home Double Wide
058-800-044	Concow	FR	FR-5	1.08	Single Family Residence Single Story
058-800-046	Concow	FR	FR-5	0.81	Mobile Home Double Wide
058-800-047	Concow	FR	FR-5	1.23	Mobile Home Double Wide
058-800-053	Concow	FR	FR-5	3.19	Single Family Residence Single Story
058-820-009	Concow	FR	FR-40	47.77	Single Family Residence Multi Story
058-830-171	Concow	FR	FR-40	1.66	Motor Home
058-840-001	Concow	FR	FR-10	42.62	Mobile Home Double Wide
058-840-003	Concow	FR	FR-10	3.24	Mobile Home Double Wide
058-840-004	Concow	FR	FR-10	44.82	Single Family Residence Single Story
058-200-081	Concow	MultiZone	MultiZone	72.01	Mobile Home Single Wide
058-200-084	Concow	RTL	C-C	10.09	Single Family Residence Single Story
058-380-005	Concow	RTL	C-C	3.51	Single Family Residence Single Story
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide

APN*	Community	GP	Zone	Acres	Previous Use
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Motor Home
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Motor Home
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-520-033	Concow	RTL	C-C	21.76	Mobile Home Single Wide
058-160-141	Concow	TM	TPZ	148.36	Single Family Residence Multi Story
058-160-141	Concow	TM	TPZ	148.36	Single Family Residence Multi Story
058-200-027	Concow	TM	TPZ	184.15	Single Family Residence Single Story
058-360-002	Concow	TM	TM	207.17	Mobile Home Double Wide
058-510-001	Concow	TM	TM	66.12	Mobile Home Single Wide
051-030-013	Magalia	AG	AG-160	95.42	Single Family Residence Single Story
051-030-047	Magalia	AG	AG-160	11.53	Single Family Residence Single Story
066-010-020	Magalia	AG	AG-160	54.11	Single Family Residence Single Story
066-360-052	Magalia	AG	AG-160	32.94	Mobile Home Double Wide
066-370-046	Magalia	AG	AG-160	15.69	Single Family Residence Multi Story
055-500-008	Magalia	FR	FR-5	6.09	Mobile Home Double Wide
055-510-002	Magalia	FR	FR-5	5.48	Single Family Residence Single Story
063-310-010	Magalia	FR	FR-40	5.44	Single Family Residence Single Story
063-310-011	Magalia	FR	FR-40	5.35	Single Family Residence Single Story
063-310-021	Magalia	FR	FR-40	3.16	Mobile Home Double Wide
063-340-002	Magalia	FR	FR-40	5.62	Single Family Residence Single Story
063-340-006	Magalia	FR	FR-40	19.34	Mobile Home Single Wide
063-340-016	Magalia	FR	FR-40	9.19	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-370-022	Magalia	FR	FR-5	4.82	Single Family Residence Single Story
051-420-002	Magalia	LDR	LDR	0.58	Single Family Residence Single Story
051-420-003	Magalia	LDR	LDR	0.63	Single Family Residence Single Story
051-420-004	Magalia	LDR	LDR	0.90	Single Family Residence Single Story
051-420-005	Magalia	LDR	LDR	1.51	Single Family Residence Multi Story
051-420-006	Magalia	LDR	LDR	2.29	Single Family Residence Single Story
051-420-008	Magalia	LDR	LDR	1.79	Single Family Residence Single Story
051-420-011	Magalia	LDR	LDR	2.10	Single Family Residence Single Story
051-420-012	Magalia	LDR	LDR	1.79	Single Family Residence Multi Story
051-420-016	Magalia	LDR	LDR	0.92	Single Family Residence Multi Story
051-420-018	Magalia	LDR	LDR	0.45	Single Family Residence Multi Story
051-420-020	Magalia	LDR	LDR	0.40	Single Family Residence Multi Story
051-420-025	Magalia	LDR	LDR	0.71	Single Family Residence Single Story
051-420-026	Magalia	LDR	LDR	0.74	Single Family Residence Single Story
051-420-027	Magalia	LDR	LDR	0.76	Single Family Residence Single Story
051-420-028	Magalia	LDR	LDR	0.64	Single Family Residence Single Story
051-420-030	Magalia	LDR	LDR	0.90	Single Family Residence Single Story
051-420-031	Magalia	LDR	LDR	0.72	Single Family Residence Single Story
051-420-037	Magalia	LDR	LDR	0.41	Single Family Residence Single Story
051-420-038	Magalia	LDR	LDR	0.45	Single Family Residence Single Story
051-420-039	Magalia	LDR	LDR	0.40	Single Family Residence Single Story
051-420-040	Magalia	LDR	LDR	0.40	Single Family Residence Single Story
051-420-041	Magalia	LDR	LDR	0.44	Single Family Residence Single Story
051-420-042	Magalia	LDR	LDR	0.44	Single Family Residence Multi Story
051-420-044	Magalia	LDR	LDR	0.64	Single Family Residence Single Story
066-340-005	Magalia	MU	0	1.24	Single Family Residence Single Story
066-340-005	Magalia	MU	0	1.24	Single Family Residence Single Story
066-400-030	Magalia	MU	0	0.14	Single Family Residence Single Story
066-410-015	Magalia	MU	0	0.81	Multi Family Residence Single Story
066-410-015	Magalia	MU	0	0.81	Multi Family Residence Multi Story
066-410-043	Magalia	MU	0	0.35	Multi Family Residence Multi Story
066-450-005	Magalia	MU	0	0.56	Single Family Residence Multi Story

APN*	Community	GP	Zone	Acres	Previous Use
066-450-006	Magalia	MU	0	0.50	Single Family Residence Multi Story
066-450-003	Magalia	MultiZone	MultiZone	1.79	Single Family Residence Single Story
066-450-003	Magalia	MultiZone	MultiZone	1.79	Mobile Home Double Wide
066-450-003	Magalia	MultiZone	MultiZone	1.79	Motor Home
051-420-035	Magalia	RR	RR-5	1.35	Single Family Residence Single Story
051-420-036	Magalia	RR	RR-5	0.54	Single Family Residence Single Story
064-240-001	Magalia	RR	RR-5	0.53	Single Family Residence Single Story
064-240-002	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-240-003	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-240-004	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
064-240-005	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-240-006	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-240-007	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-240-008	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-240-009	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-240-012	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
064-240-013	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-240-014	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-240-015	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-240-016	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-240-017	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-240-018	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-240-019	Magalia	RR	RR-5	0.42	Single Family Residence Single Story
064-240-020	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
064-240-021	Magalia	RR	RR-5	0.32	Mobile Home Double Wide
064-240-022	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-240-023	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-240-024	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-240-025	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-240-026	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-240-027	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-240-028	Magalia	RR	RR-5	0.26	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-240-030	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
064-240-031	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-240-032	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-240-033	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-240-036	Magalia	RR	RR-5	0.33	Mobile Home Triple Wide
064-240-037	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-240-038	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-250-001	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-250-002	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-250-003	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-250-004	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-250-005	Magalia	RR	RR-5	0.23	Mobile Home Triple Wide
064-250-008	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-250-009	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-250-010	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-250-011	Magalia	RR	RR-5	0.24	Mobile Home Single Wide
064-250-012	Magalia	RR	RR-5	0.27	Mobile Home Single Wide
064-250-013	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-250-014	Magalia	RR	RR-5	0.28	Single Family Residence Multi Story
064-250-017	Magalia	RR	RR-5	0.48	Single Family Residence Single Story
064-250-018	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-250-019	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-250-020	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
064-250-021	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-250-022	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-250-023	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-250-024	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-250-026	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-250-027	Magalia	RR	RR-5	0.33	Mobile Home Double Wide
064-250-028	Magalia	RR	RR-5	0.36	Single Family Residence Multi Story
064-250-030	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-250-031	Magalia	RR	RR-5	0.39	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
064-250-032	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
064-250-036	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-250-037	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-250-038	Magalia	RR	RR-5	0.51	Single Family Residence Multi Story
064-250-039	Magalia	RR	RR-5	0.46	Mobile Home Double Wide
064-250-039	Magalia	RR	RR-5	0.46	Mobile Home Double Wide
064-260-001	Magalia	RR	RR-5	0.34	Single Family Residence Single Story
064-260-002	Magalia	RR	RR-5	0.43	Single Family Residence Multi Story
064-260-003	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-260-004	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-260-005	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-260-006	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-260-007	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-260-008	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-260-009	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-260-010	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-260-011	Magalia	RR	RR-5	0.26	Mobile Home Triple Wide
064-260-012	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-260-013	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-260-014	Magalia	RR	RR-5	0.33	Single Family Residence Single Story
064-260-015	Magalia	RR	RR-5	0.32	Mobile Home Double Wide
064-260-016	Magalia	RR	RR-5	0.40	Single Family Residence Single Story
064-260-020	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-260-021	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-260-022	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-260-023	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
064-260-024	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-260-025	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-260-026	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-260-028	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-260-029	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-260-030	Magalia	RR	RR-5	0.24	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
064-260-031	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-260-032	Magalia	RR	RR-5	0.20	Single Family Residence Single Story
064-260-033	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-260-034	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-260-035	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-260-036	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-260-037	Magalia	RR	RR-5	0.24	Mobile Home Triple Wide
064-260-038	Magalia	RR	RR-5	0.24	Mobile Home Triple Wide
064-260-039	Magalia	RR	RR-5	0.18	Mobile Home Double Wide
064-260-040	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-260-041	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-260-042	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-260-043	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-260-044	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-260-045	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-260-046	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-260-047	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-260-048	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
064-260-049	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
064-260-050	Magalia	RR	RR-5	0.38	Single Family Residence Single Story
064-260-052	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-260-055	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-260-056	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-260-057	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-260-058	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-260-059	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-260-060	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-260-061	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-260-062	Magalia	RR	RR-5	0.33	Mobile Home Double Wide
064-270-001	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-270-002	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-270-003	Magalia	RR	RR-5	0.28	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-270-004	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-270-005	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-270-006	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-270-007	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-270-008	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
064-270-009	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-270-010	Magalia	RR	RR-5	0.31	Single Family Residence Multi Story
064-270-011	Magalia	RR	RR-5	0.36	Single Family Residence Single Story
064-270-012	Magalia	RR	RR-5	0.33	Single Family Residence Single Story
064-270-013	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
064-270-014	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-270-015	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-270-016	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-270-017	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-270-018	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-270-019	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-270-020	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-270-021	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-270-022	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-270-023	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-270-024	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-270-025	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-270-026	Magalia	RR	RR-5	0.39	Mobile Home Double Wide
064-270-027	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
064-270-028	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-270-029	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-270-030	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-270-031	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-270-032	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-270-033	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-270-034	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-270-035	Magalia	RR	RR-5	0.21	Mobile Home Triple Wide

APN*	Community	GP	Zone	Acres	Previous Use
064-270-036	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-270-037	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-270-038	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-270-039	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-270-040	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-270-041	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-270-042	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-270-043	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-280-008	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
064-280-009	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
064-280-010	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
064-280-011	Magalia	RR	RR-5	0.33	Single Family Residence Multi Story
064-280-012	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-280-013	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-320-014	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-320-015	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-320-047	Magalia	RR	RR-5	0.31	Mobile Home Double Wide
064-320-048	Magalia	RR	RR-5	0.33	Mobile Home Double Wide
064-320-049	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-320-050	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
064-320-051	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-320-062	Magalia	RR	RR-5	0.52	Motor Home
064-320-062	Magalia	RR	RR-5	0.52	Mobile Home Double Wide
064-320-065	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-320-066	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-330-002	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-330-003	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-330-004	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-330-005	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-330-006	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-330-009	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-330-010	Magalia	RR	RR-5	0.29	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-330-011	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-330-012	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-330-013	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-330-015	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-330-016	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-330-017	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-330-018	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-330-019	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
064-330-020	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-330-021	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-330-022	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-330-023	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-330-025	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-330-026	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-330-027	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-330-028	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
064-330-029	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-330-030	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-330-031	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-330-032	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
064-330-033	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-330-034	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-330-035	Magalia	RR	RR-5	0.21	Single Family Residence Single Story
064-330-036	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-330-037	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-330-038	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-330-039	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-330-040	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
064-330-045	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-330-046	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-330-047	Magalia	RR	RR-5	0.37	Single Family Residence Single Story
064-330-049	Magalia	RR	RR-5	0.33	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-330-051	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-340-003	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-340-004	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-340-005	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-340-006	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-340-007	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-340-008	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-340-009	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-340-009	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-340-010	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-340-011	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-340-012	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
064-340-013	Magalia	RR	RR-5	0.23	Mobile Home Triple Wide
064-340-014	Magalia	RR	RR-5	0.23	Mobile Home Single Wide
064-340-015	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-340-016	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-340-017	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-340-023	Magalia	RR	RR-5	0.31	Mobile Home Double Wide
064-340-024	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-340-025	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
064-340-026	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-340-027	Magalia	RR	RR-5	0.22	Mobile Home Single Wide
064-340-028	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
064-340-029	Magalia	RR	RR-5	0.21	Single Family Residence Single Story
064-340-030	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-340-031	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-340-032	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-340-033	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-340-034	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-340-035	Magalia	RR	RR-5	0.23	Mobile Home Triple Wide
064-340-036	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-340-037	Magalia	RR	RR-5	0.25	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-340-038	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-340-039	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-340-041	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-340-042	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-340-043	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-340-044	Magalia	RR	RR-5	0.22	Mobile Home Single Wide
064-340-045	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-340-046	Magalia	RR	RR-5	0.31	Mobile Home Double Wide
064-340-049	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-340-050	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-340-051	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-340-052	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-340-053	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-340-054	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-340-055	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-340-058	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-350-005	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-350-006	Magalia	RR	RR-5	0.23	Mobile Home Single Wide
064-350-009	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-350-010	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-350-011	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-350-017	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
064-350-017	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
064-350-018	Magalia	RR	RR-5	0.32	Single Family Residence Single Story
064-350-019	Magalia	RR	RR-5	0.35	Mobile Home Double Wide
064-350-020	Magalia	RR	RR-5	0.36	Mobile Home Double Wide
064-350-021	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-350-022	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-350-023	Magalia	RR	RR-5	0.26	Mobile Home Triple Wide
064-350-024	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-350-025	Magalia	RR	RR-5	0.29	Mobile Home Single Wide
064-350-026	Magalia	RR	RR-5	0.31	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-350-027	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
064-350-032	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-350-033	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-350-034	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-350-035	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-350-037	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-350-038	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-350-039	Magalia	RR	RR-5	0.24	Mobile Home Triple Wide
064-350-040	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-350-041	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-350-042	Magalia	RR	RR-5	0.27	Mobile Home Single Wide
064-350-043	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-350-044	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-350-045	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-350-046	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-350-047	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-350-056	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-350-057	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-350-058	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-350-059	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-350-060	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-350-061	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-350-062	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-350-063	Magalia	RR	RR-5	0.18	Single Family Residence Single Story
064-360-003	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-360-004	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-360-005	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-360-006	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-360-007	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-360-008	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-360-009	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-360-010	Magalia	RR	RR-5	0.25	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-360-020	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-360-021	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-360-022	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-360-023	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
064-360-024	Magalia	RR	RR-5	0.28	Single Family Residence Multi Story
064-360-025	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-360-026	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-360-027	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-360-029	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
064-360-030	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
064-360-031	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
064-360-032	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-360-033	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-360-035	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
064-360-036	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-360-039	Magalia	RR	RR-5	0.26	Mobile Home Triple Wide
064-360-040	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-360-041	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-360-044	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-360-045	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-360-046	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-360-047	Magalia	RR	RR-5	0.24	Mobile Home Single Wide
064-360-048	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-360-049	Magalia	RR	RR-5	0.21	Single Family Residence Single Story
064-370-003	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-370-004	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-370-005	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-370-009	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-370-010	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-370-011	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-370-012	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
064-370-014	Magalia	RR	RR-5	0.24	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-370-015	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-370-016	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-370-017	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-370-018	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-370-019	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-370-033	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-370-034	Magalia	RR	RR-5	0.33	Single Family Residence Single Story
064-370-037	Magalia	RR	RR-5	0.21	Mobile Home Triple Wide
064-380-001	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-380-002	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-380-003	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
064-380-004	Magalia	RR	RR-5	0.35	Single Family Residence Single Story
064-380-005	Magalia	RR	RR-5	0.42	Mobile Home Double Wide
064-380-006	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-380-007	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-380-008	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-380-009	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-380-010	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-380-011	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-380-014	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-380-016	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-380-017	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-380-018	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-380-019	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-380-020	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-380-021	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-380-022	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-380-023	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-380-024	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-380-025	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
064-380-026	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-380-027	Magalia	RR	RR-5	0.35	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-380-028	Magalia	RR	RR-5	0.35	Mobile Home Double Wide
064-380-029	Magalia	RR	RR-5	0.35	Mobile Home Double Wide
064-380-031	Magalia	RR	RR-5	0.48	Mobile Home Double Wide
064-380-033	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-480-005	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-480-008	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-480-009	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-480-010	Magalia	RR	RR-5	0.31	Mobile Home Double Wide
064-480-017	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-480-018	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
064-480-019	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-480-020	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-480-021	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-480-022	Magalia	RR	RR-5	0.27	Mobile Home Triple Wide
064-480-026	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-480-027	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-480-028	Magalia	RR	RR-5	0.34	Single Family Residence Single Story
064-480-029	Magalia	RR	RR-5	0.33	Mobile Home Double Wide
064-480-030	Magalia	RR	RR-5	0.31	Mobile Home Double Wide
064-480-031	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-480-032	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-480-033	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-490-002	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-490-003	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-490-004	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
064-490-005	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
064-490-006	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
064-490-007	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-490-008	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
064-490-009	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
064-490-010	Magalia	RR	RR-5	0.21	Single Family Residence Multi Story
064-490-011	Magalia	RR	RR-5	0.21	Single Family Residence Multi Story

APN*	Community	GP	Zone	Acres	Previous Use
064-490-012	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-490-017	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-490-018	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-490-019	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-490-020	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-490-021	Magalia	RR	RR-5	0.24	Mobile Home Triple Wide
064-490-025	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-490-026	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-490-027	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
064-490-029	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-490-030	Magalia	RR	RR-5	0.40	Single Family Residence Single Story
064-490-031	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-490-032	Magalia	RR	RR-5	0.36	Single Family Residence Single Story
064-490-034	Magalia	RR	RR-5	0.50	Mobile Home Double Wide
064-490-037	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
064-490-038	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-490-039	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-490-040	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
064-490-041	Magalia	RR	RR-5	0.21	Mobile Home Double Wide
064-490-042	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-500-001	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-500-002	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
064-500-003	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
064-500-004	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-500-005	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-500-006	Magalia	RR	RR-5	0.34	Single Family Residence Single Story
064-500-007	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-500-011	Magalia	RR	RR-5	0.37	Mobile Home Double Wide
064-500-015	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-500-016	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-500-017	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-500-018	Magalia	RR	RR-5	0.25	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
064-500-019	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-500-020	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-500-021	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-500-022	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
064-500-023	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
064-500-024	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-500-027	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-500-028	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-500-029	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-500-030	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-500-031	Magalia	RR	RR-5	0.23	Mobile Home Single Wide
064-500-032	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-500-033	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
064-500-034	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-500-035	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-500-036	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-500-037	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-500-038	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-500-039	Magalia	RR	RR-5	0.23	Mobile Home Single Wide
064-500-040	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-500-041	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
064-500-042	Magalia	RR	RR-5	0.32	Single Family Residence Single Story
064-500-043	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-500-044	Magalia	RR	RR-5	0.30	Mobile Home Triple Wide
064-500-053	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-500-054	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-500-055	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-500-056	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-500-057	Magalia	RR	RR-5	0.32	Single Family Residence Single Story
064-500-058	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
064-500-059	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-500-060	Magalia	RR	RR-5	0.36	Single Family Residence Multi Story

APN*	Community	GP	Zone	Acres	Previous Use
064-500-061	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-500-062	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-500-064	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-500-065	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-500-066	Magalia	RR	RR-5	0.30	Mobile Home Triple Wide
064-500-067	Magalia	RR	RR-5	0.45	Single Family Residence Single Story
064-500-068	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
064-500-069	Magalia	RR	RR-5	0.45	Single Family Residence Multi Story
064-500-070	Magalia	RR	RR-5	0.43	Single Family Residence Single Story
064-510-001	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-510-002	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-510-003	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-510-004	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-510-005	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-510-007	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-510-008	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-510-010	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-510-011	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-510-012	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-510-013	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-510-014	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-510-015	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-510-016	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-510-017	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-510-018	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-510-019	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
064-510-020	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-510-021	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-510-022	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-510-023	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-510-024	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
064-510-025	Magalia	RR	RR-5	0.24	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-510-026	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-510-026	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-510-028	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-510-029	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-510-030	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-510-031	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-510-032	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
064-510-033	Magalia	RR	RR-5	0.28	Mobile Home Triple Wide
064-510-034	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
064-510-035	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
064-510-036	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
064-510-038	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-510-039	Magalia	RR	RR-5	0.28	Mobile Home Triple Wide
064-510-040	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-510-041	Magalia	RR	RR-5	0.39	Single Family Residence Single Story
064-510-042	Magalia	RR	RR-5	0.36	Mobile Home Triple Wide
064-510-043	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-510-044	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-510-045	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-510-046	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
064-510-047	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-510-050	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-510-051	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-510-052	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-510-053	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-510-054	Magalia	RR	RR-5	0.35	Mobile Home Double Wide
064-510-055	Magalia	RR	RR-5	0.32	Single Family Residence Single Story
064-510-056	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-510-057	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-510-058	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-510-059	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-510-060	Magalia	RR	RR-5	0.25	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
064-510-061	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-510-062	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-520-001	Magalia	RR	RR-5	0.46	Single Family Residence Single Story
064-520-004	Magalia	RR	RR-5	0.26	Mobile Home Triple Wide
064-520-005	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-520-006	Magalia	RR	RR-5	0.22	Mobile Home Triple Wide
064-520-007	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
064-520-008	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
064-520-009	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-520-010	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-520-011	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-520-012	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-520-013	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-520-015	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
064-520-016	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-520-017	Magalia	RR	RR-5	0.30	Single Family Residence Multi Story
064-530-001	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-530-002	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-530-003	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-530-004	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
064-530-005	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-530-006	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-530-007	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-530-011	Magalia	RR	RR-5	0.57	Single Family Residence Single Story
064-530-011	Magalia	RR	RR-5	0.57	Mobile Home Double Wide
064-530-012	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-530-013	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-530-014	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-530-015	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-530-016	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-530-017	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-530-018	Magalia	RR	RR-5	0.23	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-530-019	Magalia	RR	RR-5	0.24	Mobile Home Single Wide
064-530-020	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-530-021	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-530-022	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-530-023	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-530-024	Magalia	RR	RR-5	0.24	Mobile Home Single Wide
064-530-025	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-530-026	Magalia	RR	RR-5	0.24	Mobile Home Triple Wide
064-530-027	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
064-530-029	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-530-030	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-530-031	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
064-530-032	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-530-033	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
064-530-034	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-530-035	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-530-036	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
064-530-044	Magalia	RR	RR-5	0.82	Mobile Home Triple Wide
064-540-001	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-540-002	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-540-003	Magalia	RR	RR-5	0.31	Mobile Home Double Wide
064-540-012	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-540-013	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-540-014	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-540-016	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-540-017	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-540-018	Magalia	RR	RR-5	0.28	Mobile Home Triple Wide
064-540-019	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-540-020	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-540-021	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-540-022	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-540-023	Magalia	RR	RR-5	0.29	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-540-024	Magalia	RR	RR-5	0.36	Single Family Residence Single Story
064-540-025	Magalia	RR	RR-5	0.65	Single Family Residence Single Story
064-550-001	Magalia	RR	RR-5	0.32	Mobile Home Double Wide
064-550-002	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-550-003	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-550-004	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-550-005	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-550-006	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-550-007	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-550-008	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-550-009	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-550-010	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-550-020	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-550-021	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-550-022	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-550-023	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
064-550-024	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-550-025	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-550-026	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-550-027	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-550-028	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-560-005	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
064-560-006	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
064-560-007	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-560-008	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-560-009	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-560-012	Magalia	RR	RR-5	0.24	Mobile Home Single Wide
064-560-013	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-560-014	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-560-019	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-560-041	Magalia	RR	RR-5	0.40	Mobile Home Double Wide
064-560-042	Magalia	RR	RR-5	0.37	Mobile Home Triple Wide

APN*	Community	GP	Zone	Acres	Previous Use
064-560-043	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
064-570-004	Magalia	RR	RR-5	0.51	Single Family Residence Multi Story
064-570-005	Magalia	RR	RR-5	0.87	Single Family Residence Single Story
064-570-015	Magalia	RR	RR-5	0.44	Mobile Home Double Wide
064-570-016	Magalia	RR	RR-5	0.43	Mobile Home Double Wide
064-570-017	Magalia	RR	RR-5	0.44	Single Family Residence Single Story
064-570-018	Magalia	RR	RR-5	0.38	Single Family Residence Single Story
064-580-002	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-580-003	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-580-004	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-580-005	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-580-006	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-580-007	Magalia	RR	RR-5	0.46	Mobile Home Double Wide
064-580-008	Magalia	RR	RR-5	0.52	Single Family Residence Multi Story
064-580-009	Magalia	RR	RR-5	0.37	Single Family Residence Multi Story
064-580-010	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-580-011	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-580-012	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-580-013	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
064-580-014	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-580-016	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-580-017	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-580-018	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-580-019	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-580-020	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-580-021	Magalia	RR	RR-5	0.31	Mobile Home Triple Wide
064-580-022	Magalia	RR	RR-5	0.38	Single Family Residence Single Story
064-580-023	Magalia	RR	RR-5	0.38	Mobile Home Double Wide
064-580-024	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-580-025	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
064-580-026	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-580-027	Magalia	RR	RR-5	0.27	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-580-028	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
064-590-014	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-590-015	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-590-016	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-590-017	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-590-018	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-590-019	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-590-020	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
064-590-021	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-590-022	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-590-023	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-590-024	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-590-026	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-590-027	Magalia	RR	RR-5	0.26	Mobile Home Single Wide
064-590-028	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-590-029	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-590-030	Magalia	RR	RR-5	0.28	Mobile Home Triple Wide
064-590-031	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-590-032	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
064-590-032	Magalia	RR	RR-5	0.31	Mobile Home Triple Wide
064-590-033	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-590-037	Magalia	RR	RR-5	0.28	Mobile Home Triple Wide
064-590-038	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-590-039	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-590-040	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-590-041	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-590-042	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-590-043	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-590-044	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-590-045	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
064-590-046	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-590-047	Magalia	RR	RR-5	0.25	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
064-590-048	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-590-049	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-590-050	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-590-051	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-590-053	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
064-590-054	Magalia	RR	RR-5	0.29	Mobile Home Triple Wide
064-590-055	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-590-056	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-600-003	Magalia	RR	RR-5	0.42	Mobile Home Double Wide
064-600-004	Magalia	RR	RR-5	0.32	Mobile Home Double Wide
064-600-005	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-600-006	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-600-007	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
064-600-008	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
064-600-009	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-600-011	Magalia	RR	RR-5	0.51	Single Family Residence Single Story
064-600-012	Magalia	RR	RR-5	0.32	Mobile Home Triple Wide
064-600-013	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-600-014	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-600-015	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
064-600-016	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
064-600-017	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-600-018	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-600-019	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-600-020	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-600-021	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
064-600-022	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
064-600-023	Magalia	RR	RR-5	0.34	Single Family Residence Single Story
064-600-024	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
064-600-025	Magalia	RR	RR-5	0.35	Mobile Home Double Wide
064-600-026	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
064-600-027	Magalia	RR	RR-5	0.29	Single Family Residence Multi Story

APN*	Community	GP	Zone	Acres	Previous Use
064-600-028	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
064-600-029	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
064-600-030	Magalia	RR	RR-5	0.27	Mobile Home Single Wide
064-600-031	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
064-600-035	Magalia	RR	RR-5	0.33	Single Family Residence Single Story
064-600-036	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
064-600-037	Magalia	RR	RR-5	0.48	Single Family Residence Single Story
064-600-038	Magalia	RR	RR-5	0.57	Mobile Home Double Wide
064-600-038	Magalia	RR	RR-5	0.57	Mobile Home Double Wide
065-160-008	Magalia	RR	RR-5	0.51	Single Family Residence Single Story
065-160-011	Magalia	RR	RR-5	0.50	Single Family Residence Single Story
065-160-023	Magalia	RR	RR-5	1.00	Single Family Residence Single Story
065-220-001	Magalia	RR	RR-5	10.74	Single Family Residence Single Story
065-220-003	Magalia	RR	RR-5	9.21	Single Family Residence Single Story
065-220-003	Magalia	RR	RR-5	9.21	Single Family Residence Single Story
065-220-007	Magalia	RR	RR-5	2.92	Single Family Residence Single Story
065-220-009	Magalia	RR	RR-5	3.79	Single Family Residence Single Story
065-220-009	Magalia	RR	RR-5	3.79	Single Family Residence Single Story
065-220-010	Magalia	RR	RR-5	3.27	Single Family Residence Single Story
065-220-011	Magalia	RR	RR-5	2.90	Single Family Residence Single Story
065-230-003	Magalia	RR	RR-5	9.66	Mobile Home Double Wide
065-230-004	Magalia	RR	RR-5	8.80	Single Family Residence Multi Story
065-230-009	Magalia	RR	RR-5	3.03	Single Family Residence Single Story
065-230-010	Magalia	RR	RR-5	2.86	Single Family Residence Single Story
065-230-011	Magalia	RR	RR-5	2.86	Single Family Residence Single Story
065-230-012	Magalia	RR	RR-5	3.65	Single Family Residence Single Story
065-230-012	Magalia	RR	RR-5	3.65	Single Family Residence Single Story
065-230-013	Magalia	RR	RR-5	3.52	Single Family Residence Single Story
065-250-004	Magalia	RR	RR-5	10.86	Single Family Residence Single Story
065-250-004	Magalia	RR	RR-5	10.86	Single Family Residence Multi Story
065-250-005	Magalia	RR	RR-5	8.29	Single Family Residence Single Story
065-320-008	Magalia	RR	RR-5	0.34	Mobile Home Triple Wide

APN*	Community	GP	Zone	Acres	Previous Use
065-320-009	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
065-320-010	Magalia	RR	RR-5	0.36	Mobile Home Triple Wide
065-320-011	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
065-320-012	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
065-320-013	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
065-320-032	Magalia	RR	RR-5	0.19	Mobile Home Single Wide
065-320-035	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
065-320-036	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
065-320-037	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
065-510-003	Magalia	RR	RR-5	2.49	Single Family Residence Single Story
065-510-004	Magalia	RR	RR-5	4.94	Single Family Residence Multi Story
065-510-006	Magalia	RR	RR-5	2.49	Single Family Residence Single Story
065-510-007	Magalia	RR	RR-5	2.48	Single Family Residence Single Story
065-510-010	Magalia	RR	RR-5	2.47	Mobile Home Double Wide
065-510-011	Magalia	RR	RR-5	2.47	Single Family Residence Single Story
065-510-012	Magalia	RR	RR-5	2.47	Single Family Residence Multi Story
065-510-019	Magalia	RR	RR-5	0.99	Single Family Residence Multi Story
065-510-020	Magalia	RR	RR-5	6.19	Single Family Residence Single Story
065-510-035	Magalia	RR	RR-5	0.50	Single Family Residence Single Story
065-510-042	Magalia	RR	RR-5	0.86	Single Family Residence Multi Story
065-510-048	Magalia	RR	RR-5	1.12	Single Family Residence Single Story
065-510-049	Magalia	RR	RR-5	1.47	Single Family Residence Single Story
065-510-049	Magalia	RR	RR-5	1.47	Single Family Residence Multi Story
065-510-058	Magalia	RR	RR-5	1.19	Single Family Residence Multi Story
065-510-071	Magalia	RR	RR-5	1.55	Single Family Residence Multi Story
065-510-072	Magalia	RR	RR-5	1.49	Single Family Residence Single Story
065-510-073	Magalia	RR	RR-5	1.15	Single Family Residence Multi Story
065-510-082	Magalia	RR	RR-5	2.16	Single Family Residence Multi Story
065-510-088	Magalia	RR	RR-5	2.48	Single Family Residence Single Story
065-510-089	Magalia	RR	RR-5	3.10	Single Family Residence Multi Story
065-510-090	Magalia	RR	RR-5	0.58	Mobile Home Single Wide
065-510-094	Magalia	RR	RR-5	2.19	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
065-510-096	Magalia	RR	RR-5	1.22	Single Family Residence Multi Story
065-510-098	Magalia	RR	RR-5	1.88	Single Family Residence Single Story
065-540-003	Magalia	RR	RR-5	5.09	Single Family Residence Multi Story
065-540-008	Magalia	RR	RR-5	3.16	Single Family Residence Single Story
065-540-019	Magalia	RR	RR-5	38.54	Mobile Home Single Wide
065-540-021	Magalia	RR	RR-5	6.03	Single Family Residence Multi Story
065-540-022	Magalia	RR	RR-5	5.34	Single Family Residence Multi Story
065-540-023	Magalia	RR	RR-5	5.44	Single Family Residence Multi Story
065-540-024	Magalia	RR	RR-5	6.01	Mobile Home Single Wide
065-540-024	Magalia	RR	RR-5	6.01	Single Family Residence Multi Story
066-010-017	Magalia	RR	RR-5	8.88	Single Family Residence Single Story
066-010-035	Magalia	RR	RR-5	10.52	Single Family Residence Single Story
066-010-036	Magalia	RR	RR-5	24.92	Mobile Home Single Wide
066-030-001	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-030-002	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-030-003	Magalia	RR	RR-5	0.27	Single Family Residence Multi Story
066-030-004	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-030-005	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-030-006	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-030-007	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-030-008	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-030-009	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-030-010	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-030-011	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-030-012	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-030-013	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-030-014	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-030-015	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-030-016	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-030-017	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-030-018	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-030-019	Magalia	RR	RR-5	0.28	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-030-020	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-030-021	Magalia	RR	RR-5	0.24	Mobile Home Triple Wide
066-030-023	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-030-024	Magalia	RR	RR-5	0.24	Mobile Home Triple Wide
066-030-025	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-030-026	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-030-027	Magalia	RR	RR-5	0.24	Mobile Home Triple Wide
066-030-028	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-030-029	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-030-030	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-030-031	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-030-032	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-030-033	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-030-033	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-030-034	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-030-035	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-030-037	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-030-039	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-030-040	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-030-041	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-030-042	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-030-044	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-030-045	Magalia	RR	RR-5	0.28	Mobile Home Single Wide
066-030-046	Magalia	RR	RR-5	0.23	Mobile Home Single Wide
066-030-047	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-030-048	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-040-001	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-040-002	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-040-003	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-040-004	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-040-005	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-040-006	Magalia	RR	RR-5	0.24	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-040-007	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-040-008	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-040-009	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-040-010	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-040-011	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-040-012	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-040-013	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-040-014	Magalia	RR	RR-5	0.29	Single Family Residence Multi Story
066-040-017	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-040-018	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-040-019	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-040-020	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-040-021	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-040-022	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-040-023	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-040-024	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-040-025	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-040-026	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-040-027	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-040-028	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-040-029	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-040-030	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-040-031	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-040-032	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-040-033	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-040-038	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-040-039	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-040-040	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-040-041	Magalia	RR	RR-5	0.21	Mobile Home Double Wide
066-040-042	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-040-044	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-040-045	Magalia	RR	RR-5	0.23	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-040-046	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-040-047	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-040-048	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-040-050	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-040-051	Magalia	RR	RR-5	0.42	Mobile Home Double Wide
066-040-052	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-040-053	Magalia	RR	RR-5	0.32	Single Family Residence Single Story
066-040-054	Magalia	RR	RR-5	0.28	Single Family Residence Multi Story
066-040-055	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-040-056	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-050-001	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-050-002	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-050-003	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-050-004	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-050-005	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-050-006	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-050-007	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-050-009	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-050-010	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-050-011	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-050-012	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-050-013	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-050-014	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-050-015	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-050-016	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-050-017	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-050-018	Magalia	RR	RR-5	0.32	Single Family Residence Single Story
066-050-021	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-050-022	Magalia	RR	RR-5	0.32	Mobile Home Double Wide
066-050-024	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-050-025	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-050-026	Magalia	RR	RR-5	0.30	Single Family Residence Multi Story

APN*	Community	GP	Zone	Acres	Previous Use
066-050-027	Magalia	RR	RR-5	0.35	Single Family Residence Multi Story
066-050-028	Magalia	RR	RR-5	0.36	Single Family Residence Multi Story
066-060-001	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
066-060-002	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-060-003	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-060-004	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-060-005	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-060-012	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-060-013	Magalia	RR	RR-5	0.21	Single Family Residence Single Story
066-060-014	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-060-015	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-060-016	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-060-017	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-060-018	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-060-019	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-060-020	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-060-021	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-060-022	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-060-023	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-060-024	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-060-025	Magalia	RR	RR-5	0.24	Mobile Home Triple Wide
066-060-026	Magalia	RR	RR-5	0.30	Mobile Home Triple Wide
066-060-027	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-060-028	Magalia	RR	RR-5	0.31	Mobile Home Triple Wide
066-060-029	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-060-030	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-060-031	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-070-001	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-070-002	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-070-003	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-070-004	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-070-005	Magalia	RR	RR-5	0.24	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-070-006	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-070-007	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-070-009	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-070-010	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-070-011	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-070-012	Magalia	RR	RR-5	0.30	Single Family Residence Multi Story
066-070-014	Magalia	RR	RR-5	0.29	Single Family Residence Multi Story
066-070-015	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-070-017	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-070-019	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-070-020	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-070-021	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-070-022	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-070-024	Magalia	RR	RR-5	0.21	Single Family Residence Single Story
066-070-025	Magalia	RR	RR-5	0.28	Mobile Home Triple Wide
066-080-001	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-080-002	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-080-003	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-080-004	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-080-005	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-080-006	Magalia	RR	RR-5	0.21	Single Family Residence Single Story
066-080-007	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-080-008	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-080-009	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-080-009	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-080-010	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-080-011	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-080-012	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-080-013	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-080-014	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-080-017	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-080-018	Magalia	RR	RR-5	0.27	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-080-019	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-080-020	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-080-022	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-080-023	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-080-024	Magalia	RR	RR-5	0.21	Mobile Home Double Wide
066-080-025	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-080-026	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-080-027	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-080-028	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-080-029	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-080-030	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-080-031	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-080-032	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-080-033	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-080-034	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-080-035	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-080-039	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-080-042	Magalia	RR	RR-5	0.24	Mobile Home Triple Wide
066-080-044	Magalia	RR	RR-5	0.33	Mobile Home Double Wide
066-080-045	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-080-046	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-090-001	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-090-002	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-090-003	Magalia	RR	RR-5	0.31	Mobile Home Double Wide
066-090-004	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-090-005	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-090-006	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-090-007	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-090-008	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-090-009	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-090-010	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-090-011	Magalia	RR	RR-5	0.23	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-090-012	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-090-013	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-090-014	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-090-015	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-090-016	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-090-018	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-090-019	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-090-020	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-090-021	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-090-022	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-090-023	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-090-025	Magalia	RR	RR-5	0.35	Single Family Residence Single Story
066-090-026	Magalia	RR	RR-5	0.47	Mobile Home Double Wide
066-090-027	Magalia	RR	RR-5	0.41	Single Family Residence Single Story
066-090-028	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
066-090-029	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-090-032	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-090-033	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-090-035	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-090-037	Magalia	RR	RR-5	0.59	Mobile Home Triple Wide
066-090-038	Magalia	RR	RR-5	0.55	Mobile Home Double Wide
066-090-039	Magalia	RR	RR-5	0.33	Single Family Residence Single Story
066-090-040	Magalia	RR	RR-5	0.28	Mobile Home Single Wide
066-090-041	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-090-042	Magalia	RR	RR-5	0.33	Mobile Home Double Wide
066-100-001	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-100-002	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-100-003	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-100-004	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-100-005	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
066-100-006	Magalia	RR	RR-5	0.40	Single Family Residence Single Story
066-100-008	Magalia	RR	RR-5	0.24	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-100-009	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-100-010	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-100-011	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-100-012	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-100-013	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-100-014	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-100-015	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-100-016	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-100-017	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-100-018	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-100-019	Magalia	RR	RR-5	0.28	Single Family Residence Multi Story
066-100-020	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-100-023	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-100-024	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-100-025	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-100-026	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-100-027	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-100-028	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-100-029	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-100-030	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-100-031	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-100-032	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-100-033	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-100-034	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-100-037	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-100-038	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-100-040	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-100-041	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-100-043	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-100-044	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-100-045	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-100-046	Magalia	RR	RR-5	0.25	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-100-047	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-100-048	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-100-049	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-100-050	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-100-051	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-100-052	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-100-054	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-100-055	Magalia	RR	RR-5	0.51	Mobile Home Double Wide
066-100-056	Magalia	RR	RR-5	0.49	Mobile Home Triple Wide
066-110-001	Magalia	RR	RR-5	0.28	Mobile Home Triple Wide
066-110-002	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-110-003	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-110-004	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-110-011	Magalia	RR	RR-5	0.35	Mobile Home Double Wide
066-110-012	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-110-014	Magalia	RR	RR-5	0.18	Single Family Residence Multi Story
066-110-015	Magalia	RR	RR-5	0.23	Mobile Home Single Wide
066-110-016	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-110-017	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-110-018	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-110-021	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-110-022	Magalia	RR	RR-5	0.24	Mobile Home Triple Wide
066-110-023	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-110-024	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-110-025	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-110-026	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-110-027	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-110-028	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-110-029	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-110-030	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-110-031	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-110-032	Magalia	RR	RR-5	0.25	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-110-033	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-110-034	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-110-035	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-110-036	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-110-037	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-110-038	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-110-039	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-110-040	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-110-041	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-110-042	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-110-043	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-110-044	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-110-045	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-110-046	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-110-047	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-110-048	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-110-049	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-110-050	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-120-005	Magalia	RR	RR-5	0.21	Mobile Home Double Wide
066-120-007	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-120-008	Magalia	RR	RR-5	0.27	Single Family Residence Multi Story
066-120-009	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-120-009	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-120-010	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-120-011	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-120-012	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-120-013	Magalia	RR	RR-5	0.19	Mobile Home Double Wide
066-120-014	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-120-015	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-120-016	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-120-017	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-120-018	Magalia	RR	RR-5	0.24	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-130-001	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-130-002	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-130-003	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-130-004	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-130-005	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-130-006	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-130-007	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-130-008	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-130-009	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-130-010	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-130-011	Magalia	RR	RR-5	0.22	Mobile Home Triple Wide
066-130-012	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-130-013	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-130-014	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-130-015	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-130-016	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-130-017	Magalia	RR	RR-5	0.23	Mobile Home Triple Wide
066-130-018	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-130-019	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-130-020	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-130-021	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-130-022	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-130-023	Magalia	RR	RR-5	0.31	Mobile Home Double Wide
066-130-024	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
066-130-025	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-130-026	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-130-027	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-130-028	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-130-029	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-130-030	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-130-031	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-130-033	Magalia	RR	RR-5	0.27	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-130-034	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-130-035	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-130-037	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-130-038	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-130-039	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-130-040	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-130-041	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-130-042	Magalia	RR	RR-5	0.26	Mobile Home Triple Wide
066-130-043	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-140-001	Magalia	RR	RR-5	0.32	Single Family Residence Multi Story
066-140-002	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-140-003	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-140-004	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-140-005	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-140-006	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-140-007	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-140-008	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-140-009	Magalia	RR	RR-5	0.33	Single Family Residence Single Story
066-140-010	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
066-140-012	Magalia	RR	RR-5	0.34	Single Family Residence Single Story
066-140-013	Magalia	RR	RR-5	0.35	Single Family Residence Multi Story
066-140-014	Magalia	RR	RR-5	0.39	Single Family Residence Single Story
066-140-015	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-140-016	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-140-017	Magalia	RR	RR-5	0.43	Single Family Residence Single Story
066-140-018	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-140-019	Magalia	RR	RR-5	0.27	Mobile Home Triple Wide
066-140-020	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-140-021	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-140-022	Magalia	RR	RR-5	0.35	Mobile Home Double Wide
066-140-023	Magalia	RR	RR-5	0.56	Single Family Residence Single Story
066-140-024	Magalia	RR	RR-5	0.73	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-140-025	Magalia	RR	RR-5	0.56	Mobile Home Double Wide
066-140-026	Magalia	RR	RR-5	0.34	Single Family Residence Single Story
066-140-027	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-150-001	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-150-002	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-150-003	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-150-006	Magalia	RR	RR-5	0.32	Mobile Home Double Wide
066-150-007	Magalia	RR	RR-5	0.37	Single Family Residence Multi Story
066-150-008	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-150-009	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-150-010	Magalia	RR	RR-5	0.27	Single Family Residence Multi Story
066-150-011	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-150-012	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-150-013	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-150-014	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-150-015	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-150-017	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-150-018	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-150-020	Magalia	RR	RR-5	0.26	Mobile Home Triple Wide
066-150-021	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-150-022	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-150-023	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-150-024	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-150-026	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-150-027	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-150-028	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-150-029	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-150-029	Magalia	RR	RR-5	0.28	Motor Home
066-150-030	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-150-031	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-150-032	Magalia	RR	RR-5	0.27	Mobile Home Triple Wide
066-150-032	Magalia	RR	RR-5	0.27	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-150-035	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-150-036	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-150-037	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-150-038	Magalia	RR	RR-5	0.27	Single Family Residence Multi Story
066-150-039	Magalia	RR	RR-5	0.27	Single Family Residence Multi Story
066-150-041	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-160-001	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-160-002	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-160-003	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-160-006	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-160-007	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-160-008	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-160-009	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-160-010	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-160-011	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-160-012	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-160-013	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-160-015	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-160-016	Magalia	RR	RR-5	0.37	Single Family Residence Multi Story
066-160-017	Magalia	RR	RR-5	0.30	Single Family Residence Multi Story
066-160-018	Magalia	RR	RR-5	0.29	Single Family Residence Multi Story
066-160-019	Magalia	RR	RR-5	0.30	Single Family Residence Multi Story
066-160-020	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-160-021	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-160-022	Magalia	RR	RR-5	0.29	Single Family Residence Multi Story
066-160-023	Magalia	RR	RR-5	0.27	Single Family Residence Multi Story
066-160-024	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-160-025	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-160-026	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-160-027	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-160-029	Magalia	RR	RR-5	0.46	Mobile Home Double Wide
066-170-001	Magalia	RR	RR-5	0.23	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-170-002	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-170-003	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-170-004	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-170-005	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-170-006	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-170-007	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-170-008	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-170-009	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-170-011	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-170-012	Magalia	RR	RR-5	0.27	Single Family Residence Multi Story
066-170-013	Magalia	RR	RR-5	0.32	Single Family Residence Multi Story
066-170-014	Magalia	RR	RR-5	0.41	Single Family Residence Multi Story
066-170-015	Magalia	RR	RR-5	0.52	Single Family Residence Multi Story
066-170-016	Magalia	RR	RR-5	0.52	Single Family Residence Multi Story
066-170-017	Magalia	RR	RR-5	0.62	Mobile Home Double Wide
066-170-018	Magalia	RR	RR-5	0.67	Mobile Home Double Wide
066-170-020	Magalia	RR	RR-5	0.34	Single Family Residence Multi Story
066-170-021	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-170-024	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-170-025	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-170-026	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-170-027	Magalia	RR	RR-5	0.28	Single Family Residence Multi Story
066-170-028	Magalia	RR	RR-5	0.29	Single Family Residence Multi Story
066-170-030	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-170-031	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-180-001	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-180-002	Magalia	RR	RR-5	0.27	Single Family Residence Multi Story
066-180-005	Magalia	RR	RR-5	0.34	Single Family Residence Multi Story
066-180-007	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-180-008	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-180-009	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-180-010	Magalia	RR	RR-5	0.25	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-180-011	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-180-012	Magalia	RR	RR-5	0.55	Mobile Home Double Wide
066-180-013	Magalia	RR	RR-5	0.56	Single Family Residence Single Story
066-180-014	Magalia	RR	RR-5	0.52	Single Family Residence Single Story
066-180-015	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-180-016	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-180-017	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-180-018	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-180-019	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-180-020	Magalia	RR	RR-5	0.32	Single Family Residence Single Story
066-180-021	Magalia	RR	RR-5	0.35	Single Family Residence Single Story
066-180-022	Magalia	RR	RR-5	0.62	Single Family Residence Single Story
066-180-023	Magalia	RR	RR-5	0.69	Single Family Residence Single Story
066-180-024	Magalia	RR	RR-5	0.65	Single Family Residence Single Story
066-180-025	Magalia	RR	RR-5	0.38	Single Family Residence Single Story
066-180-026	Magalia	RR	RR-5	0.32	Single Family Residence Single Story
066-180-027	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-190-001	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-190-002	Magalia	RR	RR-5	0.27	Mobile Home Triple Wide
066-190-003	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-190-004	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-190-005	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-190-006	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-190-007	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-190-008	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-190-009	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-190-010	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-190-011	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-190-012	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-190-013	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-190-014	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-190-015	Magalia	RR	RR-5	0.27	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-190-016	Magalia	RR	RR-5	0.57	Single Family Residence Multi Story
066-190-018	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-190-019	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-190-020	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-190-021	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-190-022	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-190-023	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-190-024	Magalia	RR	RR-5	0.32	Single Family Residence Single Story
066-190-025	Magalia	RR	RR-5	0.51	Single Family Residence Multi Story
066-190-026	Magalia	RR	RR-5	0.39	Single Family Residence Single Story
066-190-027	Magalia	RR	RR-5	0.34	Single Family Residence Single Story
066-190-028	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-190-029	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-200-001	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-200-002	Magalia	RR	RR-5	0.32	Single Family Residence Single Story
066-200-003	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
066-200-004	Magalia	RR	RR-5	0.47	Mobile Home Double Wide
066-200-005	Magalia	RR	RR-5	0.53	Mobile Home Double Wide
066-200-006	Magalia	RR	RR-5	0.42	Single Family Residence Single Story
066-200-007	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-200-008	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-200-009	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-200-010	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-200-011	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-200-012	Magalia	RR	RR-5	0.42	Mobile Home Double Wide
066-200-013	Magalia	RR	RR-5	0.35	Single Family Residence Single Story
066-200-014	Magalia	RR	RR-5	0.32	Mobile Home Double Wide
066-200-015	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-200-016	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-200-017	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-200-018	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-200-019	Magalia	RR	RR-5	0.30	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-200-020	Magalia	RR	RR-5	0.46	Mobile Home Double Wide
066-200-021	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-200-022	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-200-023	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-200-024	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-200-025	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-200-026	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-200-027	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-200-028	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-200-029	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-210-001	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-210-004	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-210-005	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-210-006	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-210-007	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-210-008	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-210-009	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-210-011	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-210-016	Magalia	RR	RR-5	0.36	Mobile Home Double Wide
066-210-017	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-210-018	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-210-019	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-210-020	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-210-021	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-210-022	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-210-023	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-210-024	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-210-025	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-210-026	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-210-027	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-210-028	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-210-029	Magalia	RR	RR-5	0.23	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-210-030	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-210-031	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-210-032	Magalia	RR	RR-5	0.32	Mobile Home Double Wide
066-210-033	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-210-034	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-210-035	Magalia	RR	RR-5	0.39	Mobile Home Double Wide
066-210-036	Magalia	RR	RR-5	0.32	Mobile Home Double Wide
066-210-037	Magalia	RR	RR-5	0.30	Single Family Residence Multi Story
066-210-039	Magalia	RR	RR-5	0.25	Mobile Home Single Wide
066-210-040	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-210-041	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-210-042	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-210-045	Magalia	RR	RR-5	0.37	Mobile Home Double Wide
066-210-046	Magalia	RR	RR-5	0.33	Mobile Home Double Wide
066-210-047	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-210-048	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-210-049	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-210-050	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-210-051	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-210-052	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-210-053	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-210-054	Magalia	RR	RR-5	0.27	Single Family Residence Multi Story
066-210-055	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-210-056	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-210-057	Magalia	RR	RR-5	0.31	Mobile Home Double Wide
066-210-058	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-210-060	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-210-062	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-210-063	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-220-001	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-220-002	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-220-006	Magalia	RR	RR-5	0.24	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-220-007	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-220-009	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-220-010	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-220-011	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-220-014	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-220-015	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-220-016	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-220-017	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-220-018	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-220-019	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-220-020	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-220-021	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-220-023	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-220-024	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-220-025	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-220-026	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-220-027	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-220-028	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-220-030	Magalia	RR	RR-5	0.40	Single Family Residence Single Story
066-220-031	Magalia	RR	RR-5	0.27	Single Family Residence Multi Story
066-220-032	Magalia	RR	RR-5	0.28	Single Family Residence Multi Story
066-220-033	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-220-034	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-220-035	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-220-036	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-220-038	Magalia	RR	RR-5	0.29	Mobile Home Single Wide
066-220-039	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-220-040	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
066-230-015	Magalia	RR	RR-5	0.28	Single Family Residence Multi Story
066-230-016	Magalia	RR	RR-5	0.41	Single Family Residence Single Story
066-230-017	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-230-018	Magalia	RR	RR-5	0.23	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-230-019	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-230-025	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-230-026	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-230-027	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-230-028	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-230-029	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-230-030	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-230-031	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-230-032	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-230-033	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-230-034	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-230-035	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-230-036	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-230-037	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-230-038	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-230-039	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-230-041	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-230-042	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-230-043	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-230-044	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-230-045	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-230-046	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-230-047	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-230-048	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-230-049	Magalia	RR	RR-5	0.32	Single Family Residence Multi Story
066-230-050	Magalia	RR	RR-5	0.27	Single Family Residence Multi Story
066-230-051	Magalia	RR	RR-5	0.36	Single Family Residence Multi Story
066-230-052	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-230-054	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-230-055	Magalia	RR	RR-5	0.34	Single Family Residence Single Story
066-230-059	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-240-001	Magalia	RR	RR-5	0.29	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-240-002	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-240-003	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-240-005	Magalia	RR	RR-5	0.33	Single Family Residence Single Story
066-240-006	Magalia	RR	RR-5	0.33	Mobile Home Double Wide
066-240-010	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-240-011	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-240-012	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-240-013	Magalia	RR	RR-5	0.43	Single Family Residence Single Story
066-240-014	Magalia	RR	RR-5	0.35	Mobile Home Double Wide
066-240-015	Magalia	RR	RR-5	0.31	Mobile Home Double Wide
066-240-016	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-240-017	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-240-018	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-240-019	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-240-020	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-240-021	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-240-022	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-240-023	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-240-024	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-240-025	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-240-026	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-240-027	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-240-033	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-240-034	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-240-035	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-240-036	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-240-037	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-240-038	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-240-039	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-240-040	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-240-041	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
066-240-044	Magalia	RR	RR-5	0.24	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-240-045	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-240-046	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-240-047	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-240-048	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-240-049	Magalia	RR	RR-5	0.35	Mobile Home Double Wide
066-240-050	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-240-051	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-250-001	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-250-002	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-250-003	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-250-004	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-250-005	Magalia	RR	RR-5	0.35	Single Family Residence Single Story
066-250-006	Magalia	RR	RR-5	0.24	Mobile Home Triple Wide
066-250-007	Magalia	RR	RR-5	0.27	Mobile Home Triple Wide
066-250-014	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-250-017	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-250-018	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-250-020	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-250-021	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-250-022	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-250-023	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-250-024	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-250-025	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-250-027	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-250-028	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-250-029	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-250-030	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-250-031	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-250-032	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-250-033	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-250-034	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-250-035	Magalia	RR	RR-5	0.23	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-250-036	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-250-037	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-250-039	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-250-041	Magalia	RR	RR-5	0.33	Mobile Home Double Wide
066-250-042	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-250-043	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-250-044	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-250-044	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-250-045	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-250-046	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-250-047	Magalia	RR	RR-5	0.32	Mobile Home Double Wide
066-260-001	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-260-002	Magalia	RR	RR-5	0.43	Mobile Home Double Wide
066-260-003	Magalia	RR	RR-5	0.35	Single Family Residence Single Story
066-260-004	Magalia	RR	RR-5	0.34	Single Family Residence Single Story
066-260-005	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-260-006	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-260-007	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-260-008	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-260-009	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-260-010	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-260-011	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-260-012	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-260-013	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-260-014	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-260-015	Magalia	RR	RR-5	0.36	Mobile Home Double Wide
066-260-016	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-260-017	Magalia	RR	RR-5	0.29	Mobile Home Triple Wide
066-260-018	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-260-019	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-260-020	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-260-021	Magalia	RR	RR-5	0.22	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-260-022	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-260-023	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-260-024	Magalia	RR	RR-5	0.41	Mobile Home Triple Wide
066-260-025	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-260-026	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-260-028	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-260-029	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-260-030	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-260-031	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-260-032	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-260-033	Magalia	RR	RR-5	0.41	Single Family Residence Single Story
066-260-034	Magalia	RR	RR-5	0.32	Mobile Home Double Wide
066-260-035	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-260-036	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-260-037	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-260-038	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-260-039	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-260-040	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-270-001	Magalia	RR	RR-5	0.45	Mobile Home Double Wide
066-270-002	Magalia	RR	RR-5	0.35	Single Family Residence Multi Story
066-270-003	Magalia	RR	RR-5	0.28	Single Family Residence Multi Story
066-270-004	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-270-005	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-270-006	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-270-008	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-270-009	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-270-010	Magalia	RR	RR-5	0.34	Single Family Residence Single Story
066-270-011	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-270-012	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-270-013	Magalia	RR	RR-5	0.30	Mobile Home Triple Wide
066-270-014	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-270-015	Magalia	RR	RR-5	0.23	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-270-015	Magalia	RR	RR-5	0.23	Mobile Home Triple Wide
066-270-016	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-270-017	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-270-018	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-270-019	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-270-021	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-270-022	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-270-023	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-270-024	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-270-025	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-270-026	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-270-027	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-270-028	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-270-029	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-270-030	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-270-031	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-270-032	Magalia	RR	RR-5	0.40	Single Family Residence Single Story
066-270-033	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-270-034	Magalia	RR	RR-5	0.28	Mobile Home Triple Wide
066-270-035	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-270-036	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-270-037	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-270-038	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-270-039	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-270-040	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-270-041	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-270-042	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-270-043	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-270-044	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-270-045	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-270-046	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-270-047	Magalia	RR	RR-5	0.26	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-270-048	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-270-049	Magalia	RR	RR-5	0.32	Single Family Residence Single Story
066-270-050	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-270-051	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-270-052	Magalia	RR	RR-5	0.44	Mobile Home Double Wide
066-270-053	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-270-054	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-280-001	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-280-003	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story
066-280-004	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-280-005	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-280-007	Magalia	RR	RR-5	0.45	Single Family Residence Multi Story
066-280-008	Magalia	RR	RR-5	0.39	Single Family Residence Single Story
066-280-009	Magalia	RR	RR-5	0.45	Single Family Residence Multi Story
066-280-010	Magalia	RR	RR-5	0.46	Single Family Residence Multi Story
066-280-012	Magalia	RR	RR-5	0.55	Single Family Residence Single Story
066-280-013	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-280-014	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-280-015	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-280-016	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-280-017	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-280-018	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-280-019	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-280-020	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-280-021	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-280-022	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-280-023	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-280-024	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-280-025	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-280-026	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-280-027	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-280-028	Magalia	RR	RR-5	0.23	Single Family Residence Multi Story

APN*	Community	GP	Zone	Acres	Previous Use
066-280-030	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-280-031	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-280-032	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-280-033	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-280-034	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-280-035	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-280-036	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-280-037	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-280-038	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-280-039	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-280-040	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-280-041	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-280-042	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-280-043	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-280-044	Magalia	RR	RR-5	0.29	Mobile Home Single Wide
066-280-045	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-280-046	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-280-047	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-280-048	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-280-048	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-280-049	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-280-050	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-280-051	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-280-052	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-280-053	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-280-054	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-280-055	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-290-001	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-290-003	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-290-004	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-290-005	Magalia	RR	RR-5	0.36	Single Family Residence Single Story
066-290-006	Magalia	RR	RR-5	0.26	Mobile Home Triple Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-290-007	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-290-008	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-290-009	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-290-010	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
066-290-011	Magalia	RR	RR-5	0.38	Single Family Residence Single Story
066-290-012	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-290-013	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-290-014	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-290-016	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-290-017	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-290-018	Magalia	RR	RR-5	0.33	Single Family Residence Single Story
066-290-019	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-290-020	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
066-290-021	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-290-022	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-290-024	Magalia	RR	RR-5	0.33	Mobile Home Double Wide
066-290-025	Magalia	RR	RR-5	0.36	Mobile Home Double Wide
066-290-026	Magalia	RR	RR-5	0.34	Mobile Home Triple Wide
066-290-027	Magalia	RR	RR-5	0.32	Mobile Home Triple Wide
066-290-028	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-290-029	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-290-030	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
066-290-031	Magalia	RR	RR-5	0.33	Mobile Home Double Wide
066-290-032	Magalia	RR	RR-5	0.37	Single Family Residence Multi Story
066-300-002	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-300-003	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-300-004	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-300-005	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-300-006	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-300-007	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-300-008	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-300-010	Magalia	RR	RR-5	0.24	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-300-011	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-300-012	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-300-014	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-300-015	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-300-016	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-300-018	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-300-019	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-300-020	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-300-021	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-300-022	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-300-023	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-300-027	Magalia	RR	RR-5	0.27	Single Family Residence Single Story
066-300-028	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-300-029	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-300-030	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-300-031	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-300-032	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-300-035	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-300-036	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-300-037	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-300-038	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-300-039	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-360-033	Magalia	RR	RR-5	1.95	Mobile Home Triple Wide
066-380-004	Magalia	RR	RR-5	0.21	Single Family Residence Single Story
066-380-005	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-380-009	Magalia	RR	RR-5	0.29	Single Family Residence Multi Story
066-380-015	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-380-016	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-380-017	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-380-018	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-380-021	Magalia	RR	RR-5	0.61	Single Family Residence Multi Story
066-380-022	Magalia	RR	RR-5	0.40	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-380-023	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-380-024	Magalia	RR	RR-5	0.19	Single Family Residence Single Story
066-380-025	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-380-026	Magalia	RR	RR-5	1.23	Single Family Residence Multi Story
066-380-027	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-380-027	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-380-028	Magalia	RR	RR-5	0.30	Mobile Home Double Wide
066-380-035	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-380-036	Magalia	RR	RR-5	0.67	Mobile Home Double Wide
066-380-036	Magalia	RR	RR-5	0.67	Mobile Home Double Wide
066-380-039	Magalia	RR	RR-5	0.95	Mobile Home Triple Wide
066-380-039	Magalia	RR	RR-5	0.95	Mobile Home Single Wide
066-390-003	Magalia	RR	RR-5	1.10	Single Family Residence Single Story
066-390-008	Magalia	RR	RR-5	0.20	Single Family Residence Single Story
066-390-009	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-390-010	Magalia	RR	RR-5	0.16	Mobile Home Single Wide
066-390-011	Magalia	RR	RR-5	0.16	Single Family Residence Single Story
066-390-012	Magalia	RR	RR-5	0.30	Single Family Residence Single Story
066-390-014	Magalia	RR	RR-5	0.58	Single Family Residence Single Story
066-390-018	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-390-021	Magalia	RR	RR-5	0.26	Single Family Residence Multi Story
066-390-023	Magalia	RR	RR-5	0.47	Single Family Residence Multi Story
066-390-024	Magalia	RR	RR-5	0.54	Single Family Residence Multi Story
066-390-026	Magalia	RR	RR-5	0.40	Single Family Residence Single Story
066-390-027	Magalia	RR	RR-5	0.18	Single Family Residence Single Story
066-390-028	Magalia	RR	RR-5	0.20	Single Family Residence Single Story
066-390-029	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-390-030	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-390-030	Magalia	RR	RR-5	0.25	Single Family Residence Multi Story
066-390-031	Magalia	RR	RR-5	0.31	Single Family Residence Multi Story
066-390-032	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-390-035	Magalia	RR	RR-5	0.26	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-390-036	Magalia	RR	RR-5	0.21	Single Family Residence Single Story
066-390-039	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-390-045	Magalia	RR	RR-5	0.21	Single Family Residence Single Story
066-390-046	Magalia	RR	RR-5	0.21	Single Family Residence Single Story
066-390-047	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-390-048	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-390-050	Magalia	RR	RR-5	0.21	Single Family Residence Multi Story
066-390-051	Magalia	RR	RR-5	0.19	Single Family Residence Single Story
066-390-052	Magalia	RR	RR-5	0.38	Single Family Residence Multi Story
066-390-054	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-390-055	Magalia	RR	RR-5	0.43	Single Family Residence Single Story
066-390-057	Magalia	RR	RR-5	0.43	Mobile Home Double Wide
066-390-060	Magalia	RR	RR-5	0.51	Single Family Residence Single Story
066-390-061	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-390-062	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
066-390-064	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-390-065	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-390-068	Magalia	RR	RR-5	0.24	Mobile Home Single Wide
066-390-069	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-400-006	Magalia	RR	RR-5	0.21	Mobile Home Single Wide
066-400-007	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-400-008	Magalia	RR	RR-5	0.45	Single Family Residence Multi Story
066-400-010	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-400-012	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-400-020	Magalia	RR	RR-5	0.19	Single Family Residence Single Story
066-400-020	Magalia	RR	RR-5	0.19	Single Family Residence Single Story
066-400-025	Magalia	RR	RR-5	0.44	Single Family Residence Single Story
066-400-026	Magalia	RR	RR-5	3.56	Single Family Residence Single Story
066-400-029	Magalia	RR	RR-5	3.86	Single Family Residence Single Story
066-400-031	Magalia	RR	RR-5	0.50	Single Family Residence Single Story
066-400-032	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-400-033	Magalia	RR	RR-5	0.28	Mobile Home Single Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-400-038	Magalia	RR	RR-5	0.94	Single Family Residence Single Story
066-410-002	Magalia	RR	RR-5	0.38	Single Family Residence Single Story
066-410-003	Magalia	RR	RR-5	0.38	Mobile Home Triple Wide
066-410-007	Magalia	RR	RR-5	0.20	Mobile Home Single Wide
066-410-008	Magalia	RR	RR-5	0.20	Mobile Home Single Wide
066-410-009	Magalia	RR	RR-5	0.20	Mobile Home Triple Wide
066-410-010	Magalia	RR	RR-5	0.21	Mobile Home Single Wide
066-410-011	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-410-012	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-410-013	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-410-014	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-410-020	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-410-021	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-410-022	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-410-023	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-410-024	Magalia	RR	RR-5	0.32	Mobile Home Double Wide
066-410-025	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-410-026	Magalia	RR	RR-5	0.29	Single Family Residence Single Story
066-410-027	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-410-029	Magalia	RR	RR-5	0.35	Mobile Home Double Wide
066-410-030	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-410-031	Magalia	RR	RR-5	0.39	Mobile Home Double Wide
066-410-032	Magalia	RR	RR-5	0.35	Mobile Home Double Wide
066-410-033	Magalia	RR	RR-5	0.45	Mobile Home Double Wide
066-410-034	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-410-035	Magalia	RR	RR-5	0.24	Single Family Residence Single Story
066-410-036	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-420-002	Magalia	RR	RR-5	0.20	Mobile Home Triple Wide
066-420-003	Magalia	RR	RR-5	0.20	Mobile Home Triple Wide
066-420-006	Magalia	RR	RR-5	0.67	Mobile Home Triple Wide
066-420-007	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
066-420-008	Magalia	RR	RR-5	0.33	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-420-009	Magalia	RR	RR-5	0.33	Mobile Home Double Wide
066-420-010	Magalia	RR	RR-5	0.26	Mobile Home Double Wide
066-420-011	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-420-012	Magalia	RR	RR-5	0.22	Mobile Home Triple Wide
066-420-012	Magalia	RR	RR-5	0.22	Mobile Home Triple Wide
066-420-013	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-420-014	Magalia	RR	RR-5	0.30	Mobile Home Triple Wide
066-420-015	Magalia	RR	RR-5	0.35	Mobile Home Triple Wide
066-420-016	Magalia	RR	RR-5	0.24	Single Family Residence Multi Story
066-420-017	Magalia	RR	RR-5	0.28	Single Family Residence Multi Story
066-420-018	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-420-019	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-420-022	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-420-023	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-420-024	Magalia	RR	RR-5	0.26	Mobile Home Triple Wide
066-420-025	Magalia	RR	RR-5	0.34	Mobile Home Double Wide
066-420-026	Magalia	RR	RR-5	0.36	Mobile Home Double Wide
066-420-027	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
066-420-028	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-420-029	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-420-030	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-420-031	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-420-032	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-420-033	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-420-034	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-420-035	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-420-038	Magalia	RR	RR-5	0.29	Mobile Home Single Wide
066-430-001	Magalia	RR	RR-5	0.99	Single Family Residence Single Story
066-430-003	Magalia	RR	RR-5	0.42	Single Family Residence Single Story
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Single Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Single Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Single Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Single Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Single Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Single Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Single Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-430-008	Magalia	RR	RR-5	20.01	Mobile Home Double Wide
066-430-009	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-430-010	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-430-011	Magalia	RR	RR-5	0.24	Mobile Home Single Wide
066-440-001	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-440-002	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-440-003	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-440-005	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-440-006	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-440-007	Magalia	RR	RR-5	0.22	Mobile Home Double Wide
066-440-008	Magalia	RR	RR-5	0.28	Mobile Home Double Wide
066-440-009	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-440-011	Magalia	RR	RR-5	0.25	Mobile Home Double Wide
066-440-012	Magalia	RR	RR-5	0.26	Mobile Home Single Wide
066-440-013	Magalia	RR	RR-5	0.44	Mobile Home Double Wide
066-450-012	Magalia	RR	RR-5	2.51	Mobile Home Double Wide
066-450-013	Magalia	RR	RR-5	3.22	Mobile Home Double Wide
066-450-014	Magalia	RR	RR-5	5.59	Single Family Residence Single Story
066-460-003	Magalia	RR	RR-5	0.90	Single Family Residence Single Story
066-470-005	Magalia	RR	RR-5	0.38	Single Family Residence Single Story
066-470-006	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-470-008	Magalia	RR	RR-5	1.09	Mobile Home Single Wide
066-470-009	Magalia	RR	RR-5	0.49	Single Family Residence Single Story
066-470-011	Magalia	RR	RR-5	5.25	Single Family Residence Single Story
066-470-012	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-470-018	Magalia	RR	RR-5	1.71	Single Family Residence Single Story
066-470-027	Magalia	RR	RR-5	1.99	Single Family Residence Multi Story
066-470-028	Magalia	RR	RR-5	2.61	Single Family Residence Multi Story
066-470-037	Magalia	RR	RR-5	4.04	Single Family Residence Single Story
066-470-041	Magalia	RR	RR-5	1.11	Single Family Residence Single Story
066-470-041	Magalia	RR	RR-5	1.11	Mobile Home Double Wide
066-470-041	Magalia	RR	RR-5	1.11	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
066-470-042	Magalia	RR	RR-5	0.40	Single Family Residence Single Story
066-470-042	Magalia	RR	RR-5	0.40	Single Family Residence Single Story
066-470-043	Magalia	RR	RR-5	0.52	Single Family Residence Single Story
066-490-001	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-490-002	Magalia	RR	RR-5	0.32	Single Family Residence Single Story
066-490-003	Magalia	RR	RR-5	0.74	Single Family Residence Single Story
066-490-004	Magalia	RR	RR-5	0.70	Mobile Home Double Wide
066-490-005	Magalia	RR	RR-5	0.31	Single Family Residence Single Story
066-490-006	Magalia	RR	RR-5	0.20	Mobile Home Double Wide
066-490-007	Magalia	RR	RR-5	0.22	Mobile Home Triple Wide
066-490-008	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-490-009	Magalia	RR	RR-5	0.24	Mobile Home Triple Wide
066-490-010	Magalia	RR	RR-5	0.26	Mobile Home Triple Wide
066-490-011	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-490-012	Magalia	RR	RR-5	0.31	Mobile Home Triple Wide
066-490-012	Magalia	RR	RR-5	0.31	Mobile Home Triple Wide
066-490-013	Magalia	RR	RR-5	0.35	Mobile Home Triple Wide
066-490-014	Magalia	RR	RR-5	0.82	Mobile Home Triple Wide
066-490-015	Magalia	RR	RR-5	0.24	Mobile Home Double Wide
066-490-016	Magalia	RR	RR-5	0.29	Mobile Home Double Wide
066-490-017	Magalia	RR	RR-5	0.41	Mobile Home Triple Wide
066-490-019	Magalia	RR	RR-5	0.23	Mobile Home Triple Wide
066-490-020	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
066-490-021	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-490-022	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-490-023	Magalia	RR	RR-5	0.28	Single Family Residence Single Story
066-490-024	Magalia	RR	RR-5	0.43	Mobile Home Single Wide
066-490-026	Magalia	RR	RR-5	0.26	Mobile Home Single Wide
066-490-027	Magalia	RR	RR-5	0.28	Mobile Home Single Wide
066-500-001	Magalia	RR	RR-5	0.32	Mobile Home Double Wide
066-500-002	Magalia	RR	RR-5	0.49	Mobile Home Single Wide
066-500-003	Magalia	RR	RR-5	0.72	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
066-500-004	Magalia	RR	RR-5	0.25	Mobile Home Triple Wide
066-500-005	Magalia	RR	RR-5	0.22	Single Family Residence Single Story
066-500-006	Magalia	RR	RR-5	0.19	Single Family Residence Single Story
066-500-007	Magalia	RR	RR-5	0.32	Mobile Home Triple Wide
066-500-008	Magalia	RR	RR-5	0.55	Single Family Residence Single Story
066-500-009	Magalia	RR	RR-5	0.45	Mobile Home Double Wide
066-500-010	Magalia	RR	RR-5	0.53	Single Family Residence Single Story
066-500-011	Magalia	RR	RR-5	0.38	Single Family Residence Single Story
066-500-012	Magalia	RR	RR-5	0.51	Single Family Residence Multi Story
066-500-013	Magalia	RR	RR-5	0.85	Single Family Residence Multi Story
066-500-014	Magalia	RR	RR-5	0.79	Single Family Residence Multi Story
066-500-015	Magalia	RR	RR-5	0.27	Mobile Home Double Wide
066-510-013	Magalia	RR	RR-5	9.01	Mobile Home Double Wide
066-510-018	Magalia	RR	RR-5	0.49	Single Family Residence Single Story
066-510-019	Magalia	RR	RR-5	0.46	Single Family Residence Multi Story
066-510-020	Magalia	RR	RR-5	0.46	Single Family Residence Multi Story
066-510-025	Magalia	RR	RR-5	0.49	Single Family Residence Multi Story
058-130-005	Magalia	TM	TM	9.49	Mobile Home Single Wide
058-130-005	Magalia	TM	TM	9.49	Motor Home
058-130-007	Magalia	TM	TM	9.09	Mobile Home Single Wide
058-130-011	Magalia	TM	TM	76.64	Motor Home
058-130-011	Magalia	TM	TM	76.64	Motor Home
058-130-015	Magalia	TM	TPZ	36.36	Mobile Home Single Wide
058-130-033	Magalia	TM	TPZ	133.08	Motor Home
065-510-080	Magalia	TM	TM	2.53	Single Family Residence Multi Story
065-510-080	Magalia	TM	TM	2.53	Single Family Residence Multi Story
065-510-084	Magalia	TM	TM	2.53	Single Family Residence Multi Story
065-540-013	Magalia	TM	TM	62.02	Single Family Residence Single Story
018-440-048	Magalia	VLDR	VLDCR	1.62	Single Family Residence Single Story
064-530-037	Magalia	RR	RR-5	0.25	Single Family Residence Single Story
064-530-040	Magalia	RR	RR-5	0.23	Single Family Residence Single Story
064-530-041	Magalia	RR	RR-5	0.25	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
064-530-042	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
064-530-043	Magalia	RR	RR-5	0.26	Single Family Residence Single Story
066-040-036	Magalia	RR	RR-5	0.23	Mobile Home Double Wide
066-040-037	Magalia	RR	RR-5	0.21	Mobile Home Double Wide
055-350-032	Paradise SOI	FR	FR-5	21.67	Single Family Residence Single Story
055-350-037	Paradise SOI	FR	FR-5	4.95	Single Family Residence Single Story
055-350-028	Paradise SOI	RR	RR-5	13.78	Single Family Residence Single Story

**Duplicate APNs reflect parcels on which more than one residential unit was destroyed.*

TABLE B-2: REBUILD SITES IN NORTH COMPLEX-IMPACTED COMMUNITIES

APN*	Community	GP	Zone	Acres	Previous Use
061-010-004	Berry Creek	TM	TM	525.20	Single Family Residence Multi Story
061-010-005	Berry Creek	TM	TM	94.60	Single Family Residence Single Story
061-020-012	Berry Creek	TM	TPZ	310.38	Single Family Residence Single Story
061-020-053	Berry Creek	MultiZone	MultiZone	9.06	Single Family Residence Single Story
061-020-053	Berry Creek	MultiZone	MultiZone	9.06	Single Family Residence Single Story
061-020-054	Berry Creek	FR	FR-5	7.61	Single Family Residence Single Story
061-020-056	Berry Creek	FR	FR-5	9.46	Single Family Residence Single Story
061-020-079	Berry Creek	FR	FR-5	8.65	Single Family Residence Single Story
061-020-092	Berry Creek	FR	FR-5	15.62	Mobile Home Single Wide
061-020-095	Berry Creek	FR	FR-5	9.20	Single Family Residence Single Story
061-020-095	Berry Creek	FR	FR-5	9.20	Mobile Home Single Wide
061-020-104	Berry Creek	FR	FR-5	9.57	Single Family Residence Single Story
061-020-105	Berry Creek	MultiZone	MultiZone	9.26	Single Family Residence Single Story
061-020-106	Berry Creek	MultiZone	MultiZone	9.65	Mobile Home Double Wide
061-020-113	Berry Creek	FR	FR-5	8.02	Mobile Home Double Wide
061-020-113	Berry Creek	FR	FR-5	8.02	Single Family Residence Single Story
061-020-114	Berry Creek	FR	FR-5	10.15	Single Family Residence Single Story
061-020-151	Berry Creek	TM	TM	1.24	Single Family Residence Single Story
061-020-153	Berry Creek	TM	TM	10.70	Single Family Residence Single Story
061-030-005	Berry Creek	FR	FR-1	2.00	Single Family Residence Single Story
061-030-006	Berry Creek	FR	FR-1	1.10	Single Family Residence Single Story
061-030-008	Berry Creek	FR	FR-1	1.11	Mobile Home Single Wide
061-030-009	Berry Creek	FR	FR-1	2.32	Single Family Residence Single Story
061-030-011	Berry Creek	TM	TPZ	15.13	Single Family Residence Single Story
061-030-011	Berry Creek	TM	TPZ	15.13	Single Family Residence Single Story
061-030-025	Berry Creek	FR	FR-5	19.26	Single Family Residence Single Story
061-030-033	Berry Creek	RTL	C-C	0.83	Single Family Residence Single Story
061-030-035	Berry Creek	RTL	G-C	1.01	Single Family Residence Single Story
061-030-040	Berry Creek	TM	TM	19.61	Single Family Residence Multi Story
061-050-013	Berry Creek	TM	TPZ	310.13	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
061-050-035	Berry Creek	TM	TM	115.60	Mobile Home Single Wide
061-080-013	Berry Creek	TM	TM	77.78	Single Family Residence Single Story
061-080-037	Berry Creek	TM	TM	20.15	Mobile Home Single Wide
061-080-038	Berry Creek	TM	TM	10.41	Single Family Residence Single Story
061-080-044	Berry Creek	TM	TM	9.39	Mobile Home Single Wide
061-080-049	Berry Creek	TM	TM	9.85	Mobile Home Single Wide
061-080-054	Berry Creek	TM	TM	18.28	Mobile Home Single Wide
061-080-069	Berry Creek	TM	TM	0.51	Single Family Residence Single Story
061-080-122	Berry Creek	TM	TM	4.59	Mobile Home Single Wide
061-080-124	Berry Creek	TM	TM	5.04	Mobile Home Single Wide
061-080-147	Berry Creek	TM	TM	52.98	Single Family Residence Multi Story
061-080-147	Berry Creek	TM	TM	52.98	Single Family Residence Single Story
061-080-148	Berry Creek	TM	TM	1.14	Mobile Home Double Wide
061-230-031	Berry Creek	TM	TM	101.23	Single Family Residence Single Story
061-230-031	Berry Creek	TM	TM	101.23	Single Family Residence Single Story
061-230-031	Berry Creek	TM	TM	101.23	Single Family Residence Single Story
061-230-031	Berry Creek	TM	TM	101.23	Single Family Residence Single Story
061-230-031	Berry Creek	TM	TM	101.23	Single Family Residence Single Story
061-230-031	Berry Creek	TM	TM	101.23	Single Family Residence Single Story
061-230-031	Berry Creek	TM	TM	101.23	Single Family Residence Single Story
061-230-031	Berry Creek	TM	TM	101.23	Single Family Residence Single Story
061-230-031	Berry Creek	TM	TM	101.23	Single Family Residence Single Story
061-230-031	Berry Creek	TM	TM	101.23	Single Family Residence Single Story
061-230-031	Berry Creek	TM	TM	101.23	Single Family Residence Single Story
061-250-020	Berry Creek	TM	TM	29.88	Single Family Residence Single Story
061-250-024	Berry Creek	TM	TM	9.43	Single Family Residence Single Story
061-300-010	Berry Creek	FR	FR-1	2.31	Single Family Residence Multi Story
061-300-012	Berry Creek	FR	FR-1	1.91	Single Family Residence Single Story
061-300-019	Berry Creek	FR	FR-1	2.10	Single Family Residence Single Story
061-300-023	Berry Creek	FR	FR-1	1.80	Mobile Home Double Wide
061-300-026	Berry Creek	FR	FR-1	1.40	Mobile Home Double Wide
061-300-031	Berry Creek	FR	FR-1	1.75	Single Family Residence Single Story
061-300-032	Berry Creek	FR	FR-1	1.69	Single Family Residence Multi Story

APN*	Community	GP	Zone	Acres	Previous Use
061-300-035	Berry Creek	FR	FR-1	3.49	Single Family Residence Single Story
061-300-037	Berry Creek	FR	FR-1	2.27	Single Family Residence Single Story
061-300-040	Berry Creek	FR	FR-1	2.17	Single Family Residence Single Story
061-310-015	Berry Creek	RR	RR-5	9.19	Mobile Home Double Wide
061-310-015	Berry Creek	RR	RR-5	9.19	Mobile Home Single Wide
061-310-015	Berry Creek	RR	RR-5	9.19	Single Family Residence Single Story
061-310-015	Berry Creek	RR	RR-5	9.19	Single Family Residence Single Story
061-310-017	Berry Creek	RR	RR-5	10.53	Single Family Residence Single Story
061-310-026	Berry Creek	TM	TM	22.60	Mobile Home Double Wide
061-310-029	Berry Creek	RR	RR-5	3.74	Single Family Residence Single Story
061-310-030	Berry Creek	RR	RR-5	9.57	Mobile Home Double Wide
061-310-037	Berry Creek	RR	RR-5	12.58	Mobile Home Single Wide
061-310-055	Berry Creek	RR	RR-5	2.19	Mobile Home Single Wide
061-310-055	Berry Creek	RR	RR-5	2.19	Mobile Home Single Wide
061-310-061	Berry Creek	RR	RR-5	4.10	Mobile Home Double Wide
061-310-062	Berry Creek	RR	RR-5	2.34	Mobile Home Single Wide
061-310-064	Berry Creek	TM	TM	20.27	Single Family Residence Single Story
061-310-065	Berry Creek	TM	TM	20.60	Single Family Residence Single Story
061-310-066	Berry Creek	TM	TM	19.84	Single Family Residence Single Story
061-310-067	Berry Creek	RR	RR-5	2.01	Mobile Home Triple Wide
061-310-068	Berry Creek	RR	RR-5	2.10	Single Family Residence Single Story
061-310-069	Berry Creek	RR	RR-5	12.38	Single Family Residence Single Story
061-320-002	Berry Creek	FR	FR-5	10.73	Single Family Residence Single Story
061-320-008	Berry Creek	FR	FR-5	2.56	Single Family Residence Single Story
061-320-027	Berry Creek	FR	FR-5	4.40	Single Family Residence Single Story
061-320-028	Berry Creek	FR	FR-5	4.19	Single Family Residence Single Story
061-320-033	Berry Creek	FR	FR-5	4.00	Single Family Residence Single Story
061-320-038	Berry Creek	FR	FR-5	3.37	Single Family Residence Single Story
061-320-044	Berry Creek	FR	FR-5	1.05	Single Family Residence Single Story
061-320-059	Berry Creek	FR	FR-5	10.00	Single Family Residence Single Story
061-320-062	Berry Creek	FR	FR-5	11.63	Single Family Residence Single Story
061-320-082	Berry Creek	FR	FR-5	4.25	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
061-330-004	Berry Creek	TM	TM	18.90	Single Family Residence Single Story
061-330-004	Berry Creek	TM	TM	18.90	Mobile Home Single Wide
061-330-014	Berry Creek	FR	FR-1	2.71	Single Family Residence Single Story
061-330-015	Berry Creek	TM	TM	16.76	Single Family Residence Single Story
061-330-015	Berry Creek	TM	TM	16.76	Single Family Residence Single Story
061-330-015	Berry Creek	TM	TM	16.76	Single Family Residence Single Story
061-330-015	Berry Creek	TM	TM	16.76	Single Family Residence Single Story
061-330-015	Berry Creek	TM	TM	16.76	Single Family Residence Single Story
061-330-015	Berry Creek	TM	TM	16.76	Single Family Residence Single Story
061-330-015	Berry Creek	TM	TM	16.76	Single Family Residence Single Story
061-330-015	Berry Creek	TM	TM	16.76	Single Family Residence Single Story
061-340-002	Berry Creek	FR	FR-5	4.71	Single Family Residence Single Story
061-340-008	Berry Creek	FR	FR-20	27.54	Single Family Residence Single Story
061-340-009	Berry Creek	FR	FR-20	28.46	Mobile Home Single Wide
061-340-011	Berry Creek	FR	FR-5	7.48	Single Family Residence Single Story
061-340-014	Berry Creek	FR	FR-5	10.08	Single Family Residence Single Story
061-340-014	Berry Creek	FR	FR-5	10.08	Single Family Residence Single Story
061-340-014	Berry Creek	FR	FR-5	10.08	Single Family Residence Single Story
061-340-024	Berry Creek	FR	FR-1	2.07	Single Family Residence Single Story
061-340-024	Berry Creek	FR	FR-1	2.07	Single Family Residence Single Story
061-340-025	Berry Creek	FR	FR-20	5.03	Single Family Residence Single Story
061-340-028	Berry Creek	FR	FR-1	3.97	Single Family Residence Single Story
061-340-028	Berry Creek	FR	FR-1	3.97	Single Family Residence Single Story
061-340-029	Berry Creek	FR	FR-1	1.29	Mobile Home Single Wide
061-340-038	Berry Creek	FR	FR-5	10.33	Single Family Residence Single Story
061-340-045	Berry Creek	FR	FR-20	5.73	Single Family Residence Single Story
061-340-046	Berry Creek	FR	FR-20	5.39	Single Family Residence Single Story
061-340-048	Berry Creek	FR	FR-1	1.23	Single Family Residence Multi Story
061-340-054	Berry Creek	FR	FR-1	3.03	Single Family Residence Multi Story
061-340-055	Berry Creek	FR	FR-1	3.06	Single Family Residence Single Story
061-340-055	Berry Creek	FR	FR-1	3.06	Single Family Residence Multi Story
061-350-007	Berry Creek	RR	RR-5	2.52	Mobile Home Single Wide

APN*	Community	GP	Zone	Acres	Previous Use
061-350-013	Berry Creek	RR	RR-5	3.73	Mobile Home Double Wide
061-350-015	Berry Creek	RR	RR-5	2.79	Mobile Home Single Wide
061-350-016	Berry Creek	RR	RR-5	3.21	Mobile Home Double Wide
061-350-017	Berry Creek	RR	RR-5	2.44	Single Family Residence Single Story
061-350-025	Berry Creek	RR	RR-5	5.01	Mobile Home Double Wide
061-350-028	Berry Creek	RR	RR-5	5.01	Mobile Home Double Wide
061-350-029	Berry Creek	RR	RR-5	9.97	Single Family Residence Single Story
061-350-030	Berry Creek	RR	RR-5	10.04	Single Family Residence Multi Story
061-350-031	Berry Creek	RR	RR-5	5.01	Mobile Home Double Wide
061-350-033	Berry Creek	RR	RR-5	5.01	Mobile Home Double Wide
061-350-034	Berry Creek	RR	RR-5	11.41	Mobile Home Triple Wide
061-350-039	Berry Creek	RR	RR-5	5.00	Mobile Home Double Wide
061-350-042	Berry Creek	RR	RR-5	5.02	Mobile Home Double Wide
061-350-044	Berry Creek	RR	RR-5	10.04	Mobile Home Double Wide
061-350-045	Berry Creek	RR	RR-5	9.53	Mobile Home Single Wide
061-350-049	Berry Creek	RR	RR-5	5.00	Single Family Residence Single Story
061-350-049	Berry Creek	RR	RR-5	5.00	Single Family Residence Single Story
061-350-050	Berry Creek	RR	RR-5	5.00	Single Family Residence Single Story
061-350-050	Berry Creek	RR	RR-5	5.00	Mobile Home Double Wide
061-350-051	Berry Creek	RR	RR-5	5.00	Mobile Home Double Wide
061-350-052	Berry Creek	RR	RR-5	5.00	Single Family Residence Single Story
061-350-055	Berry Creek	RR	RR-5	5.00	Mobile Home Double Wide
061-350-057	Berry Creek	RR	RR-5	5.00	Mobile Home Double Wide
061-350-059	Berry Creek	RR	RR-5	5.00	Mobile Home Single Wide
061-350-068	Berry Creek	RR	RR-5	10.85	Single Family Residence Single Story
061-350-070	Berry Creek	RR	RR-5	5.32	Single Family Residence Multi Story
061-350-071	Berry Creek	RR	RR-5	9.63	Single Family Residence Multi Story
061-410-021	Berry Creek	P	P	0.14	Mobile Home Double Wide
061-410-026	Berry Creek	FR	FR-5	3.20	Mobile Home Double Wide
061-410-026	Berry Creek	FR	FR-5	3.20	Mobile Home Single Wide
061-410-027	Berry Creek	FR	FR-5	4.00	Mobile Home Single Wide
061-410-029	Berry Creek	FR	FR-5	5.99	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
061-410-029	Berry Creek	FR	FR-5	5.99	Mobile Home Single Wide
061-410-033	Berry Creek	FR	FR-1	2.06	Single Family Residence Single Story
061-410-036	Berry Creek	TM	TM	27.99	Single Family Residence Single Story
061-410-037	Berry Creek	MultiZone	MultiZone	13.44	Mobile Home Single Wide
061-410-038	Berry Creek	TM	TM	96.94	Single Family Residence Single Story
061-410-041	Berry Creek	FR	FR-1	2.37	Mobile Home Single Wide
061-430-002	Berry Creek	FR	FR-5	10.70	Mobile Home Single Wide
061-430-004	Berry Creek	FR	FR-5	13.74	Single Family Residence Single Story
061-430-011	Berry Creek	FR	FR-5	5.56	Single Family Residence Single Story
061-430-017	Berry Creek	FR	FR-5	5.67	Mobile Home Double Wide
061-430-019	Berry Creek	FR	FR-40	48.11	Mobile Home Double Wide
061-430-021	Berry Creek	FR	FR-5	5.82	Single Family Residence Single Story
061-440-003	Berry Creek	FR	FR-5	5.16	Single Family Residence Single Story
061-440-007	Berry Creek	FR	FR-5	2.49	Single Family Residence Single Story
061-440-012	Berry Creek	FR	FR-5	4.95	Single Family Residence Single Story
061-440-015	Berry Creek	FR	FR-5	10.52	Single Family Residence Single Story
061-440-020	Berry Creek	FR	FR-5	5.56	Single Family Residence Single Story
061-440-029	Berry Creek	FR	FR-5	4.97	Single Family Residence Multi Story
061-440-030	Berry Creek	FR	FR-5	4.97	Single Family Residence Single Story
061-440-032	Berry Creek	FR	FR-5	5.26	Single Family Residence Single Story
061-440-035	Berry Creek	FR	FR-5	5.03	Mobile Home Single Wide
061-440-038	Berry Creek	FR	FR-5	4.38	Single Family Residence Single Story
061-440-039	Berry Creek	FR	FR-5	17.91	Mobile Home Single Wide
061-440-039	Berry Creek	FR	FR-5	17.91	Single Family Residence Single Story
061-450-001	Berry Creek	TM	TM	36.64	Single Family Residence Single Story
061-450-002	Berry Creek	TM	TM	38.01	Single Family Residence Single Story
061-450-014	Berry Creek	RR	RR-5	10.79	Single Family Residence Single Story
061-450-015	Berry Creek	RR	RR-5	10.36	Single Family Residence Multi Story
061-450-031	Berry Creek	RR	RR-5	7.46	Mobile Home Double Wide
061-450-031	Berry Creek	RR	RR-5	7.46	Mobile Home Double Wide
061-450-037	Berry Creek	VLDR	VLDR	3.15	Mobile Home Double Wide
061-450-038	Berry Creek	VLDR	VLDR	3.31	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
061-450-039	Berry Creek	TM	TM	118.31	Single Family Residence Single Story
061-450-041	Berry Creek	TM	TM	46.34	Single Family Residence Single Story
061-450-041	Berry Creek	TM	TM	46.34	Single Family Residence Multi Story
061-450-041	Berry Creek	TM	TM	46.34	Single Family Residence Multi Story
061-450-041	Berry Creek	TM	TM	46.34	Single Family Residence Multi Story
061-460-005	Berry Creek	RR	RR-5	10.23	Mobile Home Triple Wide
061-460-006	Berry Creek	RR	RR-5	10.50	Single Family Residence Single Story
061-460-008	Berry Creek	RR	RR-5	10.49	Mobile Home Triple Wide
061-460-039	Berry Creek	TM	TM	33.22	Single Family Residence Single Story
061-460-039	Berry Creek	TM	TM	33.22	Mobile Home Double Wide
061-460-040	Berry Creek	TM	TM	0.70	Single Family Residence Single Story
061-480-009	Berry Creek	FR	FR-40	22.35	Single Family Residence Single Story
061-480-011	Berry Creek	TM	TM	12.25	Mobile Home Double Wide
061-480-011	Berry Creek	TM	TM	12.25	Mobile Home Single Wide
061-480-032	Berry Creek	TM	TM	14.70	Mobile Home Single Wide
061-480-044	Berry Creek	FR	FR-40	26.36	Mobile Home Double Wide
061-480-058	Berry Creek	TM	TM	43.66	Single Family Residence Multi Story
061-480-058	Berry Creek	TM	TM	43.66	Mobile Home Single Wide
061-480-061	Berry Creek	TM	TM	21.40	Single Family Residence Multi Story
061-480-061	Berry Creek	TM	TM	21.40	Single Family Residence Single Story
061-490-030	Berry Creek	FR	FR-5	19.66	Single Family Residence Multi Story
061-490-037	Berry Creek	FR	FR-5	9.02	Single Family Residence Single Story
061-520-011	Berry Creek	RR	RR-5	13.93	Mobile Home Single Wide
061-520-014	Berry Creek	RR	RR-5	10.88	Single Family Residence Multi Story
061-520-014	Berry Creek	RR	RR-5	10.88	Mobile Home Single Wide
061-520-014	Berry Creek	RR	RR-5	10.88	Mobile Home Single Wide
061-540-006	Berry Creek	RR	RR-5	1.01	Single Family Residence Multi Story
061-540-019	Berry Creek	RR	RR-5	3.19	Single Family Residence Multi Story
061-540-025	Berry Creek	RR	RR-5	6.93	Single Family Residence Single Story
061-540-035	Berry Creek	RR	RR-5	5.48	Single Family Residence Single Story
061-540-035	Berry Creek	RR	RR-5	5.48	Single Family Residence Single Story
061-540-037	Berry Creek	RR	RR-5	2.29	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
061-540-039	Berry Creek	RR	RR-5	4.07	Mobile Home Single Wide
061-540-040	Berry Creek	RR	RR-5	3.83	Single Family Residence Single Story
061-540-057	Berry Creek	RR	RR-5	1.74	Single Family Residence Single Story
061-540-057	Berry Creek	RR	RR-5	1.74	Single Family Residence Single Story
061-540-059	Berry Creek	RR	RR-5	20.98	Single Family Residence Multi Story
061-540-062	Berry Creek	RR	RR-5	6.57	Single Family Residence Single Story
061-540-062	Berry Creek	RR	RR-5	6.57	Single Family Residence Single Story
061-540-062	Berry Creek	RR	RR-5	6.57	Mobile Home Single Wide
061-540-062	Berry Creek	RR	RR-5	6.57	Single Family Residence Single Story
061-550-003	Berry Creek	VLDR	VLDR	2.52	Single Family Residence Multi Story
061-550-009	Berry Creek	VLDR	VLDR	2.86	Single Family Residence Single Story
061-550-026	Berry Creek	VLDR	VLDR	1.63	Single Family Residence Single Story
061-550-034	Berry Creek	VLDR	VLDR	4.11	Mobile Home Single Wide
061-550-034	Berry Creek	VLDR	VLDR	4.11	Single Family Residence Single Story
061-550-036	Berry Creek	VLDR	VLDR	3.52	Mobile Home Single Wide
061-550-037	Berry Creek	VLDR	VLDR	3.20	Mobile Home Single Wide
061-550-038	Berry Creek	VLDR	VLDR	5.30	Mobile Home Single Wide
061-550-038	Berry Creek	VLDR	VLDR	5.30	Mobile Home Double Wide
061-550-039	Berry Creek	VLDR	VLDR	3.37	Mobile Home Single Wide
061-550-039	Berry Creek	VLDR	VLDR	3.37	Mobile Home Single Wide
061-550-040	Berry Creek	VLDR	VLDR	2.81	Mobile Home Double Wide
061-550-041	Berry Creek	VLDR	VLDR	4.61	Mobile Home Double Wide
061-550-041	Berry Creek	VLDR	VLDR	4.61	Mobile Home Single Wide
061-550-041	Berry Creek	VLDR	VLDR	4.61	Mobile Home Single Wide
061-550-043	Berry Creek	VLDR	VLDR	4.94	Mobile Home Single Wide
061-550-045	Berry Creek	VLDR	VLDR	1.76	Mobile Home Single Wide
061-560-015	Berry Creek	VLDR	VLDR	1.76	Mobile Home Single Wide
061-560-020	Berry Creek	VLDR	VLDR	1.36	Single Family Residence Single Story
061-560-027	Berry Creek	VLDR	VLDR	2.19	Mobile Home Single Wide
061-570-007	Berry Creek	RR	RR-5	4.95	Mobile Home Double Wide
061-570-011	Berry Creek	RR	RR-5	1.94	Single Family Residence Single Story
061-570-014	Berry Creek	RR	RR-5	7.45	Single Family Residence Multi Story

APN*	Community	GP	Zone	Acres	Previous Use
061-580-006	Berry Creek	RR	RR-5	2.48	Mobile Home Single Wide
061-580-007	Berry Creek	RR	RR-5	2.97	Mobile Home Double Wide
061-580-011	Berry Creek	RR	RR-5	1.25	Mobile Home Single Wide
061-580-012	Berry Creek	RR	RR-5	2.83	Single Family Residence Single Story
061-580-013	Berry Creek	RR	RR-5	4.44	Mobile Home Single Wide
061-580-015	Berry Creek	RR	RR-5	4.48	Mobile Home Single Wide
061-580-022	Berry Creek	TM	TM	10.10	Mobile Home Double Wide
061-580-022	Berry Creek	TM	TM	10.10	Mobile Home Single Wide
061-590-007	Berry Creek	VLDR	VLDR	0.93	Mobile Home Single Wide
061-590-008	Berry Creek	VLDR	VLDR	1.26	Mobile Home Single Wide
061-590-012	Berry Creek	VLDR	VLDR	1.00	Mobile Home Double Wide
061-600-003	Berry Creek	VLDR	VLDR	1.07	Mobile Home Single Wide
061-600-006	Berry Creek	VLDR	VLDR	1.00	Mobile Home Single Wide
061-610-009	Berry Creek	VLDR	VLDR	1.60	Mobile Home Single Wide
061-610-013	Berry Creek	VLDR	VLDR	1.85	Mobile Home Double Wide
061-620-014	Berry Creek	VLDR	VLDR	2.46	Mobile Home Double Wide
061-630-005	Berry Creek	FR	FR-5	6.05	Single Family Residence Single Story
061-630-012	Berry Creek	FR	FR-40	24.41	Mobile Home Double Wide
061-630-012	Berry Creek	FR	FR-40	24.41	Mobile Home Single Wide
061-640-001	Berry Creek	RR	RR-5	1.29	Mobile Home Single Wide
061-640-001	Berry Creek	RR	RR-5	1.29	Mobile Home Single Wide
061-640-003	Berry Creek	RR	RR-5	1.35	Single Family Residence Multi Story
061-640-003	Berry Creek	RR	RR-5	1.35	Single Family Residence Single Story
061-640-006	Berry Creek	RR	RR-5	0.86	Single Family Residence Single Story
061-640-008	Berry Creek	RR	RR-5	2.50	Single Family Residence Single Story
061-640-010	Berry Creek	RR	RR-5	1.35	Single Family Residence Single Story
061-640-011	Berry Creek	RR	RR-5	2.48	Single Family Residence Multi Story
061-640-012	Berry Creek	RTL	C-C	3.41	Single Family Residence Single Story
061-650-014	Berry Creek	RR	RR-5	5.00	Single Family Residence Single Story
062-110-006	Berry Creek	TM	TM	10.04	Single Family Residence Single Story
062-110-007	Berry Creek	TM	TM	9.19	Single Family Residence Single Story
062-110-009	Berry Creek	TM	TM	3.33	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
062-120-049	Berry Creek	TM	TM	23.48	Mobile Home Single Wide
062-120-075	Berry Creek	RR	RR-5	38.96	Single Family Residence Single Story
062-130-014	Berry Creek	TM	TM	42.96	Single Family Residence Single Story
062-130-016	Berry Creek	TM	TM	49.97	Single Family Residence Multi Story
062-140-023	Berry Creek	MDR	MDR	0.11	Single Family Residence Single Story
062-150-019	Berry Creek	MDR	MDR	0.32	Single Family Residence Multi Story
062-160-006	Berry Creek	LDR	LDR	0.15	Single Family Residence Single Story
062-160-007	Berry Creek	LDR	LDR	0.15	Single Family Residence Single Story
062-160-013	Berry Creek	LDR	LDR	0.15	Single Family Residence Multi Story
062-160-014	Berry Creek	LDR	LDR	0.27	Single Family Residence Multi Story
062-160-015	Berry Creek	LDR	LDR	0.12	Single Family Residence Multi Story
062-160-016	Berry Creek	LDR	LDR	0.15	Single Family Residence Multi Story
062-160-017	Berry Creek	LDR	LDR	0.15	Single Family Residence Multi Story
062-160-019	Berry Creek	LDR	LDR	0.12	Single Family Residence Multi Story
062-160-020	Berry Creek	LDR	LDR	0.12	Single Family Residence Multi Story
062-160-021	Berry Creek	LDR	LDR	0.15	Single Family Residence Multi Story
062-160-025	Berry Creek	LDR	LDR	0.15	Single Family Residence Single Story
062-160-025	Berry Creek	LDR	LDR	0.15	Single Family Residence Multi Story
062-160-028	Berry Creek	LDR	LDR	0.15	Single Family Residence Multi Story
062-160-029	Berry Creek	LDR	LDR	0.15	Single Family Residence Single Story
062-160-031	Berry Creek	LDR	LDR	0.21	Single Family Residence Multi Story
062-160-032	Berry Creek	LDR	LDR	0.15	Single Family Residence Single Story
062-160-033	Berry Creek	LDR	LDR	0.15	Single Family Residence Multi Story
062-160-044	Berry Creek	LDR	LDR	0.52	Single Family Residence Multi Story
062-160-046	Berry Creek	LDR	LDR	0.13	Single Family Residence Single Story
062-160-047	Berry Creek	LDR	LDR	1.88	Single Family Residence Single Story
062-160-047	Berry Creek	LDR	LDR	1.88	Single Family Residence Multi Story
062-160-048	Berry Creek	LDR	LDR	0.30	Single Family Residence Multi Story
062-160-050	Berry Creek	LDR	LDR	0.43	Single Family Residence Single Story
062-160-051	Berry Creek	LDR	LDR	0.35	Single Family Residence Multi Story
062-170-006	Berry Creek	LDR	LDR	0.19	Single Family Residence Single Story
062-170-007	Berry Creek	LDR	LDR	0.13	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
062-170-012	Berry Creek	LDR	LDR	0.17	Single Family Residence Single Story
062-170-015	Berry Creek	LDR	LDR	0.16	Single Family Residence Single Story
062-170-015	Berry Creek	LDR	LDR	0.16	Single Family Residence Multi Story
062-170-032	Berry Creek	LDR	LDR	0.38	Single Family Residence Multi Story
062-170-033	Berry Creek	LDR	LDR	1.00	Single Family Residence Multi Story
062-170-038	Berry Creek	LDR	LDR	0.32	Single Family Residence Multi Story
062-170-039	Berry Creek	LDR	LDR	0.30	Single Family Residence Single Story
062-180-013	Berry Creek	LDR	LDR	0.19	Single Family Residence Single Story
062-180-016	Berry Creek	LDR	LDR	0.29	Single Family Residence Single Story
062-180-019	Berry Creek	LDR	LDR	0.15	Single Family Residence Single Story
062-180-022	Berry Creek	LDR	LDR	0.31	Single Family Residence Multi Story
062-180-023	Berry Creek	LDR	LDR	0.15	Single Family Residence Multi Story
062-180-031	Berry Creek	LDR	LDR	0.30	Single Family Residence Single Story
062-180-035	Berry Creek	VLDR	VLDR	0.81	Single Family Residence Single Story
062-180-037	Berry Creek	LDR	LDR	0.32	Single Family Residence Multi Story
062-180-041	Berry Creek	LDR	LDR	0.61	Single Family Residence Multi Story
062-180-044	Berry Creek	LDR	LDR	0.46	Single Family Residence Multi Story
062-190-004	Berry Creek	LDR	LDR	0.63	Single Family Residence Multi Story
062-190-007	Berry Creek	LDR	LDR	0.24	Single Family Residence Multi Story
062-190-008	Berry Creek	LDR	LDR	0.22	Single Family Residence Multi Story
062-190-009	Berry Creek	LDR	LDR	0.22	Single Family Residence Single Story
062-190-010	Berry Creek	LDR	LDR	0.25	Single Family Residence Multi Story
062-190-011	Berry Creek	LDR	LDR	0.27	Single Family Residence Single Story
062-190-012	Berry Creek	LDR	LDR	0.40	Single Family Residence Single Story
062-200-012	Berry Creek	RR	RR-5	4.28	Mobile Home Double Wide
062-200-021	Berry Creek	RR	RR-5	1.52	Single Family Residence Multi Story
062-200-024	Berry Creek	RTL	C-C	1.58	Single Family Residence Single Story
062-200-025	Berry Creek	RR	RR-5	7.60	Single Family Residence Single Story
062-200-030	Berry Creek	RR	RR-5	11.27	Single Family Residence Single Story
062-200-030	Berry Creek	RR	RR-5	11.27	Single Family Residence Single Story
062-200-030	Berry Creek	RR	RR-5	11.27	Single Family Residence Single Story
062-200-040	Berry Creek	RR	RR-5	3.06	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
062-200-040	Berry Creek	RR	RR-5	3.06	Single Family Residence Single Story
062-200-041	Berry Creek	RR	RR-5	1.20	Mobile Home Double Wide
062-200-048	Berry Creek	RR	RR-5	3.23	Single Family Residence Multi Story
062-200-048	Berry Creek	RR	RR-5	3.23	Single Family Residence Single Story
062-200-054	Berry Creek	RR	RR-5	2.60	Single Family Residence Single Story
062-200-056	Berry Creek	RR	RR-5	5.02	Single Family Residence Single Story
062-200-058	Berry Creek	RR	RR-5	1.12	Mobile Home Single Wide
062-200-059	Berry Creek	RR	RR-5	2.01	Single Family Residence Single Story
062-200-060	Berry Creek	RR	RR-5	1.09	Single Family Residence Single Story
062-200-067	Berry Creek	RR	RR-5	1.03	Mobile Home Double Wide
062-200-071	Berry Creek	RR	RR-5	8.53	Mobile Home Double Wide
062-200-077	Berry Creek	RR	RR-5	1.25	Mobile Home Double Wide
062-200-085	Berry Creek	RR	RR-5	0.86	Single Family Residence Single Story
062-200-086	Berry Creek	RR	RR-5	1.21	Single Family Residence Single Story
062-200-090	Berry Creek	RR	RR-5	2.87	Single Family Residence Multi Story
062-200-091	Berry Creek	RR	RR-5	3.81	Mobile Home Double Wide
062-200-092	Berry Creek	RR	RR-5	3.82	Single Family Residence Multi Story
062-200-093	Berry Creek	RR	RR-5	3.82	Mobile Home Double Wide
062-200-096	Berry Creek	RR	RR-5	4.44	Mobile Home Single Wide
062-200-098	Berry Creek	RR	RR-5	3.42	Mobile Home Double Wide
062-200-103	Berry Creek	RR	RR-5	1.75	Single Family Residence Single Story
062-200-104	Berry Creek	RR	RR-5	9.94	Mobile Home Single Wide
062-200-106	Berry Creek	RR	RR-5	2.62	Single Family Residence Multi Story
062-200-107	Berry Creek	RR	RR-5	16.83	Mobile Home Double Wide
062-200-109	Berry Creek	RR	RR-5	16.85	Single Family Residence Single Story
062-200-111	Berry Creek	RR	RR-5	0.78	Single Family Residence Single Story
062-200-116	Berry Creek	RR	RR-5	5.65	Mobile Home Double Wide
062-200-121	Berry Creek	RR	RR-5	3.02	Mobile Home Double Wide
062-200-122	Berry Creek	RR	RR-5	3.19	Mobile Home Double Wide
062-200-123	Berry Creek	RR	RR-5	5.92	Mobile Home Double Wide
062-200-125	Berry Creek	RR	RR-5	3.51	Mobile Home Double Wide
062-200-129	Berry Creek	RR	RR-5	1.90	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
062-200-130	Berry Creek	RR	RR-5	1.81	Mobile Home Double Wide
062-200-131	Berry Creek	RR	RR-5	2.44	Mobile Home Double Wide
062-200-132	Berry Creek	TM	TM	1.92	Single Family Residence Single Story
062-200-133	Berry Creek	TM	TM	1.98	Mobile Home Single Wide
062-200-134	Berry Creek	RR	RR-5	3.73	Single Family Residence Single Story
062-210-006	Berry Creek	TM	TM	27.05	Single Family Residence Single Story
062-210-008	Berry Creek	RR	RR-5	12.38	Mobile Home Single Wide
062-210-020	Berry Creek	RR	RR-5	1.07	Mobile Home Double Wide
062-210-024	Berry Creek	RR	RR-5	1.49	Mobile Home Single Wide
062-210-083	Berry Creek	RR	RR-5	1.80	Mobile Home Single Wide
062-210-090	Berry Creek	RR	RR-5	2.71	Single Family Residence Single Story
062-210-119	Berry Creek	RR	RR-5	1.63	Single Family Residence Single Story
062-210-125	Berry Creek	RR	RR-5	16.27	Single Family Residence Single Story
062-210-126	Berry Creek	RR	RR-5	6.39	Mobile Home Single Wide
062-210-138	Berry Creek	RR	RR-5	12.09	Single Family Residence Single Story
062-210-138	Berry Creek	RR	RR-5	12.09	Single Family Residence Single Story
062-210-138	Berry Creek	RR	RR-5	12.09	Single Family Residence Single Story
062-210-138	Berry Creek	RR	RR-5	12.09	Single Family Residence Single Story
062-210-139	Berry Creek	RR	RR-5	17.24	Single Family Residence Single Story
062-220-002	Berry Creek	RR	RR-5	1.80	Single Family Residence Single Story
062-220-010	Berry Creek	RR	RR-5	1.84	Single Family Residence Single Story
062-220-011	Berry Creek	RR	RR-5	1.24	Single Family Residence Single Story
062-220-013	Berry Creek	RR	RR-5	0.94	Single Family Residence Multi Story
062-220-014	Berry Creek	RR	RR-5	1.63	Single Family Residence Multi Story
062-220-016	Berry Creek	LDR	LDR	3.33	Single Family Residence Single Story
062-220-026	Berry Creek	RR	RR-5	2.18	Mobile Home Double Wide
062-220-031	Berry Creek	RR	RR-5	3.55	Mobile Home Double Wide
062-240-003	Berry Creek	TM	TM	20.07	Single Family Residence Single Story
062-240-003	Berry Creek	TM	TM	20.07	Mobile Home Single Wide
062-240-008	Berry Creek	TM	TM	292.73	Single Family Residence Single Story
062-240-008	Berry Creek	TM	TM	292.73	Single Family Residence Single Story
062-250-002	Berry Creek	TM	TM	23.38	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
062-250-003	Berry Creek	RR	RR-5	9.03	Single Family Residence Single Story
062-250-011	Berry Creek	TM	TM	1.84	Single Family Residence Single Story
062-250-013	Berry Creek	TM	TM	0.69	Single Family Residence Single Story
062-250-019	Berry Creek	TM	TM	113.56	Single Family Residence Single Story
062-250-020	Berry Creek	TM	TM	0.74	Single Family Residence Single Story
062-250-024	Berry Creek	TM	TM	92.22	Single Family Residence Single Story
062-250-024	Berry Creek	TM	TM	92.22	Mobile Home Double Wide
062-250-026	Berry Creek	TM	TM	18.48	Single Family Residence Single Story
062-250-027	Berry Creek	TM	TM	2.83	Single Family Residence Single Story
062-250-027	Berry Creek	TM	TM	2.83	Single Family Residence Single Story
062-250-028	Berry Creek	TM	TM	0.93	Single Family Residence Single Story
062-260-010	Berry Creek	RR	RR-5	0.73	Single Family Residence Single Story
062-260-011	Berry Creek	MultiZone	MultiZone	80.87	Single Family Residence Single Story
062-260-012	Berry Creek	RR	RR-5	11.93	Single Family Residence Single Story
062-260-012	Berry Creek	RR	RR-5	11.93	Mobile Home Single Wide
062-260-020	Berry Creek	RR	RR-5	5.59	Single Family Residence Single Story
062-260-023	Berry Creek	RR	RR-5	10.69	Single Family Residence Single Story
062-260-030	Berry Creek	RR	RR-5	10.28	Single Family Residence Single Story
062-260-032	Berry Creek	RR	RR-5	2.69	Single Family Residence Single Story
062-260-034	Berry Creek	RR	RR-5	17.49	Single Family Residence Single Story
062-260-036	Berry Creek	RR	RR-5	13.81	Single Family Residence Multi Story
062-260-039	Berry Creek	RR	RR-5	1.74	Single Family Residence Multi Story
062-260-040	Berry Creek	RR	RR-5	1.54	Single Family Residence Single Story
062-260-041	Berry Creek	RR	RR-5	13.01	Mobile Home Double Wide
062-260-042	Berry Creek	RR	RR-5	3.99	Single Family Residence Single Story
062-260-043	Berry Creek	RR	RR-5	10.21	Single Family Residence Multi Story
062-260-046	Berry Creek	RR	RR-5	13.08	Single Family Residence Single Story
062-260-053	Berry Creek	RR	RR-5	5.01	Single Family Residence Single Story
062-260-054	Berry Creek	RR	RR-5	5.01	Single Family Residence Single Story
062-260-055	Berry Creek	RR	RR-5	5.33	Mobile Home Single Wide
062-260-056	Berry Creek	RR	RR-5	5.26	Mobile Home Single Wide
062-270-010	Berry Creek	TM	TM	20.90	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
062-270-015	Berry Creek	RR	RR-5	13.25	Mobile Home Double Wide
062-270-019	Berry Creek	RR	RR-5	5.22	Mobile Home Double Wide
062-270-020	Berry Creek	RR	RR-5	4.80	Mobile Home Double Wide
062-270-021	Berry Creek	RR	RR-5	53.36	Single Family Residence Single Story
062-270-022	Berry Creek	RR	RR-5	4.54	Mobile Home Double Wide
062-270-023	Berry Creek	RR	RR-5	4.62	Mobile Home Double Wide
062-270-024	Berry Creek	RR	RR-5	6.72	Mobile Home Single Wide
062-270-025	Berry Creek	RR	RR-5	21.11	Mobile Home Double Wide
062-270-026	Berry Creek	RR	RR-5	23.09	Mobile Home Double Wide
062-270-029	Berry Creek	RR	RR-5	8.92	Single Family Residence Single Story
062-270-030	Berry Creek	VLDR	VLDR	4.81	Single Family Residence Single Story
062-270-030	Berry Creek	VLDR	VLDR	4.81	Mobile Home Single Wide
062-270-030	Berry Creek	VLDR	VLDR	4.81	Single Family Residence Single Story
062-270-031	Berry Creek	VLDR	VLDR	4.60	Single Family Residence Single Story
062-280-004	Berry Creek	MDR	MDR	0.23	Mobile Home Double Wide
062-280-028	Berry Creek	MDR	MDR	0.22	Single Family Residence Multi Story
062-300-001	Berry Creek	MDR	MDR	0.30	Single Family Residence Single Story
062-300-021	Berry Creek	MDR	MDR	0.23	Single Family Residence Multi Story
062-300-028	Berry Creek	MDR	MDR	0.26	Single Family Residence Single Story
062-300-029	Berry Creek	MDR	MDR	0.23	Single Family Residence Multi Story
062-300-043	Berry Creek	MDR	MDR	0.25	Single Family Residence Single Story
062-300-062	Berry Creek	MDR	MDR	0.23	Single Family Residence Single Story
062-300-079	Berry Creek	MDR	MDR	0.48	Single Family Residence Single Story
062-300-080	Berry Creek	MDR	MDR	0.71	Single Family Residence Single Story
062-300-081	Berry Creek	MDR	MDR	0.68	Single Family Residence Single Story
062-310-014	Berry Creek	LDR	LDR	0.85	Single Family Residence Single Story
062-310-015	Berry Creek	LDR	LDR	0.98	Single Family Residence Single Story
062-310-028	Berry Creek	LDR	LDR	0.59	Single Family Residence Multi Story
062-310-033	Berry Creek	LDR	LDR	1.20	Single Family Residence Single Story
062-320-002	Berry Creek	LDR	LDR	0.65	Single Family Residence Multi Story
062-320-003	Berry Creek	LDR	LDR	0.54	Mobile Home Single Wide
062-320-005	Berry Creek	LDR	LDR	0.65	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
062-320-007	Berry Creek	LDR	LDR	0.65	Single Family Residence Single Story
062-320-008	Berry Creek	LDR	LDR	0.54	Single Family Residence Multi Story
062-320-020	Berry Creek	LDR	LDR	0.53	Single Family Residence Single Story
062-320-024	Berry Creek	LDR	LDR	0.85	Single Family Residence Single Story
062-320-027	Berry Creek	LDR	LDR	0.70	Single Family Residence Single Story
062-320-028	Berry Creek	LDR	LDR	0.63	Single Family Residence Single Story
062-320-033	Berry Creek	LDR	LDR	6.34	Single Family Residence Single Story
062-320-033	Berry Creek	LDR	LDR	6.34	Single Family Residence Multi Story
062-330-017	Berry Creek	LDR	LDR	0.53	Single Family Residence Multi Story
062-330-035	Berry Creek	LDR	LDR	0.43	Single Family Residence Single Story
062-330-040	Berry Creek	LDR	LDR	0.42	Single Family Residence Multi Story
062-330-042	Berry Creek	LDR	LDR	4.27	Single Family Residence Multi Story
062-340-003	Berry Creek	LDR	LDR	0.59	Mobile Home Double Wide
062-340-004	Berry Creek	LDR	LDR	0.57	Single Family Residence Multi Story
062-340-015	Berry Creek	LDR	LDR	0.63	Single Family Residence Multi Story
062-340-016	Berry Creek	LDR	LDR	0.51	Single Family Residence Single Story
062-340-017	Berry Creek	LDR	LDR	0.46	Single Family Residence Single Story
062-340-025	Berry Creek	LDR	LDR	0.49	Single Family Residence Single Story
062-340-038	Berry Creek	LDR	LDR	0.80	Single Family Residence Single Story
062-350-003	Berry Creek	LDR	LDR	0.51	Mobile Home Double Wide
062-350-014	Berry Creek	LDR	LDR	0.59	Single Family Residence Single Story
062-350-017	Berry Creek	LDR	LDR	0.47	Single Family Residence Single Story
062-350-021	Berry Creek	LDR	LDR	0.60	Mobile Home Double Wide
062-350-022	Berry Creek	LDR	LDR	0.57	Single Family Residence Multi Story
062-350-024	Berry Creek	LDR	LDR	0.49	Single Family Residence Single Story
062-350-026	Berry Creek	LDR	LDR	0.48	Single Family Residence Single Story
062-350-028	Berry Creek	LDR	LDR	0.64	Single Family Residence Single Story
062-350-038	Berry Creek	LDR	LDR	0.59	Single Family Residence Single Story
062-350-039	Berry Creek	LDR	LDR	1.24	Single Family Residence Single Story
062-360-002	Berry Creek	RR	RR-5	0.73	Single Family Residence Single Story
062-360-003	Berry Creek	RR	RR-5	0.57	Single Family Residence Single Story
062-360-005	Berry Creek	RR	RR-5	0.62	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
062-360-006	Berry Creek	RR	RR-5	0.71	Single Family Residence Single Story
062-390-006	Berry Creek	FR	FR-5	2.04	Single Family Residence Single Story
062-390-020	Berry Creek	FR	FR-5	12.14	Mobile Home Double Wide
062-390-031	Berry Creek	FR	FR-5	3.34	Single Family Residence Single Story
062-390-033	Berry Creek	FR	FR-5	7.46	Single Family Residence Single Story
062-390-034	Berry Creek	FR	FR-5	9.93	Single Family Residence Single Story
062-400-015	Berry Creek	FR	FR-5	10.61	Mobile Home Single Wide
062-400-026	Berry Creek	FR	FR-5	6.80	Single Family Residence Single Story
062-400-037	Berry Creek	FR	FR-5	9.90	Single Family Residence Single Story
062-400-038	Berry Creek	FR	FR-40	41.82	Single Family Residence Single Story
062-440-001	Berry Creek	LDR	LDR	0.47	Mobile Home Double Wide
062-440-002	Berry Creek	LDR	LDR	0.43	Mobile Home Double Wide
062-440-002	Berry Creek	LDR	LDR	0.43	Mobile Home Double Wide
062-440-008	Berry Creek	LDR	LDR	0.36	Single Family Residence Single Story
062-440-009	Berry Creek	LDR	LDR	0.37	Single Family Residence Single Story
062-440-010	Berry Creek	LDR	LDR	0.36	Single Family Residence Single Story
062-440-013	Berry Creek	LDR	LDR	0.39	Mobile Home Double Wide
062-500-022	Berry Creek	TM	TM	13.40	Single Family Residence Single Story
062-510-046	Berry Creek	RR	RR-5	1.96	Mobile Home Double Wide
062-510-052	Berry Creek	VLDR	VLDR	1.00	Single Family Residence Single Story
062-510-052	Berry Creek	VLDR	VLDR	1.00	Single Family Residence Single Story
062-510-057	Berry Creek	RTL	C-C	1.45	Single Family Residence Multi Story
062-510-058	Berry Creek	RR	RR-5	1.85	Single Family Residence Multi Story
062-510-059	Berry Creek	RR	RR-5	6.93	Single Family Residence Single Story
062-510-059	Berry Creek	RR	RR-5	6.93	Single Family Residence Single Story
062-510-061	Berry Creek	RR	RR-5	5.08	Mobile Home Double Wide
062-510-064	Berry Creek	RR	RR-5	4.87	Mobile Home Single Wide
062-560-001	Berry Creek	RR	RR-5	10.33	Mobile Home Single Wide
062-560-003	Berry Creek	RR	RR-5	8.84	Mobile Home Double Wide
062-560-008	Berry Creek	RR	RR-5	9.12	Mobile Home Double Wide
062-560-009	Berry Creek	RR	RR-5	7.43	Mobile Home Double Wide
062-560-009	Berry Creek	RR	RR-5	7.43	Single Family Residence Multi Story

APN*	Community	GP	Zone	Acres	Previous Use
062-560-009	Berry Creek	RR	RR-5	7.43	Single Family Residence Single Story
062-560-010	Berry Creek	RR	RR-5	3.83	Mobile Home Double Wide
062-560-011	Berry Creek	RR	RR-5	6.44	Mobile Home Double Wide
062-560-014	Berry Creek	RR	RR-5	3.65	Mobile Home Triple Wide
062-560-020	Berry Creek	VLDR	VLDR	1.41	Single Family Residence Multi Story
062-560-022	Berry Creek	VLDR	VLDR	1.39	Single Family Residence Single Story
062-560-023	Berry Creek	VLDR	VLDR	2.44	Mobile Home Single Wide
062-560-023	Berry Creek	VLDR	VLDR	2.44	Mobile Home Single Wide
062-560-026	Berry Creek	RR	RR-5	3.11	Single Family Residence Single Story
062-560-027	Berry Creek	RR	RR-5	4.21	Mobile Home Double Wide
062-560-028	Berry Creek	RR	RR-5	2.10	Mobile Home Double Wide
062-600-008	Berry Creek	FR	FR-5	18.70	Single Family Residence Multi Story
062-600-026	Berry Creek	TM	TM	116.28	Mobile Home Single Wide
062-600-031	Berry Creek	FR	FR-5	3.82	Single Family Residence Single Story
062-600-031	Berry Creek	FR	FR-5	3.82	Single Family Residence Single Story
062-600-033	Berry Creek	FR	FR-5	1.93	Mobile Home Single Wide
062-600-034	Berry Creek	FR	FR-5	0.54	Mobile Home Double Wide
062-610-003	Berry Creek	RR	RR-5	6.49	Single Family Residence Multi Story
062-610-005	Berry Creek	RR	RR-5	7.45	Mobile Home Double Wide
062-610-006	Berry Creek	RR	RR-5	5.27	Single Family Residence Multi Story
062-610-007	Berry Creek	RR	RR-5	9.91	Single Family Residence Multi Story
062-610-012	Berry Creek	RR	RR-5	20.50	Single Family Residence Multi Story
062-610-016	Berry Creek	RR	RR-5	8.97	Single Family Residence Single Story
062-610-024	Berry Creek	RR	RR-5	10.63	Mobile Home Double Wide
062-610-025	Berry Creek	RR	RR-5	20.07	Single Family Residence Single Story
062-610-026	Berry Creek	RR	RR-5	26.07	Single Family Residence Single Story
062-620-001	Berry Creek	TM	TM	268.62	Single Family Residence Single Story
062-620-001	Berry Creek	TM	TM	268.62	Single Family Residence Multi Story
062-620-001	Berry Creek	TM	TM	268.62	Single Family Residence Single Story
062-620-001	Berry Creek	TM	TM	268.62	Single Family Residence Multi Story
062-620-001	Berry Creek	TM	TM	268.62	Single Family Residence Single Story
062-620-001	Berry Creek	TM	TM	268.62	Mobile Home Single Wide

APN*	Community	GP	Zone	Acres	Previous Use
062-620-001	Berry Creek	TM	TM	268.62	Single Family Residence Single Story
062-640-001	Berry Creek	TM	TM	4.21	Mobile Home Double Wide
062-640-005	Berry Creek	RR	RR-5	4.88	Mobile Home Double Wide
062-640-008	Berry Creek	TM	TM	21.12	Single Family Residence Multi Story
062-640-009	Berry Creek	MultiZone	MultiZone	74.79	Single Family Residence Single Story
062-640-012	Berry Creek	RR	RR-5	5.68	Mobile Home Double Wide
062-640-013	Berry Creek	RR	RR-5	5.20	Mobile Home Triple Wide
062-640-013	Berry Creek	RR	RR-5	5.20	Single Family Residence Single Story
062-640-014	Berry Creek	RR	RR-5	6.64	Single Family Residence Single Story
062-650-001	Berry Creek	RR	RR-5	2.98	Mobile Home Double Wide
062-650-002	Berry Creek	RR	RR-5	3.43	Mobile Home Double Wide
062-650-003	Berry Creek	RR	RR-5	2.92	Single Family Residence Multi Story
062-650-004	Berry Creek	RR	RR-5	3.01	Single Family Residence Single Story
062-650-006	Berry Creek	RR	RR-5	2.95	Single Family Residence Single Story
062-650-008	Berry Creek	RR	RR-5	3.09	Mobile Home Double Wide
062-650-009	Berry Creek	RR	RR-5	3.64	Mobile Home Double Wide
062-650-010	Berry Creek	RR	RR-5	3.12	Mobile Home Double Wide
062-650-013	Berry Creek	RR	RR-5	3.35	Mobile Home Double Wide
062-660-002	Berry Creek	VLDR	VLDR	4.16	Mobile Home Single Wide
062-660-002	Berry Creek	VLDR	VLDR	4.16	Mobile Home Single Wide
062-660-003	Berry Creek	VLDR	VLDR	4.38	Mobile Home Double Wide
062-660-007	Berry Creek	VLDR	VLDR	2.07	Mobile Home Single Wide
062-660-010	Berry Creek	VLDR	VLDR	2.52	Mobile Home Double Wide
062-660-011	Berry Creek	VLDR	VLDR	2.79	Mobile Home Single Wide
062-660-012	Berry Creek	VLDR	VLDR	1.80	Single Family Residence Single Story
062-660-013	Berry Creek	VLDR	VLDR	1.79	Mobile Home Single Wide
062-660-014	Berry Creek	VLDR	VLDR	3.35	Single Family Residence Single Story
062-660-017	Berry Creek	VLDR	VLDR	7.25	Single Family Residence Single Story
062-660-019	Berry Creek	VLDR	VLDR	1.79	Mobile Home Double Wide
062-660-020	Berry Creek	VLDR	VLDR	1.31	Mobile Home Double Wide
062-670-001	Berry Creek	VLDR	VLDR	7.68	Single Family Residence Multi Story
062-670-002	Berry Creek	TM	TM	22.89	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
062-670-005	Berry Creek	TM	TM	24.27	Single Family Residence Multi Story
062-670-008	Berry Creek	VLDR	VLDR	2.25	Mobile Home Double Wide
062-670-009	Berry Creek	VLDR	VLDR	4.45	Mobile Home Single Wide
062-680-001	Berry Creek	VLDR	VLDR	2.00	Mobile Home Double Wide
062-680-002	Berry Creek	VLDR	VLDR	1.51	Mobile Home Double Wide
062-680-004	Berry Creek	VLDR	VLDR	1.36	Mobile Home Double Wide
062-680-005	Berry Creek	VLDR	VLDR	1.32	Mobile Home Single Wide
062-680-006	Berry Creek	VLDR	VLDR	1.42	Mobile Home Double Wide
062-680-007	Berry Creek	VLDR	VLDR	1.56	Mobile Home Single Wide
062-680-008	Berry Creek	VLDR	VLDR	2.14	Single Family Residence Single Story
062-680-009	Berry Creek	VLDR	VLDR	2.67	Mobile Home Double Wide
062-680-010	Berry Creek	VLDR	VLDR	2.08	Mobile Home Double Wide
062-680-012	Berry Creek	VLDR	VLDR	1.37	Mobile Home Double Wide
062-680-013	Berry Creek	VLDR	VLDR	1.55	Mobile Home Double Wide
062-680-014	Berry Creek	VLDR	VLDR	1.59	Mobile Home Single Wide
062-680-014	Berry Creek	VLDR	VLDR	1.59	Single Family Residence Single Story
062-680-016	Berry Creek	VLDR	VLDR	3.91	Single Family Residence Single Story
062-680-017	Berry Creek	VLDR	VLDR	1.92	Single Family Residence Multi Story
062-680-018	Berry Creek	VLDR	VLDR	1.69	Mobile Home Double Wide
062-680-019	Berry Creek	VLDR	VLDR	2.45	Single Family Residence Multi Story
062-680-021	Berry Creek	VLDR	VLDR	7.24	Single Family Residence Single Story
062-680-021	Berry Creek	VLDR	VLDR	7.24	Mobile Home Single Wide
062-680-022	Berry Creek	VLDR	VLDR	9.02	Single Family Residence Single Story
062-680-022	Berry Creek	VLDR	VLDR	9.02	Single Family Residence Single Story
062-680-023	Berry Creek	VLDR	VLDR	2.57	Mobile Home Single Wide
062-680-024	Berry Creek	VLDR	VLDR	3.19	Single Family Residence Multi Story
062-680-025	Berry Creek	VLDR	VLDR	1.69	Mobile Home Double Wide
062-680-026	Berry Creek	VLDR	VLDR	3.47	Mobile Home Single Wide
062-680-028	Berry Creek	VLDR	VLDR	3.80	Mobile Home Single Wide
062-690-001	Berry Creek	VLDR	VLDR	1.38	Single Family Residence Single Story
062-690-003	Berry Creek	VLDR	VLDR	2.39	Mobile Home Single Wide
062-690-004	Berry Creek	VLDR	VLDR	2.49	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
062-690-005	Berry Creek	VLDR	VLDR	2.17	Mobile Home Triple Wide
062-690-005	Berry Creek	VLDR	VLDR	2.17	Mobile Home Triple Wide
062-690-007	Berry Creek	VLDR	VLDR	1.62	Single Family Residence Multi Story
062-690-009	Berry Creek	VLDR	VLDR	2.46	Single Family Residence Single Story
062-690-011	Berry Creek	VLDR	VLDR	3.86	Single Family Residence Single Story
062-690-012	Berry Creek	VLDR	VLDR	2.00	Single Family Residence Single Story
062-690-017	Berry Creek	VLDR	VLDR	2.01	Mobile Home Single Wide
062-690-018	Berry Creek	VLDR	VLDR	1.95	Mobile Home Double Wide
062-690-019	Berry Creek	VLDR	VLDR	4.01	Single Family Residence Single Story
062-690-020	Berry Creek	VLDR	VLDR	3.24	Single Family Residence Single Story
062-690-021	Berry Creek	VLDR	VLDR	1.92	Single Family Residence Single Story
062-690-024	Berry Creek	VLDR	VLDR	2.00	Mobile Home Single Wide
062-690-025	Berry Creek	VLDR	VLDR	2.71	Mobile Home Single Wide
062-690-028	Berry Creek	VLDR	VLDR	8.65	Mobile Home Single Wide
062-690-029	Berry Creek	VLDR	VLDR	4.56	Mobile Home Single Wide
062-690-030	Berry Creek	VLDR	VLDR	2.23	Mobile Home Single Wide
062-690-031	Berry Creek	VLDR	VLDR	2.79	Mobile Home Double Wide
062-690-032	Berry Creek	VLDR	VLDR	4.02	Single Family Residence Single Story
062-700-001	Berry Creek	VLDR	VLDR	3.87	Single Family Residence Single Story
062-700-002	Berry Creek	VLDR	VLDR	2.66	Mobile Home Double Wide
062-700-003	Berry Creek	VLDR	VLDR	0.84	Single Family Residence Multi Story
062-700-004	Berry Creek	VLDR	VLDR	0.88	Mobile Home Single Wide
062-700-005	Berry Creek	VLDR	VLDR	0.88	Single Family Residence Single Story
062-700-006	Berry Creek	VLDR	VLDR	2.62	Mobile Home Double Wide
062-700-007	Berry Creek	VLDR	VLDR	3.24	Single Family Residence Single Story
062-700-007	Berry Creek	VLDR	VLDR	3.24	Mobile Home Single Wide
062-700-009	Berry Creek	VLDR	VLDR	1.23	Mobile Home Single Wide
062-700-009	Berry Creek	VLDR	VLDR	1.23	Mobile Home Single Wide
062-700-010	Berry Creek	VLDR	VLDR	4.00	Mobile Home Double Wide
062-700-013	Berry Creek	VLDR	VLDR	2.50	Mobile Home Double Wide
062-700-014	Berry Creek	VLDR	VLDR	3.17	Single Family Residence Single Story
062-700-018	Berry Creek	VLDR	VLDR	1.22	Single Family Residence Multi Story

APN*	Community	GP	Zone	Acres	Previous Use
062-700-019	Berry Creek	VLDR	VLDR	1.25	Mobile Home Double Wide
062-700-020	Berry Creek	RR	RR-5	1.03	Mobile Home Single Wide
062-710-002	Berry Creek	RR	RR-5	6.90	Single Family Residence Single Story
062-710-003	Berry Creek	RR	RR-5	5.56	Single Family Residence Multi Story
062-710-004	Berry Creek	RR	RR-5	7.43	Single Family Residence Single Story
062-710-004	Berry Creek	RR	RR-5	7.43	Single Family Residence Single Story
062-710-004	Berry Creek	RR	RR-5	7.43	Mobile Home Single Wide
062-710-006	Berry Creek	RR	RR-5	4.33	Single Family Residence Single Story
062-710-008	Berry Creek	RR	RR-5	2.36	Single Family Residence Single Story
062-710-009	Berry Creek	RR	RR-5	1.26	Single Family Residence Single Story
062-710-010	Berry Creek	RR	RR-5	1.25	Single Family Residence Single Story
062-710-011	Berry Creek	RR	RR-5	3.00	Mobile Home Single Wide
062-710-012	Berry Creek	RR	RR-5	3.01	Single Family Residence Single Story
062-710-013	Berry Creek	RR	RR-5	2.99	Mobile Home Single Wide
062-710-015	Berry Creek	RR	RR-5	1.25	Mobile Home Double Wide
062-710-016	Berry Creek	RR	RR-5	5.09	Mobile Home Single Wide
062-710-017	Berry Creek	RR	RR-5	3.05	Single Family Residence Single Story
062-720-002	Berry Creek	RR	RR-5	6.60	Mobile Home Triple Wide
062-720-002	Berry Creek	RR	RR-5	6.60	Mobile Home Single Wide
062-720-003	Berry Creek	RR	RR-5	4.14	Single Family Residence Single Story
062-720-005	Berry Creek	RR	RR-5	10.40	Mobile Home Double Wide
062-720-009	Berry Creek	RR	RR-5	20.40	Single Family Residence Multi Story
062-720-009	Berry Creek	RR	RR-5	20.40	Single Family Residence Single Story
062-730-003	Berry Creek	VLDR	VLDR	0.98	Mobile Home Single Wide
062-730-005	Berry Creek	VLDR	VLDR	0.87	Single Family Residence Single Story
062-730-006	Berry Creek	VLDR	VLDR	0.72	Mobile Home Single Wide
062-730-008	Berry Creek	VLDR	VLDR	0.72	Mobile Home Single Wide
062-730-009	Berry Creek	VLDR	VLDR	0.82	Single Family Residence Single Story
062-730-009	Berry Creek	VLDR	VLDR	0.82	Single Family Residence Single Story
062-730-010	Berry Creek	VLDR	VLDR	1.64	Mobile Home Double Wide
062-730-011	Berry Creek	VLDR	VLDR	0.80	Mobile Home Double Wide
062-730-012	Berry Creek	VLDR	VLDR	0.79	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
062-730-013	Berry Creek	VLDR	VLDR	1.64	Mobile Home Double Wide
062-730-015	Berry Creek	RR	RR-5	9.36	Single Family Residence Single Story
062-730-016	Berry Creek	RR	RR-5	2.04	Single Family Residence Multi Story
062-730-017	Berry Creek	RR	RR-5	11.95	Single Family Residence Single Story
062-730-017	Berry Creek	RR	RR-5	11.95	Single Family Residence Single Story
062-730-018	Berry Creek	VLDR	VLDR	1.73	Mobile Home Single Wide
062-730-022	Berry Creek	VLDR	VLDR	1.25	Mobile Home Double Wide
062-730-024	Berry Creek	VLDR	VLDR	1.02	Mobile Home Single Wide
062-730-025	Berry Creek	VLDR	VLDR	2.43	Mobile Home Double Wide
062-730-026	Berry Creek	VLDR	VLDR	3.63	Mobile Home Double Wide
062-730-026	Berry Creek	VLDR	VLDR	3.63	Mobile Home Triple Wide
062-730-027	Berry Creek	VLDR	VLDR	4.69	Single Family Residence Single Story
062-730-027	Berry Creek	VLDR	VLDR	4.69	Single Family Residence Multi Story
062-730-031	Berry Creek	VLDR	VLDR	0.99	Single Family Residence Single Story
062-730-032	Berry Creek	VLDR	VLDR	0.11	Single Family Residence Single Story
062-730-034	Berry Creek	VLDR	VLDR	0.78	Mobile Home Single Wide
062-730-036	Berry Creek	VLDR	VLDR	0.78	Single Family Residence Single Story
062-730-036	Berry Creek	VLDR	VLDR	0.78	Single Family Residence Single Story
062-730-037	Berry Creek	VLDR	VLDR	0.79	Mobile Home Double Wide
062-730-038	Berry Creek	VLDR	VLDR	1.04	Single Family Residence Single Story
062-730-043	Berry Creek	VLDR	VLDR	0.79	Mobile Home Double Wide
062-740-003	Berry Creek	VLDR	VLDR	1.13	Mobile Home Double Wide
062-740-006	Berry Creek	RR	RR-5	9.75	Mobile Home Double Wide
062-740-008	Berry Creek	VLDR	VLDR	1.80	Mobile Home Double Wide
062-740-012	Berry Creek	VLDR	VLDR	1.20	Mobile Home Single Wide
062-740-013	Berry Creek	VLDR	VLDR	1.18	Mobile Home Double Wide
062-740-014	Berry Creek	VLDR	VLDR	1.20	Mobile Home Double Wide
062-740-015	Berry Creek	VLDR	VLDR	1.75	Single Family Residence Single Story
062-740-016	Berry Creek	VLDR	VLDR	1.97	Single Family Residence Single Story
062-740-018	Berry Creek	VLDR	VLDR	1.75	Mobile Home Triple Wide
062-740-020	Berry Creek	VLDR	VLDR	4.06	Mobile Home Triple Wide
062-740-020	Berry Creek	VLDR	VLDR	4.06	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
062-740-020	Berry Creek	VLDR	VLDR	4.06	Single Family Residence Single Story
062-740-021	Berry Creek	VLDR	VLDR	1.81	Single Family Residence Single Story
062-740-024	Berry Creek	VLDR	VLDR	4.78	Single Family Residence Single Story
062-740-025	Berry Creek	VLDR	VLDR	4.83	Single Family Residence Single Story
062-740-027	Berry Creek	VLDR	VLDR	5.18	Single Family Residence Single Story
062-740-028	Berry Creek	VLDR	VLDR	1.99	Mobile Home Double Wide
062-750-001	Berry Creek	VLDR	VLDR	0.51	Mobile Home Double Wide
062-750-009	Berry Creek	RR	RR-5	4.08	Mobile Home Double Wide
062-750-009	Berry Creek	RR	RR-5	4.08	Mobile Home Single Wide
062-750-011	Berry Creek	RR	RR-5	16.17	Mobile Home Double Wide
062-750-018	Berry Creek	VLDR	VLDR	0.97	Mobile Home Double Wide
062-750-024	Berry Creek	VLDR	VLDR	1.02	Mobile Home Double Wide
062-750-026	Berry Creek	VLDR	VLDR	2.44	Mobile Home Double Wide
062-750-028	Berry Creek	VLDR	VLDR	1.69	Single Family Residence Single Story
062-750-029	Berry Creek	VLDR	VLDR	0.72	Single Family Residence Single Story
062-750-033	Berry Creek	VLDR	VLDR	0.55	Single Family Residence Single Story
062-750-033	Berry Creek	VLDR	VLDR	0.55	Single Family Residence Single Story
062-750-034	Berry Creek	VLDR	VLDR	1.12	Mobile Home Double Wide
062-750-036	Berry Creek	VLDR	VLDR	1.00	Mobile Home Double Wide
062-750-037	Berry Creek	VLDR	VLDR	1.48	Single Family Residence Single Story
062-750-039	Berry Creek	VLDR	VLDR	0.48	Single Family Residence Single Story
062-750-040	Berry Creek	VLDR	VLDR	0.50	Single Family Residence Single Story
062-750-041	Berry Creek	VLDR	VLDR	2.89	Single Family Residence Multi Story
062-750-042	Berry Creek	VLDR	VLDR	1.50	Single Family Residence Single Story
062-760-001	Berry Creek	RR	RR-5	7.06	Single Family Residence Single Story
062-760-002	Berry Creek	RR	RR-5	1.30	Single Family Residence Single Story
062-760-003	Berry Creek	RR	RR-5	10.19	Single Family Residence Single Story
062-760-003	Berry Creek	RR	RR-5	10.19	Single Family Residence Multi Story
062-760-005	Berry Creek	RR	RR-5	1.03	Mobile Home Single Wide
062-760-006	Berry Creek	RR	RR-5	1.03	Single Family Residence Single Story
062-760-007	Berry Creek	RR	RR-5	0.96	Single Family Residence Single Story
062-760-010	Berry Creek	RR	RR-5	3.68	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
062-760-011	Berry Creek	RR	RR-5	2.07	Single Family Residence Single Story
062-760-012	Berry Creek	RR	RR-5	2.39	Single Family Residence Single Story
062-760-013	Berry Creek	RR	RR-5	1.14	Single Family Residence Single Story
071-020-018	Berry Creek	TM	TM	241.29	Single Family Residence Single Story
071-020-028	Berry Creek	TM	TM	168.65	Single Family Residence Single Story
071-020-045	Berry Creek	TM	TM	41.77	Mobile Home Triple Wide
071-020-047	Berry Creek	TM	TM	156.62	Single Family Residence Single Story
071-020-047	Berry Creek	TM	TM	156.62	Mobile Home Double Wide
071-020-047	Berry Creek	TM	TM	156.62	Mobile Home Double Wide
071-020-048	Berry Creek	TM	TM	37.18	Single Family Residence Single Story
071-020-053	Berry Creek	TM	TM	36.52	Mobile Home Single Wide
071-020-054	Berry Creek	TM	TM	35.15	Mobile Home Single Wide
071-030-001	Berry Creek	TM	TM	39.10	Single Family Residence Single Story
071-030-004	Berry Creek	TM	TM	34.02	Single Family Residence Single Story
071-030-004	Berry Creek	TM	TM	34.02	Mobile Home Double Wide
071-030-012	Berry Creek	TM	TM	254.09	Single Family Residence Single Story
071-030-019	Berry Creek	TM	TM	159.37	Single Family Residence Single Story
071-030-019	Berry Creek	TM	TM	159.37	Mobile Home Single Wide
071-030-023	Berry Creek	TM	TM	79.37	Single Family Residence Single Story
071-030-023	Berry Creek	TM	TM	79.37	Single Family Residence Single Story
071-030-023	Berry Creek	TM	TM	79.37	Single Family Residence Single Story
071-240-002	Berry Creek	FR	FR-5	5.64	Mobile Home Double Wide
071-240-005	Berry Creek	FR	FR-5	1.10	Single Family Residence Single Story
071-240-009	Berry Creek	FR	FR-5	6.74	Mobile Home Single Wide
071-240-013	Berry Creek	FR	FR-5	9.09	Mobile Home Double Wide
071-240-016	Berry Creek	FR	FR-5	11.69	Single Family Residence Single Story
071-240-017	Berry Creek	FR	FR-5	11.32	Single Family Residence Single Story
071-240-026	Berry Creek	FR	FR-5	12.68	Mobile Home Single Wide
071-240-032	Berry Creek	FR	FR-5	3.15	Single Family Residence Multi Story
071-250-003	Berry Creek	FR	FR-5	4.75	Single Family Residence Single Story
071-250-007	Berry Creek	FR	FR-5	2.30	Mobile Home Single Wide
071-250-012	Berry Creek	FR	FR-1	0.70	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
071-250-023	Berry Creek	FR	FR-1	0.33	Mobile Home Single Wide
071-250-037	Berry Creek	FR	FR-1	0.53	Mobile Home Double Wide
071-250-041	Berry Creek	FR	FR-5	4.69	Single Family Residence Single Story
071-250-046	Berry Creek	FR	FR-1	1.19	Mobile Home Single Wide
071-260-010	Berry Creek	FR	FR-5	6.19	Single Family Residence Multi Story
071-310-004	Berry Creek	FR	FR-5	5.77	Mobile Home Single Wide
071-310-007	Berry Creek	FR	FR-5	10.06	Mobile Home Single Wide
071-310-012	Berry Creek	FR	FR-5	13.31	Single Family Residence Single Story
071-320-004	Berry Creek	FR	FR-5	2.24	Mobile Home Single Wide
071-320-011	Berry Creek	FR	FR-5	6.61	Single Family Residence Single Story
071-320-012	Berry Creek	FR	FR-5	1.99	Mobile Home Single Wide
071-320-016	Berry Creek	FR	FR-5	5.20	Single Family Residence Single Story
071-330-012	Berry Creek	FR	FR-5	5.02	Single Family Residence Single Story
071-370-003	Berry Creek	TM	TM	43.55	Mobile Home Single Wide
071-370-004	Berry Creek	TM	TM	43.06	Mobile Home Single Wide
071-370-004	Berry Creek	TM	TM	43.06	Single Family Residence Single Story
071-370-006	Berry Creek	TM	TM	19.11	Single Family Residence Single Story
071-370-008	Berry Creek	TM	TM	10.47	Mobile Home Single Wide
071-370-009	Berry Creek	TM	TM	15.50	Single Family Residence Single Story
071-370-010	Berry Creek	TM	TM	11.28	Mobile Home Double Wide
071-370-010	Berry Creek	TM	TM	11.28	Mobile Home Double Wide
071-370-014	Berry Creek	FR	FR-5	8.71	Single Family Residence Multi Story
071-370-016	Berry Creek	FR	FR-5	9.57	Mobile Home Single Wide
071-370-016	Berry Creek	FR	FR-5	9.57	Single Family Residence Single Story
071-370-021	Berry Creek	RR	RR-5	1.01	Single Family Residence Single Story
071-370-022	Berry Creek	TM	TM	36.67	Mobile Home Double Wide
071-370-024	Berry Creek	TM	TM	34.69	Mobile Home Single Wide
071-370-025	Berry Creek	TM	TM	37.80	Single Family Residence Multi Story
071-370-030	Berry Creek	FR	FR-5	8.00	Single Family Residence Single Story
071-370-033	Berry Creek	TM	TM	56.46	Mobile Home Double Wide
071-370-034	Berry Creek	TM	TM	9.55	Mobile Home Double Wide
071-370-035	Berry Creek	FR	FR-5	4.38	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
071-370-036	Berry Creek	FR	FR-5	6.50	Mobile Home Single Wide
071-370-036	Berry Creek	FR	FR-5	6.50	Mobile Home Double Wide
071-370-036	Berry Creek	FR	FR-5	6.50	Single Family Residence Single Story
071-380-004	Berry Creek	TM	TM	19.52	Mobile Home Single Wide
071-380-004	Berry Creek	TM	TM	19.52	Single Family Residence Multi Story
071-380-004	Berry Creek	TM	TM	19.52	Mobile Home Single Wide
071-380-006	Berry Creek	TM	TM	20.59	Single Family Residence Single Story
071-380-008	Berry Creek	TM	TM	24.00	Mobile Home Single Wide
071-390-003	Berry Creek	RR	RR-5	3.20	Mobile Home Triple Wide
071-390-007	Berry Creek	RR	RR-5	4.34	Single Family Residence Single Story
071-390-008	Berry Creek	RR	RR-5	4.19	Mobile Home Double Wide
071-390-009	Berry Creek	RR	RR-5	6.13	Single Family Residence Single Story
071-390-010	Berry Creek	RR	RR-5	5.44	Single Family Residence Single Story
071-390-011	Berry Creek	RR	RR-5	5.63	Mobile Home Single Wide
071-390-012	Berry Creek	RR	RR-5	6.79	Mobile Home Triple Wide
071-390-016	Berry Creek	RR	RR-5	3.79	Mobile Home Double Wide
071-390-019	Berry Creek	RR	RR-5	3.78	Single Family Residence Single Story
071-390-020	Berry Creek	RR	RR-5	4.85	Mobile Home Triple Wide
071-390-021	Berry Creek	RR	RR-5	4.83	Single Family Residence Single Story
071-390-022	Berry Creek	RR	RR-5	3.91	Mobile Home Double Wide
071-390-025	Berry Creek	RR	RR-5	4.69	Mobile Home Double Wide
071-390-026	Berry Creek	RR	RR-5	7.70	Mobile Home Single Wide
071-390-027	Berry Creek	RR	RR-5	5.18	Single Family Residence Single Story
071-390-028	Berry Creek	RR	RR-5	3.02	Mobile Home Double Wide
071-390-029	Berry Creek	RR	RR-5	3.83	Single Family Residence Single Story
071-390-031	Berry Creek	RR	RR-5	3.59	Mobile Home Double Wide
071-390-033	Berry Creek	RR	RR-5	3.96	Mobile Home Double Wide
071-390-039	Berry Creek	RR	RR-5	4.11	Mobile Home Double Wide
071-400-003	Berry Creek	FR	FR-40	22.67	Single Family Residence Single Story
071-400-019	Berry Creek	FR	FR-40	10.75	Single Family Residence Single Story
071-400-021	Berry Creek	FR	FR-40	21.19	Single Family Residence Multi Story
071-400-029	Berry Creek	FR	FR-40	20.02	Single Family Residence Multi Story

APN*	Community	GP	Zone	Acres	Previous Use
071-400-040	Berry Creek	FR	FR-40	5.09	Single Family Residence Single Story
071-400-055	Berry Creek	FR	FR-40	7.62	Single Family Residence Multi Story
071-400-056	Berry Creek	FR	FR-40	7.72	Single Family Residence Multi Story
071-430-002	Berry Creek	RR	RR-5	5.32	Single Family Residence Single Story
071-430-003	Berry Creek	RR	RR-5	2.32	Mobile Home Double Wide
071-430-005	Berry Creek	RR	RR-5	1.01	Mobile Home Double Wide
071-430-006	Berry Creek	RR	RR-5	1.06	Mobile Home Single Wide
071-430-007	Berry Creek	RR	RR-5	1.48	Mobile Home Single Wide
071-430-011	Berry Creek	RR	RR-5	5.58	Mobile Home Single Wide
071-430-012	Berry Creek	RR	RR-5	5.89	Mobile Home Double Wide
071-430-017	Berry Creek	RR	RR-5	1.93	Single Family Residence Single Story
071-430-019	Berry Creek	RR	RR-5	2.85	Mobile Home Double Wide
071-430-020	Berry Creek	RR	RR-5	2.84	Single Family Residence Single Story
071-430-021	Berry Creek	RR	RR-5	1.45	Mobile Home Single Wide
071-430-022	Berry Creek	RR	RR-5	1.36	Single Family Residence Single Story
071-430-024	Berry Creek	RR	RR-5	1.43	Mobile Home Double Wide
071-430-026	Berry Creek	RR	RR-5	0.96	Single Family Residence Single Story
071-430-028	Berry Creek	RR	RR-5	0.99	Single Family Residence Single Story
071-430-029	Berry Creek	RR	RR-5	2.01	Single Family Residence Multi Story
071-430-031	Berry Creek	RR	RR-5	4.71	Single Family Residence Single Story
071-440-002	Berry Creek	RR	RR-5	13.45	Single Family Residence Single Story
071-440-004	Berry Creek	MultiZone	MultiZone	44.41	Single Family Residence Single Story
071-440-006	Berry Creek	FR	FR-5	14.07	Single Family Residence Single Story
071-440-008	Berry Creek	FR	FR-5	5.00	Mobile Home Single Wide
071-440-009	Berry Creek	FR	FR-5	5.11	Mobile Home Double Wide
071-440-010	Berry Creek	FR	FR-5	13.76	Mobile Home Double Wide
071-440-011	Berry Creek	FR	FR-5	1.14	Single Family Residence Single Story
071-440-012	Berry Creek	TM	TM	119.01	Single Family Residence Single Story
071-440-012	Berry Creek	TM	TM	119.01	Single Family Residence Multi Story
071-440-012	Berry Creek	TM	TM	119.01	Mobile Home Double Wide
071-440-013	Berry Creek	TM	TM	42.39	Single Family Residence Single Story
071-450-002	Berry Creek	TM	TM	76.27	Mobile Home Single Wide

APN*	Community	GP	Zone	Acres	Previous Use
071-450-004	Berry Creek	TM	TM	8.48	Single Family Residence Single Story
071-450-006	Berry Creek	TM	TM	27.74	Single Family Residence Single Story
071-450-013	Berry Creek	TM	TM	43.62	Mobile Home Double Wide
071-450-018	Berry Creek	TM	TM	31.94	Mobile Home Double Wide
071-460-011	Berry Creek	TM	TM	16.86	Single Family Residence Single Story
071-460-012	Berry Creek	TM	TM	5.52	Single Family Residence Single Story
071-460-015	Berry Creek	TM	TM	35.44	Single Family Residence Single Story
071-460-024	Berry Creek	TM	TM	33.61	Single Family Residence Single Story
071-460-024	Berry Creek	TM	TM	33.61	Single Family Residence Single Story
071-460-025	Berry Creek	TM	TM	154.54	Single Family Residence Multi Story
071-460-029	Berry Creek	TM	TM	29.18	Single Family Residence Single Story
071-520-001	Berry Creek	RR	RR-5	4.97	Single Family Residence Single Story
071-520-002	Berry Creek	RR	RR-5	4.97	Mobile Home Single Wide
071-520-003	Berry Creek	RR	RR-5	1.02	Mobile Home Double Wide
071-520-006	Berry Creek	RR	RR-5	1.94	Mobile Home Double Wide
071-520-007	Berry Creek	RR	RR-5	1.72	Mobile Home Double Wide
071-520-009	Berry Creek	RR	RR-5	0.99	Mobile Home Double Wide
071-520-013	Berry Creek	RR	RR-5	2.67	Single Family Residence Single Story
071-520-013	Berry Creek	RR	RR-5	2.67	Single Family Residence Single Story
071-520-015	Berry Creek	TM	TM	10.28	Single Family Residence Single Story
071-520-016	Berry Creek	RR	RR-5	4.97	Single Family Residence Single Story
071-520-019	Berry Creek	RR	RR-5	4.90	Single Family Residence Multi Story
071-520-021	Berry Creek	RR	RR-5	2.67	Mobile Home Double Wide
071-530-001	Berry Creek	RR	RR-5	5.62	Single Family Residence Multi Story
071-530-003	Berry Creek	RR	RR-5	4.72	Single Family Residence Multi Story
071-530-004	Berry Creek	RR	RR-5	5.61	Single Family Residence Multi Story
071-530-005	Berry Creek	TM	TM	42.05	Single Family Residence Single Story
071-530-005	Berry Creek	TM	TM	42.05	Single Family Residence Single Story
071-530-006	Berry Creek	TM	TM	35.43	Mobile Home Double Wide
071-530-007	Berry Creek	TM	TM	17.92	Single Family Residence Multi Story
061-410-018	Brush Creek	TM	TM	155.83	Single Family Residence Multi Story
061-410-018	Brush Creek	TM	TM	155.83	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
061-410-018	Brush Creek	TM	TM	155.83	Single Family Residence Single Story
058-700-024	Concow	FR	FR-40	3.30	Mobile Home Single Wide
058-700-027	Concow	FR	FR-40	11.65	Mobile Home Single Wide
071-040-009	Feather Falls	TM	TM	20.04	Mobile Home Single Wide
071-040-020	Feather Falls	TM	TM	298.10	Single Family Residence Single Story
071-040-020	Feather Falls	TM	TM	298.10	Single Family Residence Single Story
071-040-021	Feather Falls	TM	TM	2.72	Single Family Residence Single Story
071-040-026	Feather Falls	TM	TM	40.14	Single Family Residence Single Story
071-040-029	Feather Falls	TM	TM	6.12	Single Family Residence Single Story
071-040-031	Feather Falls	TM	TM	6.04	Mobile Home Single Wide
071-050-055	Feather Falls	TM	TM	162.62	Single Family Residence Multi Story
071-060-004	Feather Falls	TM	TPZ	165.12	Single Family Residence Single Story
071-060-005	Feather Falls	TM	TM	154.29	Single Family Residence Single Story
071-060-009	Feather Falls	MultiZone	MultiZone	243.78	Single Family Residence Single Story
071-060-009	Feather Falls	MultiZone	MultiZone	243.78	Mobile Home Double Wide
071-060-009	Feather Falls	MultiZone	MultiZone	243.78	Single Family Residence Single Story
071-060-009	Feather Falls	MultiZone	MultiZone	243.78	Single Family Residence Multi Story
071-060-009	Feather Falls	MultiZone	MultiZone	243.78	Single Family Residence Single Story
071-060-011	Feather Falls	FR	FR-40	122.60	Single Family Residence Single Story
071-060-012	Feather Falls	TM	TM	241.92	Mobile Home Single Wide
071-060-023	Feather Falls	FR	FR-40	20.04	Single Family Residence Single Story
071-060-024	Feather Falls	FR	FR-40	19.56	Mobile Home Triple Wide
071-060-025	Feather Falls	FR	FR-40	2.40	Mobile Home Single Wide
071-060-025	Feather Falls	FR	FR-40	2.40	Mobile Home Single Wide
071-060-025	Feather Falls	FR	FR-40	2.40	Single Family Residence Single Story
071-060-026	Feather Falls	FR	FR-40	2.50	Mobile Home Single Wide
071-060-027	Feather Falls	FR	FR-40	2.07	Mobile Home Single Wide
071-060-028	Feather Falls	FR	FR-40	2.13	Mobile Home Single Wide
071-060-028	Feather Falls	FR	FR-40	2.13	Mobile Home Single Wide
071-060-030	Feather Falls	FR	FR-40	4.76	Mobile Home Single Wide
071-060-034	Feather Falls	FR	FR-40	6.35	Mobile Home Double Wide
071-060-046	Feather Falls	FR	FR-10	9.06	Mobile Home Double Wide

APN*	Community	GP	Zone	Acres	Previous Use
071-060-047	Feather Falls	FR	FR-10	10.12	Mobile Home Single Wide
071-070-008	Feather Falls	TM	TM	224.82	Single Family Residence Single Story
071-070-018	Feather Falls	TM	TM	159.48	Mobile Home Double Wide
071-070-023	Feather Falls	TM	TM	149.99	Single Family Residence Multi Story
071-070-023	Feather Falls	TM	TM	149.99	Single Family Residence Single Story
071-070-023	Feather Falls	TM	TM	149.99	Single Family Residence Single Story
071-070-033	Feather Falls	P	P	289.12	Single Family Residence Single Story
071-090-023	Feather Falls	FR	FR-40	60.59	Single Family Residence Single Story
071-090-032	Feather Falls	FR	FR-40	52.04	Mobile Home Single Wide
071-140-018	Feather Falls	FR	FR-5	6.39	Mobile Home Double Wide
071-140-020	Feather Falls	FR	FR-5	6.09	Mobile Home Single Wide
071-140-023	Feather Falls	FR	FR-40	76.41	Mobile Home Double Wide
071-140-024	Feather Falls	FR	FR-5	0.71	Single Family Residence Single Story
071-140-036	Feather Falls	FR	FR-5	5.71	Mobile Home Single Wide
071-140-043	Feather Falls	TM	TM	276.11	Single Family Residence Single Story
071-150-002	Feather Falls	FR	FR-5	4.98	Single Family Residence Single Story
071-150-008	Feather Falls	FR	FR-5	4.58	Single Family Residence Single Story
071-150-010	Feather Falls	FR	FR-5	4.91	Single Family Residence Multi Story
071-150-012	Feather Falls	FR	FR-5	2.26	Mobile Home Single Wide
071-150-013	Feather Falls	FR	FR-5	5.91	Mobile Home Double Wide
071-150-014	Feather Falls	FR	FR-5	4.49	Single Family Residence Single Story
071-150-017	Feather Falls	FR	FR-5	4.64	Mobile Home Triple Wide
071-150-020	Feather Falls	RTL	C-C	3.90	Mobile Home Double Wide
071-150-023	Feather Falls	FR	FR-5	4.28	Single Family Residence Single Story
071-160-018	Feather Falls	FR	FR-5	4.27	Single Family Residence Single Story
071-160-018	Feather Falls	FR	FR-5	4.27	Single Family Residence Single Story
071-160-020	Feather Falls	FR	FR-10	5.16	Single Family Residence Single Story
071-160-021	Feather Falls	FR	FR-10	10.25	Mobile Home Double Wide
071-160-023	Feather Falls	FR	FR-10	4.85	Single Family Residence Single Story
071-160-023	Feather Falls	FR	FR-10	4.85	Mobile Home Double Wide
071-160-023	Feather Falls	FR	FR-10	4.85	Single Family Residence Single Story
071-160-027	Feather Falls	FR	FR-5	4.86	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
071-160-034	Feather Falls	FR	FR-10	10.42	Mobile Home Single Wide
071-160-038	Feather Falls	FR	FR-10	10.87	Single Family Residence Single Story
071-160-040	Feather Falls	FR	FR-10	1.54	Mobile Home Single Wide
071-160-046	Feather Falls	FR	FR-10	1.38	Mobile Home Single Wide
071-160-057	Feather Falls	FR	FR-10	5.39	Mobile Home Single Wide
071-160-057	Feather Falls	FR	FR-10	5.39	Mobile Home Single Wide
071-160-058	Feather Falls	FR	FR-10	10.07	Single Family Residence Single Story
071-160-064	Feather Falls	FR	FR-10	2.39	Single Family Residence Single Story
071-160-065	Feather Falls	FR	FR-10	4.80	Single Family Residence Single Story
071-160-066	Feather Falls	FR	FR-10	3.71	Mobile Home Double Wide
071-160-082	Feather Falls	FR	FR-5	4.90	Single Family Residence Single Story
071-160-083	Feather Falls	FR	FR-10	8.10	Single Family Residence Single Story
071-180-004	Feather Falls	FR	FR-5	0.76	Single Family Residence Single Story
071-180-006	Feather Falls	FR	FR-5	2.59	Mobile Home Single Wide
071-180-009	Feather Falls	FR	FR-5	2.59	Mobile Home Double Wide
071-180-018	Feather Falls	FR	FR-5	1.18	Mobile Home Double Wide
071-180-020	Feather Falls	FR	FR-5	1.81	Single Family Residence Single Story
071-180-020	Feather Falls	FR	FR-5	1.81	Mobile Home Double Wide
071-180-023	Feather Falls	FR	FR-5	0.89	Single Family Residence Multi Story
071-180-026	Feather Falls	FR	FR-20	5.90	Single Family Residence Single Story
071-180-027	Feather Falls	FR	FR-20	5.91	Single Family Residence Single Story
071-190-001	Feather Falls	FR	FR-5	6.82	Single Family Residence Multi Story
071-190-002	Feather Falls	FR	FR-5	5.44	Single Family Residence Multi Story
071-190-004	Feather Falls	FR	FR-5	4.64	Mobile Home Double Wide
071-190-005	Feather Falls	FR	FR-5	12.45	Mobile Home Single Wide
071-190-006	Feather Falls	FR	FR-5	12.02	Mobile Home Single Wide
071-190-010	Feather Falls	FR	FR-5	4.25	Mobile Home Single Wide
071-190-011	Feather Falls	FR	FR-5	4.47	Mobile Home Single Wide
071-190-012	Feather Falls	FR	FR-5	4.80	Mobile Home Single Wide
071-190-013	Feather Falls	FR	FR-5	5.42	Single Family Residence Multi Story
071-190-014	Feather Falls	FR	FR-5	5.04	Mobile Home Single Wide
071-190-015	Feather Falls	FR	FR-5	4.96	Mobile Home Single Wide

APN*	Community	GP	Zone	Acres	Previous Use
071-190-016	Feather Falls	FR	FR-5	4.30	Mobile Home Triple Wide
071-190-017	Feather Falls	FR	FR-5	7.95	Single Family Residence Multi Story
071-190-017	Feather Falls	FR	FR-5	7.95	Mobile Home Double Wide
071-190-018	Feather Falls	FR	FR-5	9.98	Single Family Residence Single Story
071-190-019	Feather Falls	FR	FR-5	5.62	Single Family Residence Single Story
071-190-022	Feather Falls	FR	FR-5	4.55	Single Family Residence Single Story
071-190-023	Feather Falls	TM	TM	14.24	Single Family Residence Single Story
071-190-024	Feather Falls	TM	TM	22.00	Mobile Home Double Wide
071-190-025	Feather Falls	FR	FR-5	9.96	Single Family Residence Single Story
071-190-028	Feather Falls	FR	FR-5	9.31	Single Family Residence Single Story
071-190-031	Feather Falls	FR	FR-5	33.12	Mobile Home Single Wide
071-190-036	Feather Falls	FR	FR-5	4.93	Mobile Home Double Wide
071-190-039	Feather Falls	FR	FR-5	5.60	Mobile Home Double Wide
071-190-040	Feather Falls	FR	FR-5	19.40	Single Family Residence Multi Story
071-190-046	Feather Falls	FR	FR-5	11.78	Single Family Residence Single Story
071-190-046	Feather Falls	FR	FR-5	11.78	Mobile Home Single Wide
071-190-047	Feather Falls	FR	FR-5	5.14	Mobile Home Triple Wide
071-190-048	Feather Falls	FR	FR-5	4.90	Single Family Residence Single Story
071-190-048	Feather Falls	FR	FR-5	4.90	Mobile Home Double Wide
071-190-049	Feather Falls	FR	FR-5	10.16	Mobile Home Single Wide
071-190-050	Feather Falls	FR	FR-5	4.84	Mobile Home Double Wide
071-190-052	Feather Falls	FR	FR-5	6.11	Mobile Home Triple Wide
071-200-006	Feather Falls	FR	FR-40	36.09	Single Family Residence Single Story
071-200-026	Feather Falls	FR	FR-2	2.44	Mobile Home Single Wide
071-200-040	Feather Falls	FR	FR-2	2.83	Single Family Residence Single Story
071-200-058	Feather Falls	FR	FR-2	2.58	Single Family Residence Single Story
071-200-065	Feather Falls	FR	FR-2	2.50	Mobile Home Double Wide
071-200-065	Feather Falls	FR	FR-2	2.50	Mobile Home Double Wide
071-210-023	Feather Falls	TM	TM	20.20	Single Family Residence Single Story
071-270-005	Feather Falls	FR	FR-40	18.93	Mobile Home Single Wide
071-270-019	Feather Falls	FR	FR-5	5.24	Single Family Residence Single Story
071-270-019	Feather Falls	FR	FR-5	5.24	Mobile Home Single Wide

APN*	Community	GP	Zone	Acres	Previous Use
071-270-019	Feather Falls	FR	FR-5	5.24	Mobile Home Single Wide
071-270-020	Feather Falls	FR	FR-5	5.03	Single Family Residence Single Story
071-270-024	Feather Falls	FR	FR-5	4.83	Mobile Home Single Wide
071-270-036	Feather Falls	FR	FR-5	5.09	Mobile Home Single Wide
071-270-044	Feather Falls	FR	FR-5	5.33	Single Family Residence Single Story
071-270-053	Feather Falls	FR	FR-40	18.73	Mobile Home Single Wide
071-280-012	Feather Falls	FR	FR-5	5.07	Mobile Home Double Wide
071-280-012	Feather Falls	FR	FR-5	5.07	Mobile Home Double Wide
071-280-012	Feather Falls	FR	FR-5	5.07	Mobile Home Single Wide
071-280-013	Feather Falls	TM	TM	40.70	Mobile Home Double Wide
071-280-013	Feather Falls	TM	TM	40.70	Single Family Residence Single Story
071-280-013	Feather Falls	TM	TM	40.70	Mobile Home Triple Wide
071-280-026	Feather Falls	FR	FR-5	2.16	Mobile Home Single Wide
071-280-029	Feather Falls	FR	FR-5	2.55	Mobile Home Single Wide
071-280-030	Feather Falls	FR	FR-5	2.55	Mobile Home Single Wide
071-280-032	Feather Falls	FR	FR-5	2.93	Mobile Home Single Wide
071-280-033	Feather Falls	FR	FR-10	40.73	Single Family Residence Single Story
071-280-033	Feather Falls	FR	FR-10	40.73	Mobile Home Single Wide
071-280-036	Feather Falls	FR	FR-5	5.05	Mobile Home Single Wide
071-280-037	Feather Falls	FR	FR-5	5.05	Mobile Home Double Wide
071-280-038	Feather Falls	FR	FR-5	5.06	Mobile Home Single Wide
071-280-039	Feather Falls	FR	FR-5	5.06	Mobile Home Double Wide
071-290-002	Feather Falls	FR	FR-5	5.01	Mobile Home Single Wide
071-290-002	Feather Falls	FR	FR-5	5.01	Mobile Home Single Wide
071-290-003	Feather Falls	FR	FR-5	4.61	Mobile Home Single Wide
071-290-006	Feather Falls	FR	FR-5	4.85	Mobile Home Single Wide
071-290-006	Feather Falls	FR	FR-5	4.85	Mobile Home Double Wide
071-290-007	Feather Falls	FR	FR-5	5.90	Mobile Home Double Wide
071-290-008	Feather Falls	FR	FR-5	1.35	Mobile Home Single Wide
071-290-009	Feather Falls	FR	FR-5	1.51	Mobile Home Single Wide
071-290-010	Feather Falls	FR	FR-5	1.65	Single Family Residence Single Story
071-290-010	Feather Falls	FR	FR-5	1.65	Mobile Home Single Wide

APN*	Community	GP	Zone	Acres	Previous Use
071-290-011	Feather Falls	FR	FR-5	1.16	Mobile Home Single Wide
071-290-011	Feather Falls	FR	FR-5	1.16	Mobile Home Double Wide
071-290-015	Feather Falls	FR	FR-10	1.00	Single Family Residence Single Story
071-290-016	Feather Falls	FR	FR-5	4.27	Mobile Home Double Wide
071-290-019	Feather Falls	FR	FR-5	5.48	Single Family Residence Single Story
071-290-019	Feather Falls	FR	FR-5	5.48	Single Family Residence Single Story
071-290-019	Feather Falls	FR	FR-5	5.48	Mobile Home Single Wide
071-290-020	Feather Falls	FR	FR-5	6.50	Mobile Home Double Wide
071-290-021	Feather Falls	FR	FR-5	5.82	Mobile Home Double Wide
071-290-026	Feather Falls	FR	FR-5	1.67	Single Family Residence Single Story
071-290-026	Feather Falls	FR	FR-5	1.67	Mobile Home Single Wide
071-290-037	Feather Falls	FR	FR-5	4.38	Single Family Residence Single Story
071-290-043	Feather Falls	FR	FR-5	5.37	Single Family Residence Single Story
071-290-043	Feather Falls	FR	FR-5	5.37	Single Family Residence Single Story
071-290-045	Feather Falls	FR	FR-5	14.56	Single Family Residence Single Story
071-290-046	Feather Falls	FR	FR-5	5.02	Single Family Residence Single Story
071-290-050	Feather Falls	FR	FR-5	4.99	Single Family Residence Multi Story
071-290-056	Feather Falls	FR	FR-5	4.19	Single Family Residence Single Story
071-290-058	Feather Falls	FR	FR-5	3.99	Single Family Residence Single Story
071-290-059	Feather Falls	FR	FR-5	3.99	Single Family Residence Single Story
071-290-065	Feather Falls	FR	FR-10	6.17	Mobile Home Single Wide
071-290-065	Feather Falls	FR	FR-10	6.17	Mobile Home Double Wide
071-290-066	Feather Falls	FR	FR-10	6.86	Mobile Home Double Wide
071-290-068	Feather Falls	FR	FR-5	2.31	Mobile Home Single Wide
071-290-068	Feather Falls	FR	FR-5	2.31	Single Family Residence Single Story
071-290-069	Feather Falls	FR	FR-10	14.66	Single Family Residence Single Story
071-290-069	Feather Falls	FR	FR-10	14.66	Single Family Residence Single Story
071-290-072	Feather Falls	FR	FR-5	4.59	Mobile Home Double Wide
071-290-078	Feather Falls	FR	FR-10	9.14	Single Family Residence Single Story
071-290-078	Feather Falls	FR	FR-10	9.14	Single Family Residence Single Story
071-290-079	Feather Falls	FR	FR-10	3.84	Mobile Home Single Wide
071-290-082	Feather Falls	FR	FR-5	2.38	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
071-290-082	Feather Falls	FR	FR-5	2.38	Single Family Residence Multi Story
071-300-004	Feather Falls	FR	FR-10	9.81	Single Family Residence Single Story
071-300-005	Feather Falls	FR	FR-10	10.64	Single Family Residence Multi Story
071-300-008	Feather Falls	FR	FR-5	4.99	Single Family Residence Single Story
071-300-010	Feather Falls	FR	FR-5	5.63	Single Family Residence Single Story
071-300-012	Feather Falls	FR	FR-5	5.12	Mobile Home Double Wide
071-300-013	Feather Falls	FR	FR-5	5.25	Mobile Home Double Wide
071-300-014	Feather Falls	FR	FR-10	6.80	Single Family Residence Single Story
071-300-015	Feather Falls	FR	FR-10	10.21	Single Family Residence Multi Story
071-300-021	Feather Falls	FR	FR-10	2.91	Single Family Residence Multi Story
071-300-021	Feather Falls	FR	FR-10	2.91	Single Family Residence Single Story
071-300-023	Feather Falls	FR	FR-10	6.58	Single Family Residence Single Story
071-300-026	Feather Falls	FR	FR-10	4.84	Single Family Residence Single Story
071-300-026	Feather Falls	FR	FR-10	4.84	Single Family Residence Single Story
071-300-028	Feather Falls	FR	FR-40	71.29	Mobile Home Double Wide
071-300-028	Feather Falls	FR	FR-40	71.29	Single Family Residence Single Story
071-360-003	Feather Falls	FR	FR-5	5.70	Single Family Residence Single Story
071-360-010	Feather Falls	FR	FR-5	1.03	Mobile Home Single Wide
071-360-021	Feather Falls	FR	FR-5	6.95	Single Family Residence Single Story
071-360-021	Feather Falls	FR	FR-5	6.95	Single Family Residence Single Story
071-360-021	Feather Falls	FR	FR-5	6.95	Single Family Residence Single Story
071-360-024	Feather Falls	FR	FR-5	3.07	Single Family Residence Single Story
071-470-006	Feather Falls	FR	FR-40	16.05	Single Family Residence Single Story
071-470-006	Feather Falls	FR	FR-40	16.05	Single Family Residence Single Story
071-500-003	Feather Falls	TM	TM	6.25	Single Family Residence Single Story
071-500-005	Feather Falls	TM	TM	7.57	Mobile Home Double Wide
071-510-001	Feather Falls	TM	TM	409.62	Mobile Home Triple Wide
071-510-002	Feather Falls	FR	FR-20	53.12	Mobile Home Double Wide
071-510-002	Feather Falls	FR	FR-20	53.12	Mobile Home Single Wide
071-510-002	Feather Falls	FR	FR-20	53.12	Mobile Home Single Wide
071-510-009	Feather Falls	FR	FR-20	53.01	Mobile Home Triple Wide
073-040-029	Feather Falls	TM	TM	39.00	Single Family Residence Single Story

APN*	Community	GP	Zone	Acres	Previous Use
073-040-031	Feather Falls	TM	TM	40.47	Single Family Residence Single Story
073-040-034	Feather Falls	TM	TM	5.26	Single Family Residence Single Story
071-360-026	Feather Falls	FR	FR-10	11.93	Single Family Residence Single Story
071-360-026	Feather Falls	FR	FR-10	11.93	Single Family Residence Single Story
071-220-033	Forbestown	TM	TM	8.68	Single Family Residence Multi Story
071-220-038	Forbestown	TM	TM	7.16	Single Family Residence Multi Story

**Duplicate APNs reflect parcels on which more than one residential unit was destroyed.*


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BOARD OF SUPERVISORS
COUNTY OF BUTTE, STATE OF CALIFORNIA

Resolution No. 23-011

A RESOLUTION OF THE BUTTE COUNTY BOARD OF SUPERVISORS AMENDING THE BUTTE COUNTY GENERAL PLAN AND ADOPTING THE BUTTE COUNTY HOUSING ELEMENT

WHEREAS, the County of Butte has prepared a Housing Element update that addresses the County's housing needs and obligations through June 15, 2030; and

WHEREAS, the County of Butte released the Public Draft Housing Element update for a 30-day review from June 4, 2022 through July 5, 2022; and

WHEREAS, the proposed Housing Element update has been processed in accordance with the provisions of Government Code Section 65585 allowing for review by the California Department of Housing and Community Development (HCD) review of the Housing Element update. The Draft Housing Element update was submitted to HCD on July 21, 2022 for a mandatory 90-day review pursuant to State Law, and revisions were made to the Housing Element in accordance with HCD's review; and

WHEREAS, Development Services staff met with HCD on September 27, 2022 to discuss revisions; and

WHEREAS, the County of Butte on September 30, 2022 posted revisions on the County's website for seven days; and

WHEREAS, final revisions were submitted to HCD on October 10, 2022 for review; and

WHEREAS, the County of Butte received a letter on October 19, 2022 from HCD finding the County had addressed all statutory requirements; and

WHEREAS, the County of Butte posted the final revisions to the County's website on November 15, 2022; and

WHEREAS, all public comments received were provided to the Board of Supervisors; and

WHEREAS, the Board of Supervisors has considered all public input including the Housing Element Public Workshop held on November 9, 2021; and

WHEREAS, Butte County has actively solicited public participation in the preparation of the Housing Element update, and has considered all input in the drafting of the proposed Housing Element update. Opportunities for public participation have included: nine stakeholder consultations between September 2021 and December 2021; a public workshop on October 13, 2021; a Planning Commission study session on October 28, 2021; and a Planning Commission workshop on August 11, 2022; and additional outreach on the Housing

Element was included as part of General Plan 2040 Update Community Workshops, the Upper Ridge Community Plan Workshops, Environmental Justice stakeholder meeting, and General Plan 2040 public pop-up events; and

WHEREAS, the Board of Supervisors has considered all public comments and reports from the Department of Development Services received at a public hearing held on January 24, 2023, participated in a facilitated discussion on the Housing Element, and received presentations from Housing Element consultant, PlaceWorks, and Development Services staff concerning the Housing Needs Assessment and the Housing Policy Document; and

WHEREAS, the Board of Supervisors has considered the Planning Commission's recommendations provided at a public hearing held on December 8, 2022; and

WHEREAS, the County has determined that the Housing Element update is exempt as a "common sense" exemption under State CEQA Guidelines Section 15061(b)(3); and

WHEREAS, offers to consult regarding the Housing Element update were provided to local Native American Tribes, as required by Government Code Section 65352.3; and

WHEREAS, the Housing Element update has been prepared in accordance with the provisions set-forth in Government Code Section 65583 regarding the contents of a Housing Element; and

WHEREAS, an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs was prepared; and

WHEREAS, a statement of the County's goals, quantified objectives and policies relative to maintenance, preservation, improvement and development of housing was prepared; and

WHEREAS, a program, which sets forth an eight-year schedule of actions that the County is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and the development controls, provisions of regulatory concessions and incentives, and the utilization of appropriate Federal, State, and local financing and subsidy programs, was prepared; and

WHEREAS, adoption of the Housing Element is consistent with the provisions of Government Code Section 65300 et seq. regarding the adoption of a General Plan and its associated elements; and

WHEREAS, implementation of the proposed General Plan Amendment to adopt the Housing Element is consistent with the provisions of Government Code Section 65300.5 regarding internal consistency; and

WHEREAS, pursuant to Government Code Section 65585(f) (1), the County amended the Housing Needs Assessment and the Preliminary Housing Policy Recommendations of the Housing Element Update to respond to issues raised by HCD to ensure substantial compliance with Article 10.6 of Chapter 3 of Division 1 of Title 7 (Housing Elements) of the Government Code; and

WHEREAS, the County intends to pursue certification of the Housing Element update by HCD pursuant to Government Code Section 65585.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors hereby makes the following findings:

1. Notice of the Board of Supervisors hearings on the Housing Element update, as required by law and the actions were conducted in accordance with CEQA, and the State CEQA Guidelines.
2. The project is exempt as a "common sense" exemption under State CEQA Guidelines Section 15061(b)(3).
3. All individuals, groups and agencies desiring to comment were given adequate opportunity to submit oral and written comments on this project and the environmental review documents. These opportunities for comment meet or exceed the requirements of the Planning and Zoning Law and CEQA.
4. The Board of Supervisors was presented with all of the information described in the recitals, including all public comments on the draft Housing Element and the California Department of Housing and Community Development's finding the County had addressed all statutory requirements, and has considered this information in adopting this resolution.
5. The proposed adoption of the Housing Element is in the public interest, and protects the health, safety, and welfare of the County.

BE IT FURTHER RESOLVED that the Butte County Board of Supervisors hereby finds the project is exempt form CEQA as set forth in Exhibit B and adopts the Housing Element update as set forth under Exhibit A.

PASSED AND ADOPTED by the Butte County Board of Supervisors this 24th day of January, 2023 by the following vote:

AYES: Supervisors Connelly, Durfee, Ritter, Teeter and Chair Kimmelshue
NOES: None
ABSENT: None
NOT VOTING: None

Tod Kimmelshue, Chair
Butte County Board of Supervisors

ATTEST:
By: _____
Andy Pickett, Chief Administrative Officer and
Clerk of the Board of Supervisors

Attachment:

Exhibit A - Housing Element (Housing Element Policy Document & Housing Needs Assessment)

Exhibit B – Housing Element Update CEQA Exemption Technical Memorandum